



**St Augustine's**  
Wembley Park

**ST. AUGUSTINE'S CHURCH**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**YEAR ENDED 31 DECEMBER 2025**

Charity registered in England & Wales no. 1212161

## VICAR'S INTRODUCTION

It has been another year in which we have seen God's grace to us as a church in so many ways. He has remained faithful through all the joys and challenges and has been at work among us to His praise and glory. Sharon and I are so thankful for the support, encouragement and love that is seen in the church family, and for all the ways the Lord has grown us over this past year, in numbers but also in love for one another and for Jesus. Let's continue to be thankful and expectant as together, under God, we seek to grow the church and reach out to our local community.

The gospel of Jesus really does make a difference in our lives and in our community. It enables us to rejoice when people become Christians and grow in their faith. It also enables us to grieve with hope, as those who can be certain that death is not the end and that we will rise again with Jesus. We lost a much-loved long-standing member of the church family when Reg Wright passed away in August and mourned with Chris and Bekah Carter at the loss of baby Isaac in September. In the midst of the often overwhelming sorrow, we praise God for how the church family has come together to carry one another.

I would like to express my thanks to the PCC for their service. There has been much to discuss throughout the year, and our meetings have always been marked by a real sense of unity and an optimism about what God is doing and will do through our efforts. Like in any church, there remains many things we would like, under God, to do, including new ministries and continuing to ensure the building facilitates our worship and mission; but I'm thrilled with the progress we've made this year and feel confident that together we can continue to proclaim the good news of Jesus to the people of Wembley Park.

Particular thanks also go to Alison Cottle for all her work as our Finance Manager and PCC Secretary (and many other things besides). Rachel Akroyd (Treasurer) and Fred Richards (Warden) also do so much behind the scenes on our finances – thank you both.

In September Mo Takhti took on the role of Operations and Facilities Manager, helping to oversee the building, maintenance, and income generation through hall hires and car parking. Diederik Evanson finished as a Ministry Intern after 2 years, and has remained at the church overseeing our Evangelism. Phoebe Burton and Ranukshi Seneviratne joined as Interns in Sept 2025 and have already been a real blessing to the church.

On-going debates and decisions in the Church of England on the possible blessing of same sex relationships continues to impact our relationship with the Diocese and our Bishops. In July 2025 the PCC took the decision to give our Common Fund contribution via the Ephesian Fund, as a way of signalling our discomfort with the current direction of travel. We consulted the wider church family and have begun giving in this way from January 2026.

Since then, the Living in Love and Faith (LLF) process has officially come to an end, with the House of Bishops finally conceding that any further change in practice would require a more robust and accountable doctrinal and legal process. This is a significant and welcome development, however, the push for more concessions will continue from those who believe the church should change its doctrine and practice around marriage and sexuality. The Church of England is in a mess and has been deeply divided by the majority of the House of Bishops, including the outgoing Bishop of London, who have pursued the blessing of same-sex marriage recklessly. It remains to be seen how these divisions will be healed. Please join me in praying for the process to appoint the next Bishop of London and pray that they would uphold the historic teaching of the church.

The reports below give a helpful snapshot of the life of St Augustine's, in different ministries and areas of church life over the past year. Praise God for all that He has done in and through the church, and let's continue to pray that God would use our efforts so that more would hear the life-giving good news of Jesus and grow in their love for Him.

Scott Furey (Vicar)

## AIMS AND PURPOSES

The primary aim of the Parochial Church Council (PCC) is the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. St. Augustine's PCC has responsibility, in cooperation with the Vicar, for the whole mission of the church: pastoral, evangelistic, social and ecumenical. The full PCC has met six times this year.

This aim is primarily achieved through our Sunday services, which anyone is welcome to attend. Sundays form the heart of our community with Bible teaching, worship and the Lord's Supper as well as time together. In addition, we have midweek groups and our Memory Cafe for older members of the community and their carers. All these provide opportunities for on-going support of existing church members and are places where new members can be welcomed in.

The PCC believes that this report, taken as a whole, demonstrates the public benefit of our activities in 2025. We have had regard to the Charity Commission's public benefit guidance where relevant.

## OBJECTIVES

Our main objectives for this year included:

- Continuing to strengthen both our Sunday services and mid-week groups, as well as reaching out to our local community through regular ministries and one-off events.
- Intentionally seek to reach those who live on the Wembley Park Development, possibly through launching a Christianity Explored course near there.
- Ensuring the building is able to function as a welcoming and usable space. We hoped to complete the refurbishment of the toilets by the office, as well as converting the entrance toilets into an accessible toilet and refreshing the entrance lobbies.
- Seeking to train new leaders to take on serving responsibilities especially in Sunday School and Youth, as well as new small group leaders.
- Appointing at least one additional member of staff.
- In the medium term, we'd love St Augustine's to be a church that supports other new ventures, both in the parish and further afield.

