

**ST STEPHEN'S NORBURY & THORNTON HEATH ANNUAL PARACHIAL CHURCH MEETING 10<sup>TH</sup> MAY  
2026- TREASURER'S REPORT as @ 31<sup>ST</sup> DECEMBER 2025**

Dear Parishioner,

Being Treasurer for the Parish of St Stephen Norbury & Thornton Heath for another year has been an absolute privilege. It has been another eventful year for St Stephen's with unexpected repairs such as leaks to the Lady Chapel roof and the problems with the oak tree.

This report starts with an update on the works for 2024 and the future works needing our considerations on how these projects will be funded.

The next section is the Balance Sheet, Independent Examination report and Statement of Financial Activity which shows the actual income or expenditure for 2025 and the forecasted income and expenditure for 2026.

I would like to record my thanks to Simon and Katy Lewis who bank cash collected. We have been operating on a month-on, month-off system. It is working extremely well. I hope Simon and Katy will continue as their assistance is greatly valued and appreciated.

I would also like to record my thanks to Ian Pudney who has continued as the Independent Examiner for our accounts, free of charge.

**The Finance Committee** – Scheduled meetings for 2025: June25, Aug25, Jan26 and Apr26.

The Priest, Wardens, Hall Managers and Treasurer met in Nov25. Our current hirers rates have been increased by an average of £5 per month for 2026.

Included in my notes are extracts from the document Fr Daniel will send out to all regarding the future projects for St Stephen's. Items such as the costs for repairs in the hall, removal of the oak tree and asbestos from the sheds have been include in the budget forecast for 2026.

However, we will need to obtain quotes for the cost of the future works such as rewiring of the church, redecoration of the church, repair to the sandstone at the south west entrance and major repairs to the organ. Please read about these works below.

As you read the many reports in this APCM pack please be prayerful on what you can do, financially, to help to keep our church, St Stephen Norbury and Thornton Heath, beautiful and safe for future generations of worshippers.

**UPDATE - PROJECTS ON TREASURER'S REPORT 31<sup>ST</sup> DECEMBER 2024**

- **Break in June24-** All the work completed in 2025. The cost of repair to the doors and leaded light window and miscellaneous items was covered by Ecclesiastical Insurance. We received £15,530 which covered the cost of repairs and replacement of fireproof safe and new tablet for streaming. Completed.
- **CCTV** –9 CCTV cameras were installed around the exterior of the church building. Monitor detectors and alarm were installed inside the church. Associated Security Group will maintain the equipment. On the whole since installation, the periods of anti-social behaviour has reduced significantly. Completed.
- **Replacement of St Stephen's Church board.** The external board was replaced and the internal vicar's board updated. St Stephen's congregation answered the call to fundraise for these items. Thanks to all for your contributions. The total cost of replacing/updating the boards was paid in full from your donations. Completed.

- **New radio microphones** for sound system. Replacing the radio mics for the sound system. Our plan last year was to replace the radio mics. However, it became clear that the sound desk and microphones needed to be replaced. The Induction Loop was also updated. We have been quoted £4,000 to update the sound desk and microphones. This will be installed in January 2026. The costs are being covered by a generous donation from the Anderson-Okafor family in remembrance of Celia and John Anderson. We extend sincere thanks the family for their generosity. The updated sound desk, microphones and induction loop will enhance the audio experience of our services for all. Sincere thanks to Simon Lewis and Bertie Joseph for all their hard work in obtaining the best audio system for us which will benefit all at St Stephen's for the future. Completed.

#### **FUTURE PROJECTS AT ST STEPHEN'S FOR CONSIDERATION:**

- **Oak tree behind the church hall.** In the summer of last year, the Parochial Church Council (PCC) was approached by the insurers of a neighbour on Strathyre Avenue. Their house has been suffering from subsidence due to the clay soil in this area and the roots of the extremely large oak tree behind our hall. We have since established that the growing cracks in the hall are also most likely down to the encroaching tree roots. Over the years, following correspondence with the residents of Strathyre Avenue the oak tree has been crowned on multiple occasions to slow down root growth and the presence of subsidence. However, the situation has escalated, with the PCC being warned of legal action and significant financial liabilities if the tree is left in place. The advice from the Diocese was the only sensible course of action is to remove the tree completely. The alternative would be to leave St Stephen's open to serious legal and financial vulnerabilities. Of course, we are loathe to cut down an aged tree, but we do not have much wriggle room. Ownership of the tree is split 50:50 between ourselves and the owners of 18 Strathyre Avenue. They are also convinced of the need for the removal of the tree and have agreed to pay 50% of all costs relating to the removal of the tree.. The removal of the tree is scheduled for mid-March 2026. ESTIMATED COST – St Stephen's PCC will pay 50% of the full cost= £4,690. There will be further costs relating to repair of the fence, etc. We will fund this through a withdrawal from our reserves. Included in 2026 budget.
- **Asbestos in sheds behind the hall.** It has come to our attention that two of the sheds – one which we rent out, the other we use as a gardening shed – are highly likely cladded with a dangerous form of asbestos. We have closed these sheds to prevent exposure. To remove the asbestos, we will need to hire a professional asbestos removal company who will seal off the area for safe removal. We will need to make the sheds safe and potentially decide how the space could be used going forward. ESTIMATED COST- we suspect the removal of the asbestos alone will be £5,000. Included in 2026 budget.
- **The Hall.** Cracks have begun to appear in the church hall again. Our architect has noted that the concrete supports for the hall are deteriorating. These issues are occurring due to movement, partly due to the clay soil, the oak tree, and shallow foundations (the hall was only built to last 40 years, and it has done more than that!). A longer-term project will be looking at how/if we can prolong the life of the hall. We will first have to wait to see if the removal of the oak tree has any impact on the structure of the hall. ESTIMATED COST – some of the costs for making good in the hall has been included in 2026 budget.

