

Parochial Church Council of St Richard's, Ham Riverside: Annual Report for 2025

Administrative information

St Richard's Church is situated on Ashburnham Road in Ham. It is part of the Diocese of Southwark within the Church of England, and in a Group ministry with St Peter's Petersham. All correspondence should be addressed to the incumbent, Rev. Dr. Simon Coupland, at 28 Dysart Avenue, Kingston upon Thames, KT2 5RB.

The Parochial Church Council (PCC) is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure. In 2024 the PCC registered with the Charity Commission and now has the charity reference number 1210293.

During 2025 the following served as members of the PCC:

Vicar: Rev. Dr. Simon Coupland (Chair)

Churchwardens: Ruth Ruse
Richard Vernon

Deanery Synod Representatives:

Liz Kearns (until 2026)
Mandy Karlsen (until 2026)

Elected Members: Anne de Rios (until May 2025)
Penny Frost (re-elected 2025)
David Muddiman (until 2026)
Helen Zandbergs (until 2026)
Chris Ruse (until 2027)
Kathy Tester (until 2027)

Structure, governance and management

Membership of the PCC is determined under the Church Representation Rules and consists of the incumbent, the churchwardens, two members of the Deanery Synod, and up to six members of the church who are elected at the Annual Parochial Church Meeting. The latter are appointed for a 3-year term, with two elected each year. Deanery Synod members are all appointed for three years; churchwardens annually. All church members are encouraged to consider standing for election to the PCC or to nominate others, and the aim is to have a balance of skills, background and experience where possible. In 2022 the PCC decided that Readers would not serve on the Council ex officio, so our Reader Chris Ruse serves as a regular elected member.

The PCC is responsible for a wide range of matters affecting the work and ministry of the church, including compliance with health and safety and disability legislation and the safeguarding of children and vulnerable adults. In their capacity as trustees, members of the PCC are responsible for the stewardship of funds and for the appropriate accounting and reporting of the parish finances. The incumbent seeks to ensure that all PCC members are trained and equipped to fulfil their role.

At the first meeting of the new PCC, the vice chair, secretary, treasurer and Gift Aid secretary are appointed, as well as an electoral roll officer. In 2025 these were Ruth Ruse, Helen Zandbergs, Adrian Howe, Janet Hood, and Liz Kearns respectively. Two PCC members are also appointed to serve on the Standing Committee in addition to the churchwardens and incumbent, and in 2025 these were David Muddiman and Helen Zandbergs. The churchwardens, secretary and treasurer are encouraged to attend courses run by the diocese on their particular roles. Mailings from the diocese keep these

officers up to date with changes in church regulations and financial reporting and these are shared with the PCC as appropriate.

The churchwardens are designated as the responsible persons with regards to fire safety and ensure that fire extinguishers are maintained annually. Health and safety risk assessments and fire risk assessments are undertaken when major events are planned, and the lightning conductor, electrical systems, gas boiler and portable appliances are all tested regularly. An asbestos survey has been carried out and a written report reveals no risk to users. The church's Terrier and Inventory have been digitised and are kept up to date. A Health and Safety Policy was adopted by the PCC in 2023.

The PCC has no employees and contracts for the services of the organist, (Tony Adkins), two cleaners (who clean the church weekly), and a window cleaner (monthly). The grounds are maintained by church members, and an eco-friendly policy is followed to promote the growth of wild plants and flowers and encourage insects and other wildlife.

The Standing and Finance Committee reports to the PCC. It is required by law and consists of the incumbent, churchwardens, and two other members of the PCC, but not usually the treasurer. It has power to transact the business of the PCC between its meetings, subject to any directions given by the Council. It did not need to meet or take any decisions in 2025.

Safeguarding

At St Richard's we take the safeguarding and care of the children and vulnerable adults who attend our church and use our premises very seriously. The PCC has appointed two Parish Safeguarding Officers (PSOs) who are responsible for ensuring that a Disclosure and Barring Service Disclosure Application is undertaken for all those who work with children and vulnerable adults in the church. Ruth Ruse is the PSO with particular responsibility for vulnerable adults, Liz Kearns the PSO for Children. All PCC members are required to undergo basic training in safeguarding, while PSOs, clergy, Readers and churchwardens attend additional training for these roles. The PCC has adopted the Church of England 'Safeguarding Policy Promoting A Safer Church' and registered with the safeguarding organisation Thirty-One:Eight for our DBS checks. We implement any necessary changes to procedures and practice on an ongoing basis, and review the policy annually. Safeguarding is included as an agenda item and reported on at every PCC meeting. The PCC has thus complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults.