In seeking to achieve these objectives, we remain almost entirely dependent on our team of volunteers – aside from the vicar and new Ops and Facilities Manager, all other ministry is achieved by volunteers. This includes running most of our activities, and helping to maintain the building and grounds.

## ACTIVITIES, ACHIEVEMENTS & PERFORMANCE

### Sundays

Both services have continued to grow both in number (with average attendance over 100 across the two services) and impact. Sermon series have been in John's Gospel, 2 Corinthians, 1 Thessalonians, Genesis, Esther and Mark. We're so thankful to the many involved in serving on the Music and Tech teams, who contribute so much to our Sundays services. Thank you Alvin Tse for leading this.

It's been a real joy to see 6 adult baptisms this year, as we've celebrated the new life that God has brought. We also baptised two babies (one during a Sunday service, and one at Queen Charlotte's Hospital who sadly went to be with the Lord shortly after).

Sunday School continues to go from strength to strength, brilliantly led by Leah Gray (report below).

The Youth Group has consistently been able to meet 2 Sundays per month (report below). Thanks to Tim Eke for taking on responsibility for this.

### Midweek

We made the decision to centralise our Wednesday evening Small Groups, so that they now meet in the church building. While there are things we miss about meeting in homes, it has enabled us to more easily welcome new people into the groups and to enjoy a time of wider fellowship. We've also launched a group specifically for people who are newer to church and/or Christian faith – this has been a real encouragement. Our 'Prepared to Serve' group has also continued as a way to train and equip members for leadership roles as we learn key doctrine together. We also continued our monthly prayer meeting, on the first Wednesday of each month. The Friday morning group has continued to meet in the Vicarage and a new group has started on Tuesday mornings.

The Memory Cafe continues to provide support and companionship for older members of the community – see their report below. Thanks go to Jacki Smart, Breda Lawler and Phoebe Burton for overseeing this.

## MUSIC REPORT

We're so grateful to God for the way that He has grown the music ministry at St. Augustine's this year. Over the course of the year, we have learned 8 new songs at the 10:30am congregation and 7 at the 4pm congregation, begun regularly singing all-age songs to reflect increased attendance of children and young people, and welcomed four new team members into our Music and Tech serving team. This year, it has been a joy rejoicing in Jesus' salvation, discovering more truths about His character, and learning more ways to respond to His glory and grace together; the sung worship is always a joyful time at St. Augustine's, and a foretaste of a day when we will surround His throne singing praises to Jesus Christ, our King.

Our prayer is that through our sung worship, new truths about Jesus will dwell richly within our hearts, and members of our church family will be built up to confidently lead each other in song. We aim to continue teaching a similar number of new songs across both services – some within individual congregations and some at both, which will help our diverse congregations worship our God and His multifaceted character. As we continue to welcome new believers from a broad range of

cultures across both services, we are planning for the sung worship to reflect this, particularly in instrumentation. Prayerfully, we are hoping that this will welcome new opportunities for our team to grow in number, giving room for some more longstanding team members to serve at a more sustainable frequency. To support this, we are planning additional training opportunities for our musicians and technicians, as well as investments in our technical setup to allow our musicians to serve more confidently.

Additionally, in order to equip and resource the wider church with new songs, and share the work God has done within us amongst the global church family, we also plan to record songs written by church family members later in the year. Please pray with us that St. Augustine's will be a church family that loves to give glory and thanks to God through song, because He is worthy of all our praise.

Alvin Tse (Music Lead)

## EVANGELISM REPORT

It's been an incredible joy to see all that the Lord has done in our community over the last year. Numbers are not everything in evangelism, but they do give us reasons to praise the Lord, as every person who puts their faith in Christ is precious to him. Since our last APCM, six adults have committed their lives to following Christ and were baptised. Several of them came to understand the gospel through our Christianity Explored course. The course has consistently been a great way for non-Christians in our community to explore the foundations of the Christian faith. We continue to pray for the eight other guests who have completed the course, many of whom still regularly attend church services and small groups.

This year, we've also distributed flyers across our whole parish three times, inviting residents to our Christmas and Easter services, which continue to attract many guests. We've had opportunities to share the gospel with our neighbours through door-knocking, reaching approximately one quarter of the homes in our parish. Additionally, we have continued our work with Wembley Primary School, running gospel focused Christmas and Easter events for Reception, Year 3, and Year 6 students. Scott has also had opportunities to speak at several of their school assemblies.

