

**The Parochial Church Council of the
Ecclesiastical Parish of St Mary Magdalene
Church, Torquay**

Registration Number: 1188333



**Trustees' Annual Report and Accounts of the
Parochial Church Council
for the Year Ended 31st December 2025**



Trustees' Annual Report for the period

From 1st January 2025 to 31st December 2025

Charity name: THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARY MAGDALENE CHURCH, TORQUAY

Charity registration number: 1188333

Objectives and Activities

The Parochial Church Council (PCC) of St. Mary Magdalene, and the team clergy, work to promote the worship, mission and ministry Christ in the parish of Upton, Torquay, within the diocese of Exeter.

The PCC is also specifically responsible for the maintenance of the Church Hall, within the grounds of St Mary Magdalene.

St. Mags exists to proclaim in words and deeds Life to the Full through Jesus Christ.

As well as Sunday services and occasional offices, St Mags runs

- The Living Room - Community Café
- Wash Room – Showers and Clothes washing for the homeless
- The Play Room – Stay and play for parents with pre-school children
- The Store Room - Food bank
- The Recovery Room – as an umbrella for work with those in recovery.
- The Prayer Room – as an umbrella for the prayer chapel and rhythm of corporate prayer.
- The Youth Room – youth work for years 6-12
- Voyagers - children's ministry on Sunday mornings.
- Schools' ministry in two church schools.
- Active engagement with the local authority and social issues in the town centre.
- Opportunities to grow in faith and friendship through a variety of events.
- Creative and cultural events.
- We work ecumenically with other local churches and the clergy take an active role in the life of the Anglican chapter.
- We also hire out the church hall throughout the week to a wide variety of community groups, parties, including the Prince's Trust.

To enable all this to happen the Incumbant works closely with the other clergy, Licensed Lay ministers, one full time paid Living Room and Recovery Room Pastor and a part time paid Operations Administrator, and a large voluntary leadership team.

The doors of St Mags are open to all, including / especially the most marginalised and fractured. We believe there should be rooms within the House of the Church where all can find welcome and a home.

The PCC trustees understand their important role in the governance of the church and charity.

Achievements and Performance

Through the activities listed above we see lives changed as people come to faith in Christ and are supported in the community of faith. The church cares for people in body, mind and spirit.

We continued to broaden the reach of St Mags and welcomed new people into the church both online and in person.

Through the work of the Rooms and the wider church we support many people in recovery from addiction, mental health crisis and trauma. We support the lonely, visit the sick, clothe people who are without, feed the hungry, offer clothes, and showers and aim to equip all Church members to be a blessing and source of life to all those they spend their days with.

We are working hard to diversify the funding streams of St Mags and have received funding from the local authority for Store Room and Living Room. This last year we have received many small-medium injections of grant funding from local authority and local churches.

We have further cemented the church as an appreciated and professional hub within the wider life of Torbay, and broadened the demographic appeal of the church.

The PCC are deeply grateful to well over 100 volunteers who participate in the life of the church and who demonstrate the love of God to all who come through the doors. It is with that in mind that we supported over 100 volunteers through up-to-date safeguarding training, appropriate to their role.

Looking ahead to 2026 we will be may well be planning for and seeking funding for

- Funding to pay Conservators to complete specialist reports on marble, bells, organ, clock tower and stained glass so that, along with the outcome of the quinquennial we can put together a much larger bid/s for significant works in future years.
- Funding to install disabled access and resurface the dangerous carpark.
- Funding to employ a fixed term Family, Children and Youth Enabler

Financial Review

1. **Statement of Financial Activity.** This was very much a year of two halves. The first half of the year and particularly the first quarter showed a substantial deficit. This was primarily due to the factors outlined in last year's review: the loss of a £1k a month donation and also substantially increased utility costs due to the new contract. The total deficit for the first six months was over £17K. Remedial action was taken to reduce our costs as much as possible but the move into a substantial surplus for the second half of the year was due to three main factors.

Torbay Council gave a one-off grant towards the costs of operating the Living Room which brought £15.6K into the accounts from August on; the summer Gift Appeal raised over £10K with further fundraising such as for the Homeless Packs and ongoing support for the Living Room bringing in several thousand more; and an unrestricted legacy of £5K. These items plus the Christmas Fair's £1K+ meant the final six months showed a surplus of a little over £27K. A mild autumn also helped in keeping our gas and electric charges lower than might otherwise have been expected.

This remarkable turnaround resulted in a surplus for the whole year of £9.6K as shown.