At the same time we recognise that safeguarding is something which is important for everyone to understand and take seriously, not just the PCC, so Safeguarding Sunday was marked in 2025 and has become an annual feature in the church calendar. We also invited a speaker from Mothers' Union to address the issue of domestic abuse. The PCC reappointed our Safeguarding Officers, readopted the Church of England's safeguarding policy, undertook an audit of safeguarding at St Richard's, and emphasised the need for DBS checks and training to be kept up to date for all church officers and volunteers. We were informed about an unfortunate nationwide data breach which affected some of our members, as a result of which we changed our DBS provider to Thirty-One:Eight on diocesan advice. This meant adopting new policies on data handling and equal opportunities. We also signed up to the new diocesan safeguarding dashboard.

Risk management

The PCC has reviewed the strategic and operational risks it faces. The major financial risks identified and steps taken to mitigate these risks are as follows:

- *Property damage (including fire) or theft.* Insurance cover is maintained against both these risks. The building is maintained following a programme of regular inspection, with

gutters and hoppers cleared. The aim of the current major restoration project is, as is noted elsewhere, to repair damaged areas and ensure the roof is watertight. Steps are being taken to seek to prevent further deterioration of the building before the planned work begins, including repair and redecoration of external woodwork, and investigation into the erection of a roof canopy over the entire building as early as possible. Following past practice, it is understood that if it became impossible to meet in the church building for any reason the congregation could meet in the school hall. In February 2026 our structural engineers advised that we should not continue to allow public access to the church until internal propping of the roof was installed. After one Sunday without a service, worship is taking place in the school until the appropriate props are in place. While this means a loss of lettings income it also reduces energy costs, and the forecast is that it will be safe to return to the building in April 2026. Fire extinguishers are tested and replaced as advised. The lightning conductor is also inspected and tested every three years, electrical circuits every five years and portable appliances every year.

- *Misappropriation of funds.* The budgeted expenditure for each year is approved by the full PCC. The segregation of duties is designed to mitigate against any potential for the misappropriation of funds. The amounts of cash held at any one time are not material to the Parish. Two authorised persons are required to sign any cheques or to approve any online transactions. In 2019 the PCC set out new guidelines for permitted levels of expenditure by the incumbent, the Standing and Finance Committee, and other officers, to ensure greater control of expenditure. A procurement policy and procedure for church restoration project expenditure was also agreed by the PCC in 2025 with tender requirements and clear levels of expenditure authorisation. Significant unbudgeted expenditure must be approved by the full PCC.

- *Revenue falling below committed expenditure.* The level of giving is carefully monitored throughout the year, and the financial situation is reported to the PCC monthly and reviewed at every meeting. Any anticipated deficit will be addressed through a review of committed expenditure and by drawing the congregation's attention to the need for increased giving.

- *Allegations of inappropriate behaviour against persons acting on behalf of the parish.* The parish subscribes to the Diocesan scheme for screening all those who are involved with vulnerable individuals, including DBS checks. As is set out in the Church of England Safeguarding Policy, Promoting A Safer Church, activities are structured in a way that minimises the potential for abuse or allegations of abuse to arise.

Public benefit

Members of the PCC are aware of the Charity Commission guidance on public benefit, and are confident that by promoting the work of the Church of England in the parish of Ham Riverside it provides public benefit by:

- providing facilities for public worship;
- the teaching of Christianity through sermons and small groups;
- the occasional offices (baptisms, thanksgivings, weddings, wedding blessings, funerals and memorial services) for members of the local community;
- pastoral care for its members and others, including the sick and the bereaved;
- leading collective worship in St Richard's School;
- supporting other charities in the UK and overseas;
- promoting Christian values and service by members of the Church in the community, to the benefit of individuals and society as a whole.

Volunteers

The work of the church is utterly dependent on the huge contribution made by church members as unpaid volunteers in the activities of the church. The PCC, itself comprised of

volunteers, acknowledges with thanks the crucial importance of the time and skills provided by so many church members to enable the ministry of St Richard's to flourish.