Internally, we held two evangelism training sessions led by subject-matter experts, equipping our congregation to share the gospel more confidently with our Muslim and Hindu neighbours. It has been wonderful to see the Lord at work in growing the confidence and evangelistic zeal in the church. A huge thank you to everyone who has been involved in these ministries.

Looking ahead, the continued purpose of our evangelism team is to share the gospel with our community and to train the men and women in our church to be disciples who make disciples. We plan to continue running frequent Christianity Explored courses alongside our other regular outreach activities. We have decided to wind down our door-knocking ministry to focus more intentionally on reaching Wembley Park and plan to start a new first-contact ministry there. We also plan to offer further evangelism training sessions for our church in the coming year. Above all, we look forward expectantly, trusting that the Lord will continue to be faithful to his promise to rescue his people.

Diederik Evanson (Former Ministry Intern, Evangelism Lead)

## SUNDAY SCHOOL REPORT

Praise the Lord for this year! The Sunday School has grown and the serving team has grown. God continuously gives us more than we ask or imagine! Phoebe particularly has been of great help to the Sunday School team so praise the Lord for her faithful serving, but also for the rest of the team, also some people beginning to teach for the first time has been a great encouragement.

Since the last APCM we have done some additional needs training with Growing Young Disciples which we found to be of great help. It gave great mechanisms to help us engage all different learning styles and pray we continue to work towards this.

This academic year we have studied: Luke, Psalms and are currently in a 4-part series in John for Easter! Please continue to pray that the Lord would show himself to the kids and that Sunday School would continue to be a fun and safe place for the kids to come. Please pray as some of the children move up to the youth group, that moving up a group would be a blessing for them; and pray for Sunday School as we consider how to best serve the younger members of Sunday School, whether it's a Tots group or some material aimed more at younger kids.

Leah Gray (Sunday School Lead)

## YOUTH REPORT

Over the past academic year we have been grateful to run a Sunday morning youth discipleship group for young people aged 12–18 during the main service. On average this has taken place two to three Sundays each month, and we have been working steadily through Matthew's Gospel, helping our young people grow in their understanding of Jesus and confidence in their faith. We currently have two regular attendees, with occasional higher numbers, and in October we were able to take the two regular members away for a youth weekend within the Co-mission network, giving them valuable opportunities for friendship and spiritual growth.

We are thankful for a committed team of six volunteers who make this ministry possible. Looking ahead, we hope to grow the team so that we can provide youth provision more consistently — ideally three Sundays out of four — while continuing to encourage our young people to remain connected to the wider church family by joining the main congregation regularly. We are grateful for what God is doing and prayerful for steady growth in the year ahead.

Tim Eke (Youth Group Lead)

## MEMORY CAFÉ REPORT

Memory Café, which is held in the church building weekly on a Tuesday morning, is attended by around 10-15 adults over the age of 60 from the surrounding community. Around 4 of these attendees also regularly attend St Augustine's on a Sunday.

Over the past year, the café volunteers were able to successfully apply for a funding grant from the council for a Music and Movement project. This has been a real blessing for the café as it will provide full financial support for the year (2026) for refreshments, a few trips out and an exercise class during each session. The aim of the project is to be able to provide music and movement activities which help to stimulate different parts of the brain and help maintain mobility and coordination.

Each session typically involves a good amount of cups of tea and chatting, a quiz, a half hour exercise class, and some singing.

Over the last year, it has been a joy to see the café gain new regular members and the Music and Movement project has been helpful in creating a structure to each session. There are usually a maximum of 2 volunteers running the session, so the café has been relying on the help of carers to look after everyone attending.

We hope that in the next year, memory café will continue to be a support for those attending and draw more people in from the community who might not otherwise be in a church. We also pray that the music and movement project would continue to be a blessing, and for wisdom in how best to use the funding. We would especially love for the outcome of the café to be non-Christian members coming to faith. We would appreciate prayer going forward for more gospel conversations and opportunities, and that we might see some of our members not just on a Tuesday but on a Sunday as well.

Phoebe Burton (Ministry Intern)

## DANIEL'S DEN REPORT

Daniel's Den continues to meet in our main church space on Thursdays for their parent/ carer and toddler playgroup. Over the past year there has been slow, but encouraging growth. Before Spring half-term, our usual attendance averaged around 11–13 children. In the session just before half-term, we welcomed an exceptional 30 children, and since then numbers have stabilised at an average of 16–20 each week. More and more parents and carers have been walking in and coming back week after week. The banner advertising it on the side of church has been particularly effective in raising awareness of the group in the local area. The Dad's Zone group meets once a month on Saturdays in the hall with always a good turnout of about 20 pairs of dads and kids.