- **Complete rewiring of the church.** The electrics need to be updated to ensure the church is safe, functional, and fit for purpose in the 21<sup>st</sup> century. During 2025 the circuit which powers the lights around the high altar failed due to degradation and is now defunct – this is a sign of things to come. Although this maybe optimistic, we would very much like to get the rewiring project started in 2026. Simon Lewis has kindly put together an audit designed to gather opinions from the congregation and community about what we would like from a completely new electrical circuit at St Stephen's. This will go out in mid-2026.  
ESTIMATED COST- This will be a large project. Cost of £60,000+. Not included in 2026 budget.
- **The organ.** Our organist, Andrew Chadney, has been advised the organ will need some significant repair work in the foreseeable future. Many of the internal mechanisms of the organ are now very old and will need replacing. Our aim is to fundraise for this work later in 2026-27, to successfully maintain the beautiful instrument which is integral to our regular worship.  
ESTIMATED COST: It is estimated repairing the organ will cost £10,000+. Not included in 2026 budget.
- **Redecoration of the church.** The Architect has advised the crumbling walls need urgent attention. Trees and small saplings which were growing along the south wall have been cut back to encourage better drainage. However, the internal walls still need attention. Also once the rewiring is completed redecorating will be necessary.  
ESTIMATED COST- Not known at this time.
- **Replacing the sandstone step** at the South West entrance. This has been an item for many years on our quinquennial reports. The sandstone flooring in the main entrance of the church is deteriorating and will need attention soon. We would also like to make the entrance to the church more accessible for those with mobility challenges by removing the step. We do not know how expensive this work will be, but it is sure to be another sizeable sum. Again, we would like to get moving with this over the next 18 months or so, depending on how other projects such as the rewiring of the church pan out.  
ESTIMATED COST- Not known at this time.

The above works are going to require substantial sums of money, some of which we will spend from reserves and some we will need to fundraise for. Now more than ever, your generosity is greatly appreciated and needed. We continue to be incredibly grateful for those who give to St Stephen's on a regular basis, and to those who will give in the future.

Thank you for taking the time to read this report and continue to be prayerful on how you can increase your financial giving to assist our projects to keep St Stephen's a place for future generation to enjoy.

If you would like additional explanations relating to our finances, send an email to me at [treasurer@ststephensnth.co.uk](mailto:treasurer@ststephensnth.co.uk)

Coral Martin  
Hon Treasurer  
Parish Church of St Stephen Norbury & Thornton Heath

**Independent Examiner's Report to the PCC**  
**of St. Stephen, Norbury & Thornton Heath**

I report on the accounts of the PCC for the year ended 31 December 2025, which are attached.

**Respective responsibilities of the PCC and the Independent Examiner**

As members of the PCC you are responsible for the preparation of the accounts; you consider that the audit is not required this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- Follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act and
- State whether particular matters have come to my attention.

**Basis of Independent Examiner's Statement**

My examination was carried out in accordance with the General Directions given by the Charity Commission. The examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the view given by the accounts.

**Independent examiners statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with s.130 of the 2011 Act; or
  - to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the regulations have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed **IDPudney**

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**Mr Ian Pudney**

2<sup>nd</sup> April 2026

**THE PARISH OF ST STEPHEN NORBURY & THORNTON HEATH**  
**BALANCE SHEET AS @ 31ST DECEMBER 2025**

		2025	2025	2024	2024
<b><u>Restricted Assets</u></b>					
Fixed Assets - 23 Beechwood Ave	Note (a)		<b>512,000</b>		510,000
Investments - The Edwards Mem. Fund	Note (b)		<b>116,290</b>		121,133
<b><u>C urrent Assets:</u></b>					
Sundry Debtors	Note (c)	<b>1,235</b>		0.00	
CBF Church of England Deposit Funds (CCLA)	Note (d)	<b>139,526</b>		140,017	
Prepayments	Note (e)	<b>5,846</b>		5,571	
Bank Balances-HSBC only in 2025		<b>5,984</b>		14,782	
		<b>152,591</b>		160,371	
<b><u>D educt Current Liabilities</u></b>					
Sundry Creditors	Note (f)	<b>-120</b>		0	
Net Current Assets			<b>152,471</b>		160,371
<b>Total Assets Employed</b>			<b>780,761</b>		791,504
<b><u>F INANCED BY:-</u></b>					
Unrestricted Funds as at 1st Jan 2026		<b>160,371</b>		169,317	
Excess Expenditure over Income:		<b>-7,900</b>	<b>152,471</b>	<b>-8,946</b>	160,371
Asset & Restricted Investment Fund		<b>631,133</b>		628,422	
Revaluation in 2025	Note (g)	<b>-2,843</b>	<b>628,290</b>	<b>2,711</b>	631,133
			<b>780,761</b>		791,504