Objectives and Activities

The primary objective of St Richard's PCC is the promotion of the Gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. The PCC has the responsibility of co-operating with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

Review of 2025

Over the course of the year the life of the church and the work of the PCC were once again dominated by our restoration project, with the vision: *"To give our church building a secure and sustainable future as a home for a thriving church and a welcoming space for community groups and activities."* At the same time we continually strove to ensure that the worship, fellowship, and witness of St Richard's as the parish church of Ham Riverside continued unchanged.

- Significant progress was made in 2025 towards our goal. The major milestones were the appointment of consultants in February to help us put in a bid for a National Lottery Development grant, something which was achieved by the May deadline. This resulted in a grant of £248,000 across 2025-26, which will enable us to apply for a delivery phase grant (estimated at the time at £2.8m). The first consultants to support us in that bid were appointed in December. This was remarkably rapid, and we are indebted to our project team, with the support of the PCC, for making it possible. We also heard in April that the building has been placed on the Heritage At Risk register following an inspection by Historic England architects, which helps us make our case for saving and renewing the church building.
- Various events through the year not only raised money for the appeal, but also brought in members of the community to see the church for themselves and to enjoy their visit. These included a community quiz night, Tony Adkins' piano concert, and a hugely successful Christmas Fair, which was much appreciated and raised over £4,000.
- The church again took part in the London Open House weekend, with local architects Richard Woolf and Fiona McDaniel sharing their passion for the building and its very special architecture and stained glass with visitors.
- We continued to work hand in glove with St Richard's School, who came into church for weekly assemblies, termly services, lunchtime Bible club, and occasional lessons. The school choir sang at our Christmas Fair and at our Education Sunday service in June, at which parents, governors and members of staff were all represented.
- We also continued to partner with the other churches of Ham and Petersham, holding united services with St Peter's Petersham for midweek church festivals, and with St Peter's and St Andrew's throughout the summer. All the churches of the locality also celebrated the World Day of Prayer and the Week of Prayer for Christian Unity, and contributed jointly to provide Christmas boxes for local families. Leaders met together regularly over the course of the year to foster cooperation and community.
- The monthly meeting 'Hymns we love' also drew in members of other churches as well as St Richard's, and welcomed members of Ham & Petersham SOS to their Christmas meeting. Women's breakfasts in March and December again proved popular, with several members of other local churches attending.
- Relationships with local community organisations who are serving the people of Ham continued to develop. Riverbank Trust worker Rachel Donnet uses a room in the church as her office and meets clients there, as well as helping to lead Seedlings, running a weekly Riverbank at home session in church and working in the school. She and Riverbank CEO Laura Lowther spoke at a Sunday service. Crosslight, a local

charity who provide financial advice and support, ran their money course at St Richard's and offered debt counselling in the Nash room.

- The church playgroup, Seedlings, continued to thrive and flourish, and a new Christian group, Oasis, for Seedlings mums, started meeting fortnightly.
- A new daytime home group began meeting monthly after the Tuesday morning service.
- We demonstrated our commitment to the wider church and world by our support for Christian Aid through collections in Christian Aid week, participation in the annual sponsored walk, and a collection for the Afghanistan earthquake appeal. We also welcomed a speaker from Open Doors, an organisation supporting those persecuted for their faith.
- Finally, our connection with the Diocese was strengthened by the visit of retiring Archdeacon John Kiddle, who had offered great support to the church over recent years, on Palm Sunday, and a very positive Parish Conversation evening with new Archdeacon Bridget Shepherd in October.

Church attendance

The electoral roll stood at 47 in April 2025, nine fewer than in 2024, but this followed the preparation of a new roll, which usually leads to a drop in numbers. The October count recorded an average morning attendance of 31 adults and 3 children, a drop of two adults but increase of one child over the previous year. As for the major festivals, attendance was noticeably up, with 55 people on Easter Day (compared with 42 in 2024), and 101 adults and children on Christmas Eve and Christmas Day (compared to 92; all figures counting only once those who were present at more than one service).

Review of the PCC year

There were six meetings in 2025, all held in the church building. The average level of attendance was 95%. The PCC's principal role is to oversee the life, work and mission of the church and to act as its charity trustees. Every meeting includes reports on church fabric, finances and safeguarding. Our treasurer provides members with a monthly finance report in between meetings as well. This now includes a section setting out in detail income and expenditure related to the restoration appeal, as well as a separate record of funds received from the National Lottery Heritage Fund (henceforth abbreviated to the Heritage Fund).