There have been several encouraging moments this year. One family that had been attending, joined us for one of our carol services in December, while another mom realised that this was the church she had grown up in as a child and has been expressing keen interest to make time to come along for a Sunday service. Parents and carers consistently express appreciation for the large, open space, that allows the kids to run around in. It has also been a joy to witness the children's development and growing social engagement as they interact with one another. One especially memorable moment was when a child, who had not yet been speaking, had begun saying "mama" after attending the group.

With increasing numbers have come some practical challenges. On particularly busy weeks, sessions can feel somewhat chaotic, and clearing up afterwards, especially the much-loved sensory play station, can take considerable time. Sometimes it also takes a little awareness to also make sure that the kids don't make their way into the music area. Conversations with some of the parents and carers can also be a bit difficult due to language barriers, however, almost everyone who has come along does have a really good experience and appreciate the benefits of such a group! and especially one that is quite affordable.

Hopes for the upcoming year are for more opportunities for conversations about Sunday services with the families who attend regularly. A couple more extra hands of volunteers would also be helpful, especially with the numbers increasing! Daniel's Den hopes to continue reaching more of

the families in the area and for more and more parents/carers and kids to come along, while also serving as an accessible point of connection for St Augustine's!

Ranukshi Seneviratne (Ministry Intern and Daniel's Den Volunteer)

## DEANERY SYNOD REPORT

**Volunteering Safely (24th June 2025)** - Nicky, the Events and Community Relations Manager for the SAFE Programme (part of Community Security Trust) spoke about volunteer safety and gave a brief introduction to Martyn's Law. SAFE shares the Community Security Trust's (CST's) security knowledge with groups outside the Jewish community that are vulnerable to violence, extremism or hate crime.

**Acquired Brain Injury: Awareness, Impact, and Community Support Tuesday (21st October 2025)** - Dr Laura Boubert from the University of Westminster gave a talk covering some basic background on the causes of brain injuries, their impact on cognition and everyday life, and the ways that we can support them in everyday life. The talk explored practical ways in which we can best support these members of our community.

**Deepening Discipleship in our Church Communities (4th February 2026)** - Mirjam Ngoy Verhage, our Diocesan Discipleship Enabler, introduced the diocesan shared Way of Life resources which aim to help churches formulate a shared Way of Life in the context of their church community. The purpose of this is not to start something new, but about becoming more aware of what we are already doing to grow our faith and be more intentional about how we want to be shaped and formed going forward.

Ashley Smith (Deanery Synod Rep)

## FABRIC REPORT

We have made good progress with works on the building this year.

The most significant work was the replacement of the flat staircase wall, which had been in a poor state of repair for some time. The completion of this work enabled safe access to the flat and ensured no damage would be done to the drive.

Internally we refurbished the toilets by the office, and replaced the faulty toilets at the front entrance. We still hope to install an accessible toilet here in the future and to refurbish the entrance. These projects may be put on hold until 2027 until we secure more regular income from the hiring of the hall.

In the hall we installed a thermostat to reduce unnecessary heating there. We also replaced the faulty dishwasher in the hall kitchen.

Other regular maintenance included a CCTV service, gas safety check, fire safety service, PAT testing and a lightning conductor service, as well as the 5-yearly EICR electrical safety check.

The church flat continued to provide accommodation for our Ministry Intern, and rental income. We continue to update the flat inventory as tenants begin and end their tenancy.



In the church grounds we had all the trees professionally trimmed, replaced the two rotting wooden benches and installed a new gate to the hall garden. Regular maintenance included clearing the gutters and the drains. Steve Clarke does a great job maintaining the grounds – thank you Steve!

The wardens updated our Terrier and Inventory, so these are now up to date.

## FINANCE REPORT

The financial statement can be found below, but here is a summary of key income and expenditure:

### INCOME

Giving increased this year as new people joined, and others increased their giving (£104,225 including Gift Aid; 2024: £75,597). Praise God for the generosity of the church family – this represents a 38% increase in giving from the previous year, and is almost 20% higher than we had originally budgeted. This enabled most of our activity and meant we were able to cover much of the reduced income from the Nursery. The giving figure includes via Parish Giving Scheme (PGS), workplace giving and standing orders in addition to the envelopes and loose collections on a Sunday and the contactless giving station. We continue to encourage new regular givers to give via PGS as this is an effective way to claim Gift Aid and reduces the admin burden.