**Asset and Restricted Investment Fund**

- a) The Freehold Title to 23 Beechwood Avenue given to the Parish at nil cost, Zoopla estimate for Beechwood Ave (lower end of range) 31.12.25
- b) 5238.70 Investment Fund Shares in the C.B.F. of the Church of England given to the Parish at nil cost. (The capital of this fund is 'Restricted' by the terms of 'The Edwards Memorial Trust'). Valued by CCLA via their statement letter as of 31/12/2025. Account number CB3016142-001
- (c) Sundry debtors for 2025 = £310 unclaimed gift aid due from 23rd-31st Dec 2025; £925 owed for Dec25 by Word of God
- (d) CBF Church of England Deposit funds. Account number CB3035555-01
- (e) £5,846 Prepayments - 6mths Church Insurance; 11mths CCLI; 12mths Beechwood Insurance.
- (f) Sundry creditor £120 for 2025. Foresters paid in advance for 2026 hall usage. All invoices due for 2025 were paid by 31st December 2025.
- (g) Increase of £2k for house value. Reduction of £4,843 in value of Edwards Memorial shares

The above accounts were approved by the Parochial Church Council and signed on its behalf by:

**Fr Daniel Burton** \_\_\_\_\_  
**Vicar**

**Coral Martin** \_\_\_\_\_  
**Treasurer**

**Date** \_\_\_\_\_

# THE PARISH OF ST STEPHEN NORBURY & THORNTON HEATH

## Bank Reconciliation as at 31st December 2025

HSBC	3,631.41	
NatWest	11,150.79	
CCLA Deposit Fund	140,017.36	
<b>Total Opening Balances as @ 1<sup>st</sup> January 2025</b>		<u>154,799.56</u>

<b>DEBTORS:</b>		
Income-HSBC	147,113.00	
Income-NatWest as @31st Dec 25	0.00	
Income-CCLA Deposit Fund (Interest)	9,508.54	
Sundry Debtors	1,235.00	
		<u>157,856.54</u>
<b>Gross Income</b>		<u>312,656.10</u>

<b>CREDITORS:</b>		
Expenditure	-154,892.84	
Prepayments	-5,846.00	
Bank and Digital charges	-101.10	
Income accounted for in prior year	-11,365.79	
CCLA withdrawn during 2025	-10,000.00	
		<u>-182,205.73</u>
<b>Gross Expenditure</b>		<u>-182,205.73</u>

<b>Closing as @ 31st December 2025</b>	HSBC	5,984.25	NatWest	
		0.00		
	CCLA	139,525.90		
<b>Net Asset</b>				<u>145,510.15</u>
				<u>275,960.52</u>

**THE PARISH OF ST STEPHEN'S NORBURY & THORNTON HEATH**  
**Statement of Financial Activities as at 31st December 2025 – INCOME**

Type	Description	2025 INCOME	2024 Income
Regular Giving	Voluntary Income	£28,927.82	£30,862.15
Stewardship envelope	Voluntary Income	£6,579.53	£5,950.61
Offertory-Collection Plate	Voluntary Income	£6,070.40	3,943.00
Flowers, Elements, candles	Voluntary Income	£2,821.32	3,022.00
Gift Aid	Voluntary Income	£16,690.45	£7,365.02
Charity Income	Voluntary Income	£0.00	£398.00
Special Campaign	Voluntary Income	£2,847.80	£0.00
Digital Income-SumUp	Voluntary Income	£2,483.90	£1,289.00
	<b>Voluntary Income</b>	<b>£66,421.22</b>	<b>£52,829.78</b>
Funeral	Church Activities	£3,147.00	£3,571.00
Wedding	Church Activities	£880.00	£0.00
Hall	Church Activities	£24,612.21	25,933.00
	<b>Church Activities</b>	<b>£28,639.21</b>	<b>£29,504.00</b>
Fundraising	Generating Funds	£3,687.31	£4,500.00
Coach Trip	Generating Funds	£1,580.00	
	<b>Generating Funds</b>	<b>£5,267.31</b>	<b>£4,500.00</b>
Investment-Rent Income	Investment	£19,107.60	£16,963.50
Investment CCLA	Investment	£9,508.54	£10,890.00
	<b>Investment</b>	<b>£28,616.14</b>	<b>£27,853.50</b>
VAT Refund	Other income	£2,518.20	£0.00
Reimbursement received for insurance claim	Other income	£15,530.98	£0.00
Photocopier	Other income	£0.00	£877.67
Donation-Organ repairs	Other income	£0.00	£1,500.00
	<b>Other income</b>	<b>£18,049.18</b>	<b>£2,377.67</b>
	<b>Total Income</b>	<b>£146,993.06</b>	<b>£117,064.95</b>