Every meeting of 2025 also included an update on progress related to the project, and in some cases the bulk of the meeting was taken up with discussion about this. We were indebted to the project team of Chris Ruse, Rich Vernon, Adrian Howe and Philip Kassanis, who were joined during the course of the year by Karen Rodgers. While they devoted many hours of their own time to the project, they also ensured the PCC was kept informed of developments, and Chris Ruse issued public newsletters three times in the year as well. As was noted above, it was a year of significant progress and encouragement, as we appointed consultants, put in our bid for a development grant of £248,000, and received it, all within a year. This enabled us to appoint a Project Manager, Community Engagement and Activity Plan consultants, and Fundraising Manager, and to commission a new timber survey for the new year. Interviews for a Business Planner and Evaluation Consultant were held early in the new year. The aim is to submit our delivery phase application by November 2026.

We also saw the church go on the Heritage At Risk register, and consulted with our architects and other professionals about the possibility of putting a protective canopy over the church to prevent further deterioration and help it dry out prior to work taking place. While it was initially disappointing that the Heritage Fund was not willing to bring forward payment towards this before the delivery phase, as the year progressed it emerged that Historic England were willing to make a sizeable grant towards the work. It was hoped that

this would therefore be erected in spring 2026: the local community was informed and the necessary permissions sought.

In other fabric discussions, the PCC oversaw the repair and redecoration of external woodwork in order to prevent further deterioration, particularly of the windows, and we were pleased to receive a diocesan grant to cover some of the cost of this. Unfortunately the poor state of the woodwork meant the overall cost was significantly higher than had been envisaged. Another grant, of £18,000, came from the Ham Close Redevelopment Social Value Fund to renew the path across the church grounds in January 2026.

We had an Eco-Audit undertaken by sustainability consultants SustainQuality, though this was unfortunately somewhat generic rather than tailored to our specific building with its unique current challenges.

We were pleased to appoint our project architect, Nick Haseltine of HPA, as our Inspecting Architect in 2025, following agreement by the Diocesan Advisory Committee to add him to their list of approved architects.

While fabric matters took up a very large amount of the PCC's time and energy, several other important issues were also considered, including the following:

- At a number of meetings we considered our Mission Action Plan and how this should be updated in the light of our current circumstances. Priorities were agreed: 1) to build on our ties with the school and existing church groups; 2) to develop and broaden our relationships with local community organisations, and 3) to make the most of the project's community engagement plan to celebrate and share our Christian faith. Discussions on the practical implementation of this will continue in the new year.
- The incumbent informed the PCC that he had agreed to stay on until summer 2027 in the light of the restoration project timetable, and emphasised that discussions with the diocese about succession planning are ongoing. Archdeacon Bridget Shepherd was particularly helpful in this regard, and at her visit to the PCC in October expressed her commitment to as smooth a transition as was possible.
- We kept a close eye on parish and project finances (as set out below) and agreed that the recipients of our mission giving, one tenth of unrestricted income, would again be Riverbank Trust, vulnerable families in St Richard's School, and Open Doors, a charity working with the persecuted Church. Because the Christmas boxes appeal had carried forward a sizeable sum from 2024, we agreed for this year only to donate an additional £650 to vulnerable families at the school instead of contributing to that. Speakers from Open Doors and Riverbank Trust came to Sunday services during the year to keep us informed about how the money we give is being used.

Financial review

- The church accounts at the end of the year appeared more complex than at its start because the PCC, under the guidance of our treasurer, is required to report separately on the money received from the National Lottery Heritage Fund. Our finance reports and year-end accounts consequently now have an additional column: the first represents general church funds, the second our restoration fund, the third the Heritage Fund and the fourth other restricted funds.
- The general fund showed a deficit over the year of £11,495 due to the exceptional item of woodwork maintenance mentioned above. Without these unusual maintenance costs, the church would have ended 2025 with an overall cash profit of some £5,000. Even so, the PCC is committed to keeping a close eye on general funds, particularly given cost of living pressures and increased giving to the restoration project.
- Appeal fund income was £11.6k over budget due to higher donations and events income, and the balance of £5k received from a 2024 legacy. Appeal costs were £10.7k over budget due to the employment of consultants and work on the roof

canopy. This gave an overall appeal fund profit of £29,594, but £59k was transferred to the Heritage Fund for development phase work, as was pledged in our bid.