The Nursery were served notice having fallen behind on their payments. This had a significant impact on the expected income from hall hire this year. Income from the Nursery totalled just £7,050 before the write off of unpaid rent from 2024, against a budgeted £42,500. Thankfully other income sources were higher than budgeted and we were able to make some savings against expected expenditure. We hope to secure a new tenant soon to ensure a regular flow of income from the hall. Other one-off hall bookings, mostly through the Sharesy platform generated £10,962 (before fees) for the year (2024: £10,000).

The car park generated a record £28,394 (2023: £23,060). Many thanks to Lorraine Johnson and Steve Clarke for overseeing this and giving so much of their time to make it run so smoothly. For 2026 we have moved to handling bookings through the JustPark platform. This should reduce the administrative load of collecting over 1,000 bookings, and we hope will increase the number of bookings, both on event days and through parking on non-event days.

The Sports Ground Fund and other bank interest generated £17,176 (2024: £17,375).

Renting of the church flat generated £11,750 (2024: £11,000).

We also received a one-off grant of £8,000 from the London Good Stewards Trust to help fund the Operations and Facilities Manager position.

**Total income in 2025 was £187,539 (2024: £181,378).**

### EXPENDITURE

Significant investment was made in the building and associated equipment in order to help us operate effectively. The total for Church repairs was £20,930 (2024: £26,628).

Structural work included rebuilding the side wall of the flat staircase, in order to ensure it was safe, at a cost of £22,000. Total costs of work on the flat were £29,069 (2024: £16,847). Maintenance on the church hall totalled £5,912 (2024: £4,769).

Our Parish Share (given to the London Diocese to cover vicar costs – stipend, housing and central costs) was £35,000, up from £31,500 in 2024.

The appointment of a full time Operations and Facilities Manager from September cost £12,000 this year. Ministry Intern costs were approx. £7,000.

We gave £15,300 through the Mission Support Group to support our Mission Partners and Ministry Training Partners (2024: £7,100). And in 2025 we also gave £4,333 to support the Daniel's Den group which meets on Thursday mornings (2024: £1,934).

The remainder of our expenditure was on the running of church and hall (including utilities, insurance and supplies), our services, publicity, outreach etc.

**Total Expenditure in 2025 was £173,442 (2024: £145,746)**

Investments held in the Sports Ground Fund decreased in value in the year by £18,475 (2024: £10,341 increase).

This resulted in a **deficit for the year of £4,378** (2024: £45,973 surplus).

In addition, we continued to repay our interest free loan from the Co-Mission Trust, repaying £6,000 in 2025 (2024: £2,000). The remaining £10,000 will be paid off over the next 2 years.

## RESERVES

At 31st December 2025 the Church held permanent endowment funds of £529,938 (2024: £553,926) representing the proceeds from the sale of the Sports Ground and the unspent accumulated income thereon, restricted reserves of £11,427 (2024: £8,167) and unrestricted reserves of £62,421 (2024: £46,071).

Free reserves, which are unrestricted reserves less the value of tangible fixed assets, were £53,710 at the end of 2025 (2024: £36,152). This is in line with the PCC's policy of holding at least three months running costs in unrestricted free reserves (which would amount to £52,000 on projected 2026 expenditure).

Full details of the income and expenditure and fund balances for each fund is provided in note 12 to the financial statements.

The expected Income and Expenditure for 2026 is outlined below:

ST AUGUSTINE'S CHURCH  
Annual Report and Financial Statements for the year ended 31 December 2025

<b>2026 Expected Income</b>	
	<b>2026 Forecast £</b>
<b>Giving (incl Gift Aid)</b>	<b>101,080</b>
<b>Lettings and rentals</b>	
Hall Rental	42,320
Car Park	25,000
Flat rental	21,200
Fees for services (weddings, funerals, Banns etc)	900
<b>Sub-Total (Lettings)</b>	<b>89,420</b>
<b>Interest</b>	<b>15,600</b>
<b>Total Annual Income</b>	<b>206,100</b>

<b>2026 Projected Expenditure</b>	
<b>Personnel</b>	
Common Fund	40,008
Clergy and Staffing Costs	45,000
Ministry Interns	17,320
<b>Building: Maintenance, Annual Services, Insurance and Cleaning</b>	<b>22,671</b>
<b>Giving and Outreach</b>	<b>26,500</b>
<b>Sundays, Other Ministries and Support Services</b>	<b>29,448</b>
<b>Utilities</b>	<b>12,530</b>
<b>Total Annual Expenditure</b>	<b>193,477</b>
<b>Surplus</b>	<b>12,623</b>

The PCC have considered the 2026 budgeted expenditure, projected income and the current bank and deposit account balances and are of the view that St Augustine's is a going concern and can meet its liabilities as they fall due over the next 12 months. There remains some uncertainty around any income from the renting of the hall to a new Nursery, as a new tenant has not yet been secured. Should we experience a shortfall then the PCC can access the unspent accumulated income on the Sports Ground Fund at relatively short notice. This was unanimously agreed at our meeting on 29<sup>th</sup> March 2026.