**THE PARISH OF ST STEPHEN'S NORBURY & THORNTON HEATH**  
**Statement of Financial Activities as at 31st December 2025 – EXPENDITURE**

Type	Description	2025 EXPENDITURE	2024 Expenditure
Repairs-Beechwood	Capital costs	-£1,260.00	-£1,880.00
Installation-CCTV	Capital costs	-£10,884.60	£0.00
Decorating	Capital costs	£0.00	-£900.00
	<b>Capital costs</b>	<b>-£12,144.60</b>	<b>-£2,780.00</b>
Fees to Diocese	Church Activities	-£994.00	£0.00
Mission-	Church Activities	-£1,145.00	-£420.00
Parish Share Fund	Church Activities	-£57,261.95	-£56,695.00
Priest-Costs	Church Activities	-£1,026.38	-£70.79
Salaries - Cleaning, Organist & HMRC	Church Activities	-£9,311.65	-£8,677.00
Church Activity-Hall Hire-Expenses	Church Activities	-£39.99	-£50.00
Clergy-Interregnum	Church Activities	£0.00	-£512.00
Mtce Organ	Church Activities	£0.00	-£4,330.79
	<b>Church Activities</b>	<b>-£69,778.97</b>	<b>-£70,755.58</b>
Church Services	Church Expenses (Running Cost)	-£4,099.12	-£1,716.82
Cleaning supplies	Church Expenses (RC)	-£1,399.36	-£689.52
Flowers	Church Expenses (RC)	-£2,173.79	-£1,463.00
Maintenance-Grounds	Church Expenses (RC)	-£1,957.32	-£4,003.99
Maintenance-Annual Servicing	Church Expenses (RC)	-£2,489.38	£0.00
Repairs & Mtce Pump Room	Church Expenses (RC)	-£907.00	-£80.00
Repairs & Mtce Electricals	Church Expenses (RC)	-£1,080.00	-£1,781.37
Repairs & Mtce Heaters	Church Expenses (RC)	£0.00	-£2,886.84
Repairs & Mtce Guttering	Church Expenses (RC)	-£1,850.00	£0.00
Repairs & Mtce Hall	Church Expenses (RC)	-£1,145.00	-£2,013.03
Repairs & Mtce Keys	Church Expenses (RC)	-£102.40	£0.00
Repairs & Mtce Kitchen	Church Expenses (RC)	-£1,188.28	£0.00
Repairs & Mtce Lady Chapel roof	Church Expenses (RC)	-£1,400.00	£0.00
Repairs & Mtce Sound Desk-Induction Loop	Church Expenses (RC)	-£1,531.95	£0.00
Repairs & Mtce-Organ	Church Expenses (RC)	-£2,002.54	-£674.40
Sunday School & Youth Alive	Church Expenses (RC)	-£229.82	£0.00
Insurance-Beechwood	Church Expenses (Trading Cost)	-£520.98	-£487.65
Insurance-Church	Church Expenses (TC)	-£9,211.12	-£9,312.89
Photocopier-Paper	Church Expenses (TC)	-£272.20	-£800.14
Photocopier-Leasing, Usage	Church Expenses (TC)	-£2,282.45	-£2,581.86
Other Expenditure-Advertising-Cards	Church Expenses (TC)	-£490.08	-£439.60
Sundries-CCLI & Stewardship envelopes	Church Expenses (TC)	-£613.51	-£595.78
Utilities Electricity	Church Expenses (Utilities)	-£4,708.30	-£5,633.43
Utilities Gas	Church Expenses (U)	-£5,098.01	-£6,018.48
Utilities Internet	Church Expenses (U)	-£691.20	-£691.20
Utilities Refuse	Church Expenses (U)	-£2,623.75	-£2,491.17
Utilities Water	Church Expenses (U)	-£908.58	-£949.40
	<b>Church Expenses</b>	<b>-£50,976.14</b>	<b>-£45,310.57</b>
Coach to Hastings	Generating Funds	-£1,280.00	-£1,350.00
Misc-Fundraising	Generating Funds	-£1,379.71	-£1,781.53
Special Campaign-Notice	Generating Funds	-£2,557.80	£0.00



Board			
	<b>Generating Funds</b>	<b>-£5,217.51</b>	<b>-£3,131.53</b>
Bank & Digital machine Charges	Other expenditure	-£101.10	-£471.74
Hall deposit-returned	Other expenditure	-£200.00	£0.00
Office/General Administrative	Other expenditure	-£315.03	£0.00
Other Professional Services	Other expenditure	-£708.60	£0.00
Other Expenditure-Insurance repairs	Other expenditure	-£14,380.99	£0.00
Misc-Uncategorised Expense	Other expenditure	-£618.15	-£2,272.41
Misc-Refreshments	Other expenditure	-£451.75	-£1,004.85
	<b>Other expenditure</b>	<b>-£16,775.62</b>	<b>-£3,749.00</b>
	<b>Total Income</b>	<b>£146,993.06</b>	<b>£117,064.95</b>
	<b>Total Expenditure</b>	<b>-£154,892.84</b>	<b>-£125,726.68</b>
	<b>Year-End adjustment 2023 &amp; 2024</b>		<b>-£285.89</b>
	<b>Excess expenditure over income</b>	<b>-£7,899.78</b>	<b>-£8,947.62</b>