- The first half of the National Lottery Heritage Fund development grant, £124,004, was received in November; costs in December were just £2.2k.
- Regarding other restricted funds, the historic Barclays Community Fund was finally fully spent, achieving a long-held goal. Christmas Boxes income was significantly lower in 2025 due to a carry-forward of over £3k, late receipts from 2024. The Pastoral Fund was drawn upon for the first time in a while, with income from church members to support a family in a crisis situation. The Footpath restoration fund was established following receipt of a grant to pay for work in January 2026 (see above).

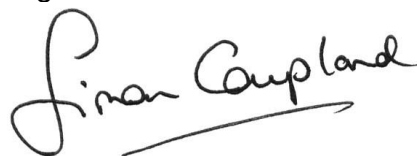
Reserves policy

The PCC's policy is to maintain the balance on its general funds (i.e. those neither restricted nor designated) at a sufficient level to enable payments to be made when they become due and to enable current activities to continue in the short term, should funding fall. Following the setting of a budget for 2026 the PCC aims to have balances equivalent to at least three months' budgeted general expenditure. Reserves at the year end covered only some four months' forecast overhead spend, so a close eye will be kept on this.

Future Plans

1. In 2026 and subsequent years, the PCC aims to build on the initiatives undertaken in 2025 in furtherance of its stated objectives.
2. Major developments connected with the restoration project and future of St Richard's are expected in 2026. The first is the erection of a scaffolding canopy over the entire building (except the spire) which will remain in place until works are complete.
3. At the time of writing the church is temporarily closed due to the urgent need to prop the roof, as outlined above. This is because the timber survey undertaken in January revealed that the principal roof beams are rotten at the base. Sunday services and the Seedlings toddler group are meeting in the adjacent school until the scaffolding is in place. This is expected to be completed in April, when the building can reopen and groups can meet again. A grant of £446,869 from Historic England has been awarded towards the cost of both the canopy and this internal scaffolding.
4. A business planner and evaluation consultant will be recruited in 2026, and our team of consultants are working towards a delivery phase grant bid to be submitted to the National Lottery Heritage Fund by the November deadline, with the necessary matched funding in place.
5. It is strongly hoped that before this deadline Southwark Diocese will be able to announce the name of a successor to replace Simon Coupland as incumbent of St Richard's when he retires in summer 2027.
6. In May 2026 the church will celebrate the 60th anniversary of its consecration with a community quiz and visit by the Bishop of Kingston. Other events will continue to draw in the community, raise funds, and celebrate our past, present and future.
7. We will continue to maintain and develop our relationships with St Richard's school, other churches in Ham and Petersham, our mission partners and local community organisations, both Christian and secular.

Signed on behalf of the PCC by the Revd Dr Simon Coupland (Chair) on 16 March 2026.

A handwritten signature in black ink, reading "Simon Coupland". The signature is written in a cursive style with a long horizontal line underneath the name.

Independent Examiner's Report to the trustees of St Richard's Church, Ham

I report to the charity trustees on my examination of the accounts of St Richard's Church, Ham ("the Trust") for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees 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 2011 Act and in carrying out my examination I have followed all the 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.

Signed:



Name: Helen Kirk

Relevant professional qualification: ACA

Address: 8 Cherrywood Close, Kingston, KT2 6SF

Date: 16th March 2026

PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 December 2025

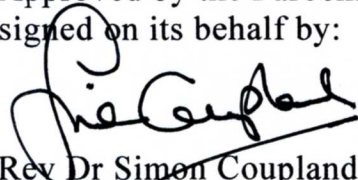
	Note	Unrestricted Fund -General	Restricted Fund -Major Maintenance Projects	Restricted Fund - National Lottery Heritage Fund	Other Restricted Funds	Total Funds 2025	Total Funds 2024
INCOME							
Voluntary income	2a	45,081	58,070	124,004	26,990	254,145	137,315
Activities for generating funds	2b	-	9,704	-	-	9,704	11,313
Income from investments	2c	478	2,405	-	-	2,883	2,731
Church activities	2d	<u>11,903</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,903</u>	<u>9,755</u>
TOTAL INCOME		57,463	70,179	124,004	26,990	278,635	161,114
EXPENDITURE							
Church activities	3a	68,958	39,041	2,558	11,925	122,482	91,653
Raising funds	3b	<u>-</u>	<u>1,544</u>	<u>690</u>	<u>-</u>	<u>2,234</u>	<u>1,409</u>
TOTAL EXPENDITURE		<u>68,958</u>	<u>40,585</u>	<u>3,248</u>	<u>11,925</u>	<u>124,716</u>	<u>93,062</u>
NET INCOME /(EXPENDITURE)		- 11,495	29,594	120,756	15,065	153,919	68,052
Intra-funds transfer		-	- 59,000	59,000	-	-	-
TOTAL FUNDS brought forward		<u>29,892</u>	<u>166,074</u>	<u>-</u>	<u>5,145</u>	<u>201,111</u>	<u>133,059</u>
TOTAL FUNDS carried forward		<u><u>18,397</u></u>	<u><u>136,668</u></u>	<u><u>179,756</u></u>	<u><u>20,209</u></u>	<u><u>355,030</u></u>	<u><u>201,111</u></u>