## PLANS FOR THE FUTURE

Over the next year, we will continue to strengthen both our Sunday services and mid-week groups, as well as reaching out to our local community through regular ministries and one-off events.

We hope that many will come to know Jesus as Lord this year. In particular, we will intentionally seek to reach those who live on the Wembley Park Development, exploring options for first contact evangelism and events hosted in a local venue.

The PCC hopes to continue to ensure the building is able to function as a welcoming and usable space. We will explore the possibility of converting the entrance toilets into an accessible toilet. The entrance lobbies are also in need of refreshing.

We also hope to secure a new tenant for the hall midweek to ensure a regular source of income.

We would also love to see more people serving in various volunteer roles.

In the medium term, we'd love St Augustine's to be a church that supports other new ventures, both in the parish and further afield.

## RISK MANAGEMENT

We are fully insured by Ecclesiastical Insurance. The building continues to require regular maintenance, with some areas in need of refurbishment. These will continue to be monitored and plans for new works are outlined above. We have serviced our CCTV system and on the recommendation of our insurer have purchased a new Smart Water (forensic marking) pack to act as a deterrent against theft.

Although the financial situation of the church continues to improve, there is never a guarantee that congregational giving will remain constant. We have sought to move regular giving online in order to have a more up to date picture of giving trends, and will continue to monitor this. Other sources of income, such as the long-term hall hire, are somewhat outside of our control (ie the Nursery). For the renewed Nursery licence, we will have in place a professional licence agreement which would help mitigate any financial loss from changes to hall hire circumstances.

## STRUCTURE, GOVERNANCE AND MANAGEMENT

The Parochial Church Council (PCC) is the corporate body established by the Church of England. The PCC operates under the Parochial Church Councils (Powers) Measure 1956 (as amended) and the Church Representation Rules.

We completed our registration with the Charity Commission as of 14th February 2025. Our Registered Charity Number is 1212161.

The members of the PCC are managing Trustees of the Sports Ground Fund; this is a restricted permanent endowment, the income from which may be used for furthering the religious and other charitable work of the Church of England in the Ecclesiastical Parish of St. Augustine.

The members of the PCC are either ex officio or elected by the Annual Parochial Church Meeting for a term of three years, with approximately one third of members elected each year, in accordance with the Church Representation Rules.

Parochial Church Council members (Trustees) who have served from 1<sup>st</sup> January 2025 – 29<sup>th</sup> March 2026 (unless otherwise stated) are:

Chair: Revd Scott Furey

Church Wardens: Lorraine Johnson  
Frederick Richards

Representatives on the Diocesan Synod: Samuel Lashwood

Representatives on the Deanery Synod: Ashley Smith

Elected members:

Anthony Small (until 6<sup>th</sup> April 2025)  
Jacki Smart  
Renee Afambu  
Chris Carter  
Jo Merson  
Theresa Afambu  
Rachel Akroyd – Treasurer (from 6<sup>th</sup> April 2025)  
Johny Marsden (from 6<sup>th</sup> April 2025)

## SAFEGUARDING REPORT

### KEY UPDATES

#### Children and youth

We have had several new volunteers join the youth and children's teams which has been fantastic. The youth team has expanded, and Phoebe Burton has joined the planning team for children's work. All new volunteers have completed the necessary training, and the area continues to be a thriving ministry. The children's team also had training on supporting children with Special Education Needs during Sunday School, and have begun to incorporate learnings into their sessions. If you are interested in joining these ministries speak to Leah Gray (kids) or Tim Eke (youth).

#### Memory Cafe

Phoebe Burton has joined the leadership of Memory Cafe. Support for Memory Cafe is ongoing. If you are interested in joining this ministry speak to Phoebe Burton or Jacki Smart.

#### Safeguarding Sunday

St Augustine's had a dedicated "Safeguarding Sunday" slot on Sunday 1<sup>st</sup> March to re-introduce Amy Smith (the PSO) to the congregation, reaffirm the role of safeguarding in our church, and discuss the culture we would like to have at St Augustine's. The official Safeguarding Sunday of 2026 is Sunday 15<sup>th</sup> November, and this will be marked by St Augustine's.