# APCM 10<sup>th</sup> May 2026 - TREASURERS REPORT as @ 31st December 2025

St Stephen Norbury & Thornton Heath Financial report for 2025

INCOME for period 1 <sup>st</sup> January 2025 to 31 <sup>st</sup> December 2025		
	ACTUAL 2025	FORECAST 2026
<b>VOLUNTARY INCOME –Regular Giving income= £28,928</b> Forecast 2025= £34,000 we were hoping to raise additional funds from increased donations and new members paying by standing order. On average 60 members pay by standing order each month. Thank you to the small number of the congregation who increased their mandates for 2025. However, there have been generous donations for special campaign giving of over £3000 <ul style="list-style-type: none"> <li><b>Forecast 2026=£32,000</b></li> </ul>	£28,928	<b>£32,000</b>
<b>VOLUNTARY INCOME -Stewardship envelope = £6,580</b> Forecast 2025= £6,000- we were expecting a slight increase. Members who have requested envelopes have said they feel much more organised giving this way. No scramble for loose change as the bag arrives. <ul style="list-style-type: none"> <li><b>Forecast 2026 =£7,000</b></li> </ul>	£6,580	<b>£7,000</b>
<b>VOLUNTARY INCOME – COLLECTIONS AT SERVICES AND OTHER DONATIONS.</b> <b>Offertory/Collection Plate = £6,070</b> Forecast 2025= £3,500- We did expect it to be higher but being cautious we set a lower projection. Pleased with the increase. <ul style="list-style-type: none"> <li><b>Forecast 2026 =£8,000</b></li> </ul>	£6,070	<b>£8,000</b>
<b>Donations-Flowers, Elements, Candles = £2,821</b> Forecast 2025 = £3,400: Elements £1,000, Candles £1,000 and special services, Flowers £1,400. Actual Elements- £380 Actual candles- £197 Actual flowers- £2,244 <ul style="list-style-type: none"> <li><b>Forecast 2026 = £3,125</b></li> <li><b>Elements- £350</b></li> <li><b>Candles- £600</b></li> <li><b>Flowers- £2,175</b></li> </ul>	£2,821	<b>£3,125</b>
<b>GIFT AID RECOVERED = £16,690</b> Forecast 2025= £10,000. Gift aid income	£16,690	<b>£16,000</b>

<p>received for 2025 was £16,690 which included the £2,450 proper to 2024 donations.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£16,000</b></li> </ul> <p><b>LEGACY, CHARITY AND SPECIAL CAMPAIGN DONATIONS = £2,848</b></p> <p>Forecast 2025=£nil. We have not been notified of any expected legacies for 2025. No charity campaigns were planned. However, we collected the following:  Notice Board=£2,535  St Bernard Day=£45  Other=£268</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026= £nil</b></li> </ul> <p><b>DIGITAL – SUMUP = £2,484</b></p> <p>Forecast 2025=£1,200. We are using the SumUp machine at events. We have also created a QR code for donations which is printed on the newsletter.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026= £2,000</b></li> </ul>	<p>£2,848</p> <p>£2,484</p>	<p>£nil</p> <p>£2,000</p>
<p><b>CHURCH ACTIVITIES- INCOME FROM WEDDINGS, FUNERALS, HALL, SHED AND CHURCH HIRE.</b></p> <p><b>WEDDING &amp; FUNERAL SERVICES=£4,027</b></p> <p>Forecast 2025= £7,000. We kept the forecast for weddings and funerals the same as 2024.  2025- The income for Funerals=£3,147; Wedding= £880.  All diocese fees have been paid up to date.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£7,000</b></li> </ul> <p><b>HALL RENTALS &amp; SHED: £24,612</b></p> <p>Hall Rentals- Forecast 2025=£29,312. We are hoping with the upgrades to the kitchen equipment will encourage more ad-hoc bookings.  Shed Hire- Forecast 2025 is £720. No fee increase. Due to the discovery of asbestos in two of our three sheds we have suspended rental of two sheds for the time being.  Actual Regular Hires=£19,594  Actual Ad-hoc=£4,358  Actual Shed hire=£660</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026 Regular Hires= £20,345</b></li> <li>• <b>Forecast 2026 Ad-hoc=£4,500</b></li> <li>• <b>Forecast 2026 Shed hire=£480</b></li> </ul>	<p>£4,027</p> <p>£24,612</p>	<p>£7,000</p> <p>£25,325</p>
<p><b>GENERATING FUNDS - FUND RAISING ACTIVITIES</b></p> <p><b>FUND RAISING EVENTS = £5,267</b></p> <p>2025-Forecast 2025 is £5,500. Fundraising Committee to meet in March '25 to discuss future events. The plan is to raise targeted funds i.e. Quiz Night profit to cover the cost of replacing the Church Board. We held a Games</p>	<p>£5,267</p>	<p>£5,020</p>