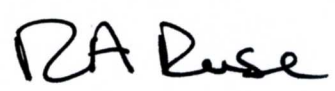
PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

BALANCE SHEET as at 31 DECEMBER 2025

	Note	Unrestricted Fund -General	Restricted Fund -Major Maintenance Projects	Restricted Fund - National Lottery Heritage Fund	Other Restricted Funds	Total Funds 2025	Total Funds 2024
Fixed Assets	4	2,660	-	-	-	2,660	3,580
Current Assets							
Debtors	5	11,869	7,025		6,469	25,363	3,977
Cash - Current account	1	1,066	-		-	1,066	500
Cash -Deposit account	1	12,113	131,803	179,756	20,069	343,740	194,535
		25,048	138,828	179,756	26,538	370,170	199,012
Current Liabilities							
Creditors falling due within one year	6	9,311	2,160	-	6,329	17,800	1,481
TOTAL NET ASSETS		<u>18,397</u>	<u>136,668</u>	<u>179,756</u>	<u>20,209</u>	<u>355,030</u>	<u>201,111</u>
PARISH FUNDS		<u>18,397</u>	<u>136,668</u>	<u>179,756</u>	<u>20,209</u>	<u>355,030</u>	<u>201,111</u>

Approved by the Parochial Church Council at its meeting on 16th March 2026 and signed on its behalf by:


Rev Dr Simon Coupland (Chair)


Mrs Ruth Ruse (Churchwarden)

The notes on pages 11 to 16 form part of these accounts.

PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

1. ACCOUNTING POLICIES

Basis of preparation:

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions. FRS102 (2019) is the applicable accounting standard and the statements comply with the 2019 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

The financial statements have been prepared under the historical cost convention in pounds sterling, rounded to the nearest pound. The going concern basis has been used in the preparation of the accounts and there are no material uncertainties relating to going concern.

Assets:

Consecrated and benefice property assets are not capitalised in the financial statements given they are generally excluded from the statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011.

Moveable church furnishings are capitalised at cost and depreciated over their useful economic life other than where insufficient cost information is available. In this case the item is not capitalised, but all items are included in the Church's inventory (which can be inspected at any reasonable time).

Tangible fixed assets for use by the church are capitalised if they can be used for more than one year, and cost at least £1,000. They are valued at cost or else, for gifts- in-kind, at a reasonable estimate of their open market value on receipt.

Depreciation is calculated to write off the capitalized cost of fixed assets less their currently anticipated residual fair value over their estimated useful lives as follows:

Fixtures & Fittings	20 years
Kitchen & Sound equipment	3 years

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

Cash: Current and short-term deposits

The General Fund current account operates on a “sweep” basis which maintains a balance of £500 at all times. There is no overdraft facility. Short-term deposits are held with Barclays Bank.

Funds:

Unrestricted Funds (General)

These represent the income funds of the PCC that are available for spending on the general purposes of the PCC.

Restricted Fund: Major Maintenance Projects

This fund, historically known as the Appeal Fund, was created several years ago as a designated reserve fund for major structural works, and in January 2023 the PCC declared it to be a Restricted Fund which acts as an important source of funds for the urgent and essential repairs to the roof and fabric. Further details of the income and expenditure of the fund is given in notes 2, 3 and 7 to the accounts.

Restricted Fund: National Lottery Heritage Fund Grant (“Heritage Fund”)

As explained in note 7 to the accounts, the PCC was successful in its application to the National Lottery Heritage Fund for a development grant which was awarded in September 2025. The grant can only be spent on the preparatory works (including trials of related community heritage activities) for the major roof repairs planned for 2027; these will be the subject of a second application for a NLHF delivery grant in 2027 currently estimated at £2.8m. A minimum of 10% matched funding is required for NLHF grants at both stages; £59,000 has been committed for the development phase and a further £361k currently estimated for the delivery phase.