Looking Ahead. The Council's grant for the Living Room finishes in March, so from April onwards our monthly income will drop by £3K+. The Common Fund increased by £400 per month from January which will also put a strain on our finances. Depending on how much we have to spend on electric and gas, it is likely that we will probably breakeven at best in the first three months and begin to move back into deficit from April onwards. We also know urgent works on the hall kitchen roof and the church guttering are necessary which will cost approx. £4-5K.

The outcome of several grant applications will therefore be crucial in helping us maintain a secure financial position.

2. **Balance Sheet.** This continues to strengthen. As might be anticipated, the surplus for the year means that our bank accounts have increased by over £21K (from £64K last year to £85.7K at 31st December). This means that the previous shortfall between these bank accounts and the totals of Restricted & Designated Funds and Deferred Income has turned into a surplus of £8K. This begins to give us a cushion of working capital to help us weather an uncertain future, but it is only a small cushion.

As mentioned in last year's financial review, the completion of the new hall kitchen meant that the associated fund was no longer needed. The remaining balance of a little over £5K was therefore released back into general funds with the agreement of the donors.

Charities reserves policy:

It is PCC policy to try to maintain a balance on free reserves which equates to at least three months unrestricted payments. This is equivalent to £41,500. It is held to smooth out fluctuations in cash flow and to meet emergencies. The balance of the free reserves (Unrestricted and Designated Funds) at the year-end was £35,052. Although there is still a shortfall of around £6,500 this is much reduced compared to previous years. The PCC continues to take active steps to control costs and increase income to restore the free reserves to the desired level.

A description of the principal risks facing the charity:

- A major unexpected demand on building maintenance could put the viability of the Charity at risk.
- Running a deficit

Safeguarding

The PCC has complied with the duty under Section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to comply with the House of Bishops' guidance on safeguarding children and vulnerable adults).

Structure, Governance and Management

The PCC is a Body Corporate established by the Church of England (PCC Powers Measure 1956, and the Church Representation Rules 2006) and is a Charity registered with the Charity Commission. The PCC is governed by the Parochial Church Council Powers Measure (1956) as amended that came into effect on 2nd January 1957, and the Church Representation Rules [CRR] (2020).

The method of appointment of the PCC members is set out in the CRR. The Council comprises the Incumbent, the Churchwardens, those elected to the Deanery Synod, and other members who are elected at the Annual Parochial Church Meeting, by those on the Electoral Roll. The PCC members receive training as required from courses run by the Diocese. Members of the congregation are always urged to join the Electoral Roll, and to stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance in the parish, and for all financial matters. The PCC meet 6 times a year. Given its responsibilities, the PCC has a number of sub committees, each dealing with a particular aspect of parish life.

- The Standing Committee which meets at least every two months
- The wider leadership team which meets every two months.
- The Buildings advisory Group. (BAG) – termly.
- The Living Room Action Group (LRAG) - monthly
- The Playroom Development Group (PRDG) – half termly.
- Store Room steering group –(StRDG) every two months

Each reports back to the PCC with the minutes of their meetings.

Reference and Administrative details

Charity name	THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARY MAGDALENE CHURCH, TORQUAY
Other name the charity uses	St Mags
Registered charity number	1188333
Charity's principal address	ST. MARY MAGDALENE PARISH CHURCH CHURCH HALL UNION STREET TORQUAY TQ1 4BX
Phone	01803 211868
Email	office@stmarymagdalene.org.uk
Website	https://stmags.org.uk

PCC members who have served from 1st January 2025 until the date this report was approved were:

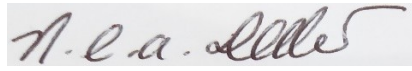
Trustee name	Office (if any)	Dates acted if not for whole year
Sam Leach	Rector	
Tony Hughes	Warden	Elected Apr 25
Jim Corderoy	Warden	Elected Apr 25
Sue Cooper	Deanery Synod	Elected April 23
Edwina Corderoy	Deanery Synod And PCC Secretary	Elected April 23
Virginia Hamilton	Ex-Officio Deanery Synod	Elected April 23
Nigel Deller	Treasurer	Co-Opted
Petrina Jones	Living room and CR pastor	Co-Opted
Rev John Garner	PTO clergy	Ex-Officio
Rev Susie Williams	PTO Clergy	Ex-Officio
Elaine Wilson	PCC	Re- Elected 2025
Judith Fortune	PCC	Re- Elected 2025
Joy Payne	PCC	Elected April 23
Jane Badcott	PCC	Elected April 23
Judy Fraser	PCC	Elected April 23
Rachel Miller	PCC	Elected April 23
Nick Pannell	PCC	Elected April 23
Robin Hart	PCC	Elected April 23
Emma Hammond	PCC	Elected April 24
Lucie Stannard	PCC	Elected 2024
Jill Roberts	PCC	Elected 2025
Mike Pugh	PCC	Ended term April 25
Beki Newcomb	PCC	Ended term Apr 25
Meg Clemence	PCC	Ended term Apr 25