<p>Night, Quiz Night with Fish &amp; Chip supper, Black History Month and Christmas Fair. All events were very well attended. Actual Fundraising= £3,687 Actual Coach Trip= £1,580</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026 Fundraising =£3,500</b> Fundraising committee Events in 2026: Games Night, Quiz night, Fashion show, BBQ, cinema nights, Christmas Fair, Bingo.</li> <li>• <b>Forecast 2026 Coach Trip=£1,520</b> <b>The coach trip to Rochester in June 2026 at £30pp will pay for itself.</b></li> </ul>		
<p><b>INVESTMENT – rental of Beechwood Avenue</b> Beechwood Avenue income= £19,108 Forecast 2025 is £19,944. Rent has been held at the same price for 2025. PCC will increase for 2027. Deductions were made for cost of electrical and gas safety reports</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£19,108. No increase</b></li> </ul> <p><b>INVESTMENT – interest from CCLA Deposit account</b></p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£9,509</b></li> </ul>	<p>£19,108</p> <p>£9,509</p>	<p><b>£19,108</b></p> <p><b>£9,509</b></p>
<p><b>Other income – £18,049</b> Forecast 2025=£10,000. Income for Insurance claim=£15,531 VAT return=£2,518 for VAT received invoices during Jan24-Mar25.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£12,700</b> <b>VAT refund for Apr25-Feb26. Expecting £1,700</b> <b>Transfer from CCLA = £7,500</b> <b>Donation for Sound Desk=£3,500</b></li> </ul>	£18,049	<b>£12,700</b>
<b>INCOME - 1<sup>st</sup> January 2025 to 31<sup>st</sup> December 2025</b>	<b>£146,993</b>	
<b>FORECAST INCOME FOR 2026</b>		<b>£146,787</b>
<b>EXPENDITURE for period 1<sup>st</sup> January 2025 to 31<sup>st</sup> December 2025</b>	<b>ACTUAL 2025</b>	<b>FORECAST 2026</b>
<p><b>MAJOR CAPITAL EXPENDITURE- MAJOR REPAIRS OR NEW BUILDING WORK TO CHURCH BUILDING, HALL OR OTHER PCC PROPERTY INCLUDING REDECORATION.</b></p> <p><b>MAJOR CAPITAL EXPENDITURE= £12,145</b></p> <ul style="list-style-type: none"> <li>• Forecast 2025 is £2,000.</li> </ul> <p>We spent £1,260 on repairs to Beechwood Avenue – Back door, repairs to radiators and making good wall after repair. The tenant</p>	(£12,145)	<b>(£10,000)</b>

<p>has advised the front porch pools water when it rains. The actual figure for 2025 includes the cost of the CCTV installation. This was an expected expense which was covered by withdrawal from CCLA savings.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026= £10,000. We are expecting to spend on repairs to the front porch doors at Beechwood Ave and resurfacing the hard standing next to vicarage and repairs to the hall.</b></li> </ul>		
<p><b>CHURCH ACTIVITIES – CLERGY EXPENSES, MISSION, FEES TO THE DIOCESE, SALARIES PLUS STAFFING EXPENSES AND PARISH SHARE FUND.</b></p> <p><b>MISSION = £1,145</b> Forecast for 2025 is £1050. Water Aid £100, Croydon Nightwatch £100, Croydon North Citizen £750, Royal British Legion £50 and Bishop’s Lent Appeal £145.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£1,145 same as 2025</b></li> </ul> <p><b>FEES TO DIOCESE = £994</b> Forecast 2025 is £1,470. One wedding in Feb 25. We have held eight funerals.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026= £1,000 due to increase in Diocese rates</b></li> </ul> <p><b>SALARIES &amp; STAFF EXPENSES = £9,312</b> Forecast 2025= £8,700 All payments made for cleaning church, hall, grounds organist, vergers and HMRC employer payments. Increase due to more funerals held this year. We have received the income for vergers and organist.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£9,312</b></li> </ul> <p><b>PARISH SHARE FUND = £57,262</b> Forecast 2025 is £57,262pa. All PCC’s were requested to increase our share by 3.5%. Diocese have accepted a 1.5% increase from St Stephen’s (£4,771.83 pm) with the understanding we will increase by at least 3% for 2026 (increase of approx. £143pm. PSF=£4,915pm). Meeting this payment is our greatest challenge.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026= All PCC’s were asked to increase to 5.75%. The diocese has accepted increase of 4% from St Stephen’s. Our monthly payments will be £4,963= £59,556pa.</b></li> </ul> <p><b>CHURCH HALL EXPENSES = £40</b></p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£50</b></li> </ul> <p><b>PRIEST COSTS= £1,026</b> Forecast 2025 is £1,000. The expenditure here covers travel, courses etc for Fr Daniel, Mth Joyce and Aileen Ross (Commissioned Pastoral Lay Minister.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£1,500 for Fr Daniel, Mth Joyce and CPLM.</b></li> </ul>	<p>(£1,145)</p> <p>(£994)</p> <p>(£9,312)</p> <p>(£57,262)</p> <p>(£40)</p> <p>(£1,026)</p>	<p><b>(£1,145)</b></p> <p><b>(£1,000)</b></p> <p><b>(£9,312)</b></p> <p><b>(£59,556)</b></p> <p><b>(£50)</b></p> <p><b>(£1,500)</b></p>
<b>CHURCH EXPENSES: CLEANING SUPPLIES, FLOWERS, INSURANCES,</b>		