Restricted Funds: Other

These are income funds that must be spent on restricted purposes and details of the funds held are shown in note 8 to the accounts. Any balance remaining unspent at the end of each year must be carried forward as a balance on that fund.

The PCC does not usually invest separately for each fund and interest, where amounts are material, is apportioned to individual funds on an average balance basis.

PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

2. INCOME	Unrestricted Funds - General	Restricted Fund -Major Maintenance Projects	Restricted Fund - National Lottery Heritage Fund	Other Restricted Funds	Total Funds 2025	Total Funds 2024
a) Voluntary income:						
Planned Giving:						
Gift Aid donations	25,201	39,676	-	4,570	69,447	43,367
Tax recoverable	7,570	10,157	-	1,143	18,870	11,610
Legacy	-	4,973	-	-	4,973	52,500
Other	1,820	-	-	-	1,820	2,120
Collections (open plate)	2,360	-	-	-	2,360	2,800
Tax recoverable (Gift Aid Small Donations Scheme)	522	-	-	-	522	622
Grant	4,478	-	124,004	18,000	146,482	-
Donations and Appeals	3,131	2,806	-	3,275	9,212	23,855
Tax recoverable (Gift Aid Small Donations Scheme)	-	458	-	3	461	441
	45,081	58,070	124,004	26,990	254,145	137,315
b) Activities for generating funds:						
Other	-	9,704	-	-	9,704	11,313
	-	9,704	-	-	9,704	11,313
c) Interest						
Bank	478	2,405	-	-	2,883	2,731
Other	-	-	-	-	-	-
	478	2,405	-	-	2,883	2,731
d) Income from church activities :						
Statutory fees re weddings & funerals	830	-	-	-	830	228
Letting income -local community use	11,073	-	-	-	11,073	9,527
	11,903	-	-	-	11,903	9,755
TOTAL INCOME	<u>57,463</u>	<u>70,179</u>	<u>124,004</u>	<u>26,990</u>	<u>278,635</u>	<u>161,114</u>

PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

3. EXPENDITURE

	Unrestricted Fund -General	Restricted Fund -Major Maintenance Projects	Restricted Fund - National Lottery Heritage Fund	Other Restricted Funds	Total Funds 2025	Total Funds 2024
a) Church activities:						
Missionary & charitable giving						
Overseas	-	-	-	-	-	-
UK (details below)	6,000	-	-	6,329	12,329	11,133
Ministry: Parish Support Fund	17,520	-	-	-	17,520	16,800
Ministry : other costs	2,496	-	-	62	2,557	2,081
Church maintenance	22,767	39,041	2,558	-	64,365	38,817
Church running costs	14,736	-	-	685	15,421	14,468
Grounds maintenance	270	-	-	-	270	330
Music	3,723	-	-	-	3,723	3,765
Other	<u>1,447</u>	<u>-</u>	<u>-</u>	<u>4,850</u>	<u>6,297</u>	<u>4,258</u>
	68,958	39,041	2,558	11,925	122,482	91,653
b) Raising funds:						
Other	<u>-</u>	<u>1,544</u>	<u>690</u>	<u>-</u>	<u>2,234</u>	<u>1,409</u>
	-	1,544	690	-	2,234	1,409
TOTAL RESOURCES EXPENDED	<u>68,958</u>	<u>40,585</u>	<u>3,248</u>	<u>11,925</u>	<u>124,716</u>	<u>93,062</u>

The majority of the Major Maintenance Fund expenditure was on fees for architects (£ 9,589) , scaffolding design fees (£ 8,361) and heritage consultants (£15,000) supporting the successful National Lottery Heritage Fund Development grant bid of £248,008.

UK Missionary & charitable giving (included above) :				
St Richard's School Hardship fund	2,600		2,600	1,750
Riverbank Trust	1,700		1,700	1,500
Open Doors with Brother Andrew (charity)	1,700		1,700	1,500
Embracing Change	-		-	25
CTHP (Churches Together in Ham & Petersham) re Christmas Boxes			6,329	6,358
Total	6,000		6,329	11,133

In addition to the above appeal payments, donations were collected on an agency basis for Christian Aid's Afghanistan's Earthquake Appeal (£225), Christian Aid week (£462), a Christian Aid walk (£370) and the Children's Society (£164).