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Nigel Deller

Position (eg Secretary,
Chair, etc)

Treasurer

Date

17th March 2026

The Parochial Church Council of the Ecclesiastical Parish of St Mary Magdalene Church, Torquay

Independent examiner's report to the trustees of The Parochial Church Council of the Ecclesiastical Parish of St Mary Magdalene Church Torquay.

I report to the charity trustees on my examination of the accounts of The Parochial Church Council of the Ecclesiastical Parish of St Mary Magdalene Church Torquay (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act).

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

C.W. Lillington

Clare Lillington
FMAAT
Raddon
Station Hill
Chudleigh
Devon
TQ13 0EE

Date: 18th March 2026

Statement of Financial Activity

St Mary Magdalene Church

For the year ended 31 December 2025

	2025 UNRESTRICTED	2025 DESIGNATED	2025 RESTRICTED	2025	2024
Income					
Standing Orders & PGS	65,467	-	300	65,767	78,951
Offertory	15,535	-	1,872	17,407	20,270
Other Donations	34,489	-	7,005	41,494	33,951
Gift Aid	21,613	-	718	22,331	23,859
Stewardship	4,930	-	-	4,930	6,759
Property Income	12,026	-	-	12,026	10,340
Weddings and Funerals	2,037	-	-	2,037	2,387
Investment Income	664	287	155	1,107	1,065
Other Income, Grants and Legacies	25,965	1,430	26,339	53,733	62,841
Total Income	182,725	1,717	36,389	220,831	240,424
Expenses					
Admin Wages & Clergy Expenses					
Admin Wages	20,910	-	27,790	48,700	45,754
Clergy Expenses	1,807	-	144	1,951	1,805
Total Admin Wages & Clergy Expenses	22,717	-	27,934	50,651	47,558
Cleaning, Repairs and Renewals					
Cleaning	7,549	-	15	7,564	5,705
Equipment Hire	1,411	-	-	1,411	890
Repairs and Renewals	8,812	-	2,717	11,528	63,132
Total Cleaning, Repairs and Renewals	17,772	-	2,732	20,504	69,727
Utilities and Insurance					
Electricity	5,891	-	-	5,891	2,950
Gas	12,930	-	-	12,930	7,351
Water	1,742	-	-	1,742	1,434
Phone/Internet	611	-	72	683	642
Insurance	6,913	1,397	-	8,310	8,243
Total Utilities and Insurance	28,088	1,397	72	29,557	20,621
Other Church Running Costs					
Bank fees	1,809	33	45	1,887	1,311
Church service supplies - bread, wine etc.	378	-	36	414	1,537
Common fund	57,079	-	-	57,079	53,790
Cost of trading - coffee etc. + living room supplies	4,096	1,183	26,325	31,604	29,351
Depreciation expense	1,707	279	329	2,315	2,905
Donations paid	2,275	-	-	2,275	3,135
Miscellaneous expenses	1,876	-	50	1,926	1,981
Printing, postage and stationery	2,311	-	-	2,311	3,041
Professional fees	4,780	-	-	4,780	2,727
Subscriptions	4,189	210	40	4,439	4,136

	2025 UNRESTRICTED	2025 DESIGNATED	2025 RESTRICTED	2025	2024
Weddings and funerals	1,450	-	-	1,450	1,884
Total Other Church Running Costs	81,950	1,705	26,825	110,480	105,797
Transfer of fund type	15,669	(1,142)	(14,527)	-	-
Write off of unrecoverable portion of fraud	-	-	-	-	6,361
Total Expenses	166,197	1,960	43,035	211,193	250,065
Surplus / (Deficit)	16,528	(243)	(6,647)	9,639	(9,641)