<p><b>MAINTENANCE AND REPAIRS, PHOTOCOPIER AND PRINTING, CHURCH SERVICES, SUNDRIES AND UTILITIES.</b>  <b>THE DIOCESE REQUEST THESE EXPENSES ARE SPLIT INTO RUNNING, TRADING AND UTILITY COSTS.</b></p> <p><b><u>RUNNING COSTS: CHURCH SERVICES = £4,099</u></b>  Forecast 2025 is £1,850 was reduced due to expenditure made in £2024. However, the costs of increased services and congregation numbers in 2025 has meant more spent on elements, oil, confirmation books, wafers.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026= £4,500</b>  <b>John Keene has found a company with better prices. He will switch to them in 2026. The serving team has requested purchase of new albs and cottas. We will ask for donations towards this expenditure.</b></li> </ul> <p><b><u>RUNNING COST - CLEANING SUPPLIES = £1,399</u></b>  Forecast 2025 is £900 - We are thankful many of you took up the request to purchase black bags and toilet paper. This has helped to reduce the cost of cleaning supplies. We hope your generosity continues and we thank you. We purchased five toilet roll dispensers to reduce some of the waste.</p> <ul style="list-style-type: none"> <li>• <b>Forecast=£1,400</b></li> </ul>	<p>(£4,099)</p> <p>(£1,399)</p>	<p>(£4,500)</p> <p>(£1,400)</p>
<p><b><u>RUNNING COST: FLOWERS = £2,174</u></b>  Forecast 2025 is £1,400. Sincere thanks to Pam Pearce and her team of Flower Arrangers who make our church look so beautiful all year round. We are fortunate also that we received of £2,175 worth of donations towards the flowers. These donations have covered the cost of the flowers for 2025.  We are hopefully that these generous contributions continue but predict possible expenditure to be £1,400 if none received.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£2,175</b></li> </ul>	<p>(£2,174)</p>	<p>(£2,175)</p>
<p><b><u>RUNNING COST: NEW EQUIPMENT = £nil for 2025</u></b></p> <ul style="list-style-type: none"> <li>• <b>Forecast for 2026= £5,000 we are expecting to spend £5,000 updating the sound desk (moved from capital expenditure)</b></li> </ul>	<p>£nil</p>	<p>(£5,000)</p>
<p><b><u>RUNNING COST: GROUNDS – £1,957</u></b>  Forecast 2025=£3,000 with the installation of the CCTV we have found less anti-social behaviour has occurred during the year. The grounds are still cleared weekly and the grass was mowed by a gardener during June to October. As the cost for removal of the oak tree is not covered by our insurance we will have to pay £5,000 for this.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026=£6,920 cost of clearing maintaining grounds and removal of oak tree.</b></li> </ul>	<p>(£1,957)</p> <p>(£230)</p>	<p>(£6,920)</p> <p>(£1,500)</p>

<p><b><u>RUNNING COST-SUNDAY SCHOOL &amp; YOUTH ALIVE £230</u></b></p> <ul style="list-style-type: none"><li>• Forecast 2026=£1,250 for Youth alive; £250 for Sunday School.</li></ul>	(£11,207)	(£11,200)
<p><b><u>RUNNING COSTS: REPAIR &amp; MAINTENANCE= £11,207</u></b></p> <p>Pump room-£907 Electrical-£1,080 Guttering-£1,850 Hall-£1,145 Keys-£102 Kitchen-£1,188 Lady Chapel roof-£1,400 Sound Desk-Induction loop-£1,532 Organ- £2,003</p> <ul style="list-style-type: none"><li>• Forecast 2026= £11,200. The costs for repairs to Pump room, Kitchen(new hob), Lady Chapel roof and the induction loop are one-off costs for 2025.</li></ul>	(£2,489)	(£3,500)
<p><b><u>CHURCH EXPENSES: ANNUAL SERVICING AND REPAIR=£2,489</u></b></p> <p>ASG Ltd CCTV £nil (first payment due March 2026) Electricity= £nil (next annual check due 2028) Fire= £1,241 Gas= £910 PAT Testing=£139 Lightening conductor=£200</p> <ul style="list-style-type: none"><li>• Forecast 2026= £3,500 includes £1,000 to ASG for maintenance.</li></ul>	(£9,211)	(£9,500)
<p><b><u>TRADING COSTS: CHURCH INSURANCE = £9,211</u></b></p> <p>Cost insurance for Church building and Hall. Forecast 2025 is £9,965. Premium was lower than expected even after claim for break-in.</p> <ul style="list-style-type: none"><li>• Forecast 2026 = £9,500</li></ul>	(£521)	(£558)
<p><b><u>TRADING COSTS: Beechwood Ave= £521</u></b></p> <p>Forecast 2025 is £522. An increase of 7% on 2024 costs. Insurance for 2026 paid in Nov25.</p> <ul style="list-style-type: none"><li>• Forecast for 2026= £558</li></ul>	(£3,045)	(£2,700)
<p><b><u>TRADING COSTS: PHOTOCOPIER, PAPER &amp; PRINTING=£3.045</u></b></p> <p>Forecast 2025 was £3,735. This is the cost of leasing, usage and supplies for the photocopier. This includes the cost of printing cards for Easter and Christmas for distribute to the parish. Additional paper for new service booklets and the purchase of stewardship envelopes. Actual £272 Actual £2,282 Actual £490</p>		