In 2024, in addition to the CTHP payment above, the PCC transferred £612 from its Barclays Community Fund into the Christmas Boxes Restricted fund as its contribution to the Christmas Box appeal and made collections on an agency basis for The Bishop's Lent Call (£110) and the World Day of Prayer (£140).

PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

4. FIXED ASSETS :	31-Dec-25	31-Dec-24
Cost		
B/f 1 January	6,384	6,384
Additions in year	1,279	-
C/f 31 December	7,662	6,384
Depreciation		
B/f 1 January	2,803	675
Additions in year	2,199	2,128
C/f 31 December	5,002	2,803
Net Book Value		
B/f 1 January	3,580	5,708
C/f 31 December	2,660	3,580

The depreciation charge is included within Church running costs in note 3 above.

5. DEBTORS	31-Dec-25	31-Dec-24
Lettings clients	356	47
Southwark Diocese Maintenance grant	4,478	-
Prepayments & accrued income	5,998	262
Gift Aid recoverable		
-re Current year	14,532	3,668
-re prior periods	-	-
	<u>25,363</u>	<u>3,977</u>

6. CREDITORS: Amounts falling due within one year	31-Dec-25	31-Dec-24
Trade creditors	15,998	-
Accrued expenses	1,577	1,148
Other creditors	225	333
	<u>17,800</u>	<u>1,481</u>

7. POST BALANCE SHEET EVENTS & COMMITMENTS

As part of its successful Development grant application to the National Lottery Heritage Fund, the PCC has committed to an extensive programme of work including the employment of a project manager, activity plan, business plan and fundraising managers, and an evaluation consultant in addition to continued work with its professional advisors (architect, structural engineers and quantity surveyor) to advance the planning for the structural roof repairs planned for 2027.

Regular reports are provided to the NLHF on the project's progress and financial performance; assuming these are satisfactory, further development grant receipts of £124,008 are anticipated in 2026 as part of the current Development phase. The submission of a subsequent Delivery grant application (no earlier than November 2026) will require a minimum cash contribution from the PCC of at least 10% of the forecast £2.8m costs.

In March 2026, Historic England awarded the PCC a grant of £446,869 towards the costs forecast for the erection of a temporary canopy over the church to protect the roof until permanent repairs could be completed in 2027, and for internal propping to provide additional support, enabling the church to reopen as soon as possible. The PCC will need to provide a further £101,000 towards the costs of these works.

PAROCHIAL CHURCH COUNCIL OF ST RICHARD'S HAM

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025 (continued)

8. OTHER RESTRICTED FUNDS

	Barclays Community Matched Funding	Christmas Boxes Appeal	Pastoral Fund	Footpath Restoration Fund	Other Restricted Funds
INCOME					
Voluntary income:donations/grant	0	3,995	3,850	18,000	25,845
Gift Aid & GASDS recoverable	<u>0</u>	<u>433</u>	<u>713</u>	<u>0</u>	<u>1,145</u>
TOTAL INCOME	0	4,428	4,563	18,000	26,990
EXPENDITURE					
Other costs	747	0	4,850	0	5,597
Church activities:Charitable giving -UK	<u>0</u>	<u>6,329</u>	<u>0</u>	<u>0</u>	<u>6,329</u>
TOTAL EXPENDITURE	747	6,329	4,850	0	11,925
NET INCOME/(EXPENDITURE)	-747	-1,901	-288	18,000	15,065
TOTAL FUNDS brought forward	<u>747</u>	<u>3,151</u>	<u>1,247</u>	<u>0</u>	<u>5,145</u>
TOTAL FUNDS carried forward	<u>0</u>	<u>1,250</u>	<u>960</u>	<u>18,000</u>	<u>20,209</u>

The Barclays Community Matched Funding fund has paid the heating costs of the building when it has been used by local charity Riverbank Trust (charity no. 1143758) and to provide support materials for St Richard's Year 6 pupils moving up to secondary school. It has now been fully spent. The Christmas Boxes Appeal Fund is run on behalf of CTHP (Churches Together in Ham and Petersham) and distributes almost 100 Christmas hampers each year to families identified as deserving by local schools.

The Pastoral Fund receives donations from the congregation to support church members in unexpected financial need.

The Footpath Restoration Fund received a grant in the autumn of 2025 to restore a publicly used footpath across the church grounds; this work was carried out in January 2026.