Balance Sheet

St Mary Magdalene Church As at 31 December 2025

	31 DEC 2025	31 DEC 2024
Fixed Assets		
Tangible Assets		
AV and Computer Equipment	9,046	8,526
Less accumulated depreciation on AV and computer equipment	(7,842)	(7,240)
Motor Vehicles	3,500	3,500
Less accumulated depreciation on motor vehicles	(3,201)	(3,052)
Fixtures and Fittings	9,915	8,949
Less accumulated depreciation on fixtures and fittings	(7,533)	(5,969)
Total Tangible Assets	3,885	4,714
Total Fixed Assets	3,885	4,714
Current Assets		
Services we've yet to receive		
Insurance & Annual Subscriptions (Prepayments)	1,002	917
Total Services we've yet to receive	1,002	917
Cash we've yet to receive		
Gift Aid (Accrued Income)	1,869	4,154
Unbanked offertory / Outstanding hall hire / Inspire income (Accounts Receivable)	988	216
Suspected Fraud	2,189	2,400
Total Cash we've yet to receive	5,046	6,770
Investments		
CBF Deposit Fund	3,590	3,434
174 CBF Investment Fund Shares	2,803	2,803
Total Investments	6,393	6,237
Cash at bank and in hand		
CAF Cash Account	9,703	11,744
CAF Gold Account (Inspire)	20,849	20,453
Petty Cash	15	15
Stripe GBP	571	351
Soldo	1,290	1,429
Gold Deposit Account	53,245	30,014
Total Cash at bank and in hand	85,674	64,007
Total Current Assets	98,115	77,932
Current Liabilities		
Services we've still got to deliver		
Car Parking / Grants Received In Advance (Deferred Income)	41,686	26,911
Total services we've still got to deliver	41,686	26,911
Cash we've still got to pay		
Unpaid Bills (Accounts Payable)	1,528	9,992

	31 DEC 2025	31 DEC 2024
Wage Liabilities (Wages, PAYE, Pensions)	730	811
Other Amounts Owed (Accruals)	3,733	240
Total Cash we've still got to pay	5,991	11,043
Total Current Liabilities	47,676	37,954
Net Assets	54,324	44,691
Capital and Reserves		
Unrestricted Funds	14,789	(1,734)
Restricted Funds		
Restricted Fund - The Play Room	419	530
Restricted Fund - CBF Deposit Fund	3,590	3,434
Restricted Fund - FaCE (Family and Children Enabler)	2,428	2,428
Restricted Fund - Living Room	946	788
Restricted Fund - Corona Virus Fund	-	359
Restricted Fund - Play Room Leader	1,329	1,329
Restricted Fund - Essential plasterwork for kitchen	5,013	5,013
Restricted Fund - Culture Recovery	-	35
Restricted Fund - Store Room	796	293
Restricted Fund - Festivals	610	610
Restricted Fund - Surf To Recovery	468	793
Restricted Fund - October Giving - Priority 1 - Poverty Support Over The Winter - £2000	-	2,000
Restricted Fund - October Giving - Priority 6 - Hall Kitchen - £10,000	-	7,003
Restricted Fund - To Help Individuals in Need	3,674	865
Restricted Fund - Hall Kitchen & Shower	-	439
Total Restricted Funds	19,272	25,919
Designated Funds		
Designated Fund - Inspire	20,174	20,506
Designated Fund - Van	89	-
Total Designated Funds	20,263	20,506
Total Capital and Reserves	54,324	44,691

Notes to the Financial Statements

1. ACCOUNTING POLICIES

The Financial Statements have been prepared in accordance with the Church Accounting Regulations 2006 together with applicable standards and the Charities SORP (FRS 102).

The Financial Statements have been prepared under the historical cost convention, except for investment assets which are shown at market value but see Note 3 below regarding the 174 CBF Investment Fund Shares. The Accounts include all the transactions, assets and liabilities for which the PCC is responsible in law. They do not include accounts of church groups that owe their affiliation to another body, nor those that are informal gatherings of church members.

Fund Accounting

Unrestricted funds are income funds which are to be spent on the PCC's general purposes.

Restricted funds comprise (a) income from endowments which is to be expended only on the restricted purposes intended by the donor and (b) revenue donations or grants for a specific PCC activity intended by the donor.

Designated funds are general funds set aside by the PCC for use in the future. Project funds are designated for particular projects for administration purposes only. Funds designated as invested in fixed assets for the PCC's own use abated in line with assets' annual depreciation charges in the Statement of Financial Activity. Designated funds remain unrestricted and the PCC will move any surplus to other general funds.

Endowment funds are funds, the capital of which must be retained either permanently or at the PCC's discretion; the income derived from the endowment is to be used either as a restricted or unrestricted income funds depending upon the purpose for which the endowment was established in the first place.