<ul style="list-style-type: none"> <li>• <b>Forecast 2026- £2,700</b></li> </ul> <p><b><u>TRADING COSTS: OTHER PROFESSIONAL COSTS: £1,122</u></b> Forecast 2025 is £965. Includes costs for Quick Books, registration to Information Commissioner Office (ICO) and CCLI licence for copyright protection.</p> <ul style="list-style-type: none"> <li>• <b>Forecast 2026 = £1,295</b></li> </ul> <p><b><u>UTILITIES = £14,030</u></b> Forecast 2025 is £17,150. For 2025 we used Full Power Utilities to compare the prices across the energy companies and provide us with the best quotes. Positiv Energy and Crown Gas &amp; Power still remain the best prices for us. The prices were set in October 2024 before the increase was announced. See actual paid in 2025:</p> <ul style="list-style-type: none"> <li>• Castle Water £909</li> <li>• Crown Gas &amp; Power £5,098</li> <li>• Positiv Energy £4,708</li> <li>• Veolia(refuse) £2,624</li> <li>• Virgin Media £691</li> </ul> <p><b>Forecast 2026 =£14,430. We have changed to Honest Utilities to compare the prices across the energy companies and provide us with the best quotes. As a result, we will change our electricity supplier to British Gas from 1<sup>st</sup> June 2026 to 31<sup>st</sup> May 2029. Castle Water and Crown Gas &amp; Power remain the best prices for us.</b></p> <ul style="list-style-type: none"> <li>• <b>Castle Water £950*</b></li> <li>• <b>Crown Gas &amp; Power £5,354*</b></li> <li>• <b>Positiv Energy (6months) £2,355</b></li> <li>• <b>British Gas (6 months) £2,290</b></li> <li>• <b>Veolia(refuse) £2,755*</b></li> <li>• <b>Virgin Media £726*</b></li> </ul> <p><b>ASG visit will visit in March 2026. They will advise how to connect their 4G router for Wi-Fi and internet access within the church. Although we had hoped to disconnect the Virgin service we have decided to keep it as we have been asked by hall users for Wi-Fi capabilities in the hall which they will pay towards.</b></p> <p><i>*Forecast figure based on 2025 figures plus 5%.</i></p>	<p>(£1,122)</p> <p>(£14,030)</p>	<p>(£1,295)</p> <p>(£14,430)</p>
<p><b>COST OF GENERATING FUND– FUNDRAISING EVENTS - £5,218</b> Forecast 2025 is £3,200. The cost of the trip was covered by ticket sales. 2025 Coach to Hastings=£1,280 2025 Fundraising events=£1,380 2025 Notice Board campaign=£2,558</p>	<p>(£5,218)</p>	<p>(£2,680)</p>



<ul style="list-style-type: none"> <li>Forecast 2026=£2,680</li> </ul> <p><b>Fundraising committee will meet in the new year to decide on events for 2026. We have decided on coach trip to Rochester =£1,280. Cost of events planned for 2026 = £1,400. Most of the events will be ticketed to offset the majority of the costs.</b></p>			
<p><b><u>OTHER EXPENDITURE- INSURANCE CLAIM</u></b> Forecast 2025 – £14,381 actual costs for repairs after break in</p> <ul style="list-style-type: none"> <li>Forecast for 2026=£nil. No insurance claims pending.</li> </ul>		(£14,381)	£nil
<p><b><u>OTHER EXPENDITURE - £1,886</u></b> Other expenditure for items not listed above includes bank and digital machine charges, stewardship envelopes, refreshments and supplies for non-fundraising events ie Carol Service, licencing, after service teas and coffees, cups for hot drinks, Hall deposit returns. Also purchase of eight new long tables and covers.</p> <ul style="list-style-type: none"> <li>Forecast for 2026 is £2,300 Sunday school=£250. Youth Alive=£1,250 (includes unused £1,000 donation from Foresters). Purchase of items for the Carol Service, Christmas, Easter and refreshments. Wardens expenses.</li> </ul>		(£1,886)	(£2,300)
	Actual INCOME & EXPENDITURE 2025	Forecast INCOME & EXPENDITURE 2026	
Income	£146,993	£146,787	
Expenditure	(£154,893)	(£151,921)	
Excess expenditure over income	(£7,900)	(£5,134)	