Income

Planned giving, collections and similar donations are recognised when received. Tax refunds are recognised when the incoming resource to which they relate is received. Grants and legacies are accounted for when the PCC is entitled to the use of the resources, their ultimate receipt is considered reasonably certain and the amounts due are reliably quantifiable. Dividends are accounted for when declared receivable, interest as and when accrued by the payer. All incoming resources are accounted for gross.

Expenditure

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding or constructive obligation on the PCC. The diocese parish share expected to be paid over is accounted for when due. All other expenditure is generally recognised when it is incurred and is accounted for gross.

Fixed assets

Consecrated and benefice property is not included in the accounts in accordance with s.10(2)(a) and (c) of the Charities Act 2011.

Anything acquired prior to 2019 has been fully depreciated on purchase under cash basis accounting, and therefore such assets are not included in the financial statements.

Assets purchased from 2019 onwards will be depreciated at the following rates from the month of purchase:

Computer Equipment – 33% reducing balance

Fixtures and Fittings – 25% straight line

Motor Vehicles – 33% reducing balance

Investments are valued at market value on 31 December annually.

2. Tangible Assets

Type	Cost B/Fwd	Purch.	Disp.	Cost C/Fwd	Acc. Dep B/Fwd	Dep.	Acc. Dep C/Fwd	Net Book Value B/Fwd	Net Book Value C/Fwd
AV and computer equipment	£8526	£520	£-	£9046	£7240	£602	£7842	£1286	£1204
Fixtures and fittings	£8949	£966	£-	£9915	£5969	£1564	£7533	£2980	£2382
Motor vehicles	£3500	£-	£-	£3500	£3052	£149	£3201	£448	£299
Total	£20975	£1486	£-	£22461	£16261	£2315	£18576	£4714	£3885

3. Investments

The value of the 174 CBF Investment Fund Shares at 31 December 2025 was £3,863.

4. Fund Analysis

a. Restricted

Fund Name	Opening bal.	Income	Expenditure	Transfers	Closing bal.
Play Room	530	366	477	-	419
CBF Deposit	3434	156	-	-	3590
FaCE	2428	-	-	-	2428
Living Room	788	22085	28987	7060	946
Corona Virus	359	-	-	-359	-
Play Room Leader	1329	-	-	-	1329

Essential plasterwork for kitchen	5013	-	-	-	5013
Culture Recovery	35	-	35	-	-
Celebrate Recovery	-	-	7765	7765	-
Store Room	293	12496	11993	-	796
Store Room – Baby supplies	-	15	15	-	-
Festivals	610	-	-	-	610
Surf to Recovery	793	131	456	-	468
Community Mission Enabler	-	-	4632	4632	-
October Giving – Priority 1 – Poverty Support	2000	-	-	-2000	-
October Giving – Priority 6 – Hall Kitchen	7003	-	-	-7003	-
To help individuals in need	865	500	50	2359	3674
Hall kitchen & shower	439	640	3152	2073	-
Total	25919	36389	57562	14527	19273

Some Restricted funds have amounts committed for future depreciation of assets purchased within these funds. These amounts are as follows:-

Fund Name	Closing balance	Committed	Adjusted Closing balance
Play Room	£419	£323	£96
Store Room	£796	£123	£673
Total	£1215	£446	£769

b. Designated

Fund name	Opening bal.	Income	Expenditure	Transfers	Closing bal.
Inspire	20506	287	619	0	20174
Van	-	1430	2483	1142	89
Total	20506	1717	3102	1142	20263

5. Transfers between funds

The Living Room, Celebrate Recovery and Community Mission Enabler restricted funds were topped up as necessary from the unrestricted funds at the end of each month.

The Van designated fund was topped up from the unrestricted funds as necessary at the end of each month.

6. Suspected Fraud

The court case relating to this was decided in October 2024. This resulted in an order for compensation for St Mags of £2400 and £211 of this was received during 2025.

7. Staff costs

Average number of employees was 2 for 2025 (2024: 2).

No employee received emoluments in excess of £60000 during the year (2024 nil)

8. Transactions with Trustees

During 2025, the PCC received £30188 in donations from trustees (PCC members) and their close relatives. The donors did not attach any conditions to their gifts which required the charity (PCC) to significantly alter the nature of its existing activities.

One employee who is a trustee of the charity received remuneration of £30878 and had expense claims of £144 for mobile phone costs.

Various expenses have been reimbursed to trustees where the trustees have purchased items personally on behalf of the church. These expenses have always been reimbursed at cost so no further disclosure is required.