#### Ongoing support from Diocese Safeguarding Officer

Amy and Scott are in regular communication with Angela Colman (the Diocesan Safeguarding Officer) and have received great support with safeguarding queries and policies. This has included an in-person Safeguarding Audit meeting where Angela provided specific support on St Augustine's policies and processes. If members of the church have any concerns which they feel unable to bring to Scott or Amy, they should contact Angela directly on [angela.colman@london.anglican.org](mailto:angela.colman@london.anglican.org).

### LOOKING AHEAD

#### Refreshing DBS checks and Safeguarding training

Much of the PCC and many volunteers need their DBS checks and safeguarding training refreshing this year (all volunteers need to update these every three years). Volunteers only need to refresh their highest level of safeguarding training (for most this will be *Foundations*) and *Raising Awareness of Domestic Abuse*. Emails to remind volunteers will be sent out in the next couple of months.

#### Creche/toddlers

A small team are looking to set up a Sunday creche group for babies and toddlers. A draft policy/planning document has been drawn up and recruitment of volunteers will begin soon. If you are interested in joining this ministry speak to Phoebe Burton.

### PRAYER POINTS

Please pray for wisdom for Amy, Scott, the PCC, and all those in leadership positions in our church as they seek to support the different needs of our church family. Pray for God's guidance on how to keep St Augustine's a safe place, and that we would do our roles with grace and conviction. Pray that we would be open to challenge, and open to conversation.

Please pray for an awareness of safeguarding across the church, and for open channels of communication between the safeguarding team and different ministries. Please pray that St Augustine's would have a culture where anyone can raise a concern and be taken seriously.

Ultimately, pray that St Augustine's would be a safe space for everyone.

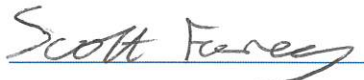
Amy Smith (Parish Safeguarding Officer)



## ADMINISTRATIVE INFORMATION

Church name: St Augustine's, Wembley Park  
Charity registration number: 1212161  
Church address: 152 Wembley Hill Road, Wembley HA9 8EW  
Correspondence address: St. Augustine's Office, 152 Wembley Hill Road, Wembley. HA9 8EW  
Bankers: The National Westminster Bank, 520, The High Road, Wembley HA9 7BZ  
Independent examiner: Debby Metcalf FCA, 22 Trowlock Ave, Teddington, TW11 9QT  
Vicar: Revd Scott Furey

The above report was approved by the Parochial Church Council on 29<sup>th</sup> March 2026 and is signed on their behalf by:

  
Scott Furey (PCC Chair)

  
Lorraine Johnson (Church Warden)



## Independent Examiner's Report to the Trustees of St. Augustine's, Wembley Park

I report to the Trustees on my examination of the Financial Statements of St Augustine's (the Church) for the year ended 31 December 2025.

### Responsibilities and basis of report

As the Trustees of the Church you are responsible for the preparation of the Financial Statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Church'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.

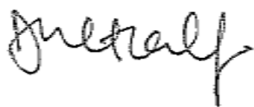
### Independent Examiner's statement

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:

- accounting records were not kept in respect of the Church as required by section 130 of the Act; or
- the Financial Statements do not accord with those records; or
- the Financial Statements do not comply with the applicable requirements concerning the form and content of Financial Statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the Financial Statements 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 Financial Statements to be reached.

Signed:



Date: 13 April 2026

Debby Metcalf FCA  
22 Trowlock Ave  
Teddington  
TW11 9QT

## St Augustine's Church

### Statement of Financial Activities

For the year ended 31 December 2025

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	2025 Total funds £	2024 Total funds £
<b>Income and endowments</b>						
Planned giving		75,805	-	-	75,805	59,635
Collections and other giving		11,204	-	-	11,204	3,963
Other voluntary receipts		-	8,000	-	8,000	10,374
Gift Aid recovered		17,216	-	-	17,216	11,625
Activities for generating funds:					-	
Hall lettings		14,012	-	-	14,012	43,719
Carpark		28,394	-	-	28,394	23,060
Flat		11,750	-	-	11,750	11,000
Other		36	-	-	36	63
Income from church activities		3,919	-	-	3,919	534
Other income		27	-	-	27	30
Investment income	2	689	-	16,487	17,176	17,375
<b>Total income</b>		<b>163,052</b>	<b>8,000</b>	<b>16,487</b>	<b>187,539</b>	<b>181,378</b>
<b>Expenditure</b>						
Cost of generating funds		2,416	-	-	2,416	13,744
Missionary & Charitable Giving		15,200	100	-	15,300	7,100
Common Fund contribution		35,000	-	-	35,000	31,500
Clergy and Staffing costs	3	9,293	3,000	-	12,293	-
Church Running Expenses		44,665	1,640	-	46,305	34,893
Church Repairs & Maintenance		20,930	-	-	20,930	26,628
Hall Running Costs		5,020	-	-	5,020	4,359
Hall Repairs & Maintenance		5,912	-	-	5,912	4,769
Flat costs		29,069	-	-	29,069	16,847
Vicarage costs		560	-	-	560	684
New building work		-	-	-	-	4,650
Governance Costs	4	637	-	-	637	572
<b>Total expenditure</b>		<b>168,702</b>	<b>4,740</b>	<b>-</b>	<b>173,442</b>	<b>145,746</b>
Gains/(losses) on investments	7	-	-	(18,475)	(18,475)	10,341
<b>Net income/(expenditure) before transfers</b>		<b>(5,650)</b>	<b>3,260</b>	<b>(1,988)</b>	<b>(4,378)</b>	<b>45,973</b>
Transfers between funds	12	22,000	-	(22,000)	-	-
<b>Net movement in funds</b>		<b>16,350</b>	<b>3,260</b>	<b>(23,988)</b>	<b>(4,378)</b>	<b>45,973</b>
<b>Reconciliation of funds:</b>						
Total funds brought forward		46,071	8,167	553,926	608,164	562,191
<b>Total funds carried forward</b>	12	<b>62,421</b>	<b>11,427</b>	<b>529,938</b>	<b>603,786</b>	<b>608,164</b>

The Statement of Financial Activities includes all gains and losses in the year. All of the above results are derived from continuing activities.

ST AUGUSTINE'S CHURCH  
Annual Report and Financial Statements for the year ended 31 December 2025

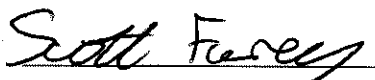
**St Augustine's Church**

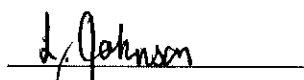
**Balance Sheet**

**As at 31 December 2025**

		2025	2024
	Notes	Total funds	Total funds
<b>Fixed assets</b>			
Tangible assets	6	8,711	9,919
Investments	7	443,656	462,131
		<b>452,367</b>	<b>472,050</b>
<b>Current assets</b>			
Debtors	8	15,043	10,192
Cash at bank and in hand		176,829	166,919
		<b>191,872</b>	<b>177,111</b>
<b>Liabilities</b>			
Creditors: Amounts falling due in one year	9	(36,853)	(10,697)
<b>Net current assets less current liabilities</b>		<b>155,019</b>	<b>166,414</b>
<b>Total assets less current liabilities</b>		<b>607,386</b>	<b>638,464</b>
Creditors: Amounts falling due after more than one year	10	(3,600)	(30,300)
<b>Total net assets less liabilities</b>	11	<b>603,786</b>	<b>608,164</b>
<b>Represented by:</b>			
Unrestricted funds		62,421	46,071
Restricted funds		11,427	8,167
Endowment funds		529,938	553,926
<b>Total funds of the church</b>	11, 12	<b>603,786</b>	<b>608,164</b>

The Financial Statements on pages 18 to 28 were approved by the Parochial Church Council on 29 March 2026 and are signed on their behalf by:

  
Scott Furey (PCC Chair)

  
Lorraine Johnson (Church Warden)

## Notes to the financial statements

### 1. Accounting policies

#### 1.1 Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with The Church Accounting Regulations 2006, Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - ("the SORP") and the Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102"). The accounts comply with the Charities Act 2011.

The financial statements have been prepared on the assumption that the Church is able to continue as a going concern, which the PCC considers appropriate having regard to the current level of unrestricted cash reserves together with committed and expected income. There are no material uncertainties about the Church's ability to continue as a going concern.

The Church has taken advantage of section 4.6 of the SORP to report the Church's expenditure in accordance with the purpose for which it was incurred rather than on an activity basis.

The Church has taken advantage of the disclosure exemption with regards to the requirements of section 7 Statement of Cash Flows in preparing these financial statements, as permitted by FRS 102.

#### 1.2 Public benefit entity

The Church is a public benefit entity within the meaning of FRS102.

#### 1.3 Revenue recognition

Income is recognised in the period in which the Church becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable.

#### 1.4 Expenses

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

#### 1.5 Fund accounting

Unrestricted funds are funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are income funds which are to be used in accordance with specific restrictions imposed by donors or raised by the Church for particular purposes. The aim and use of each restricted fund are set out in the notes to the financial statements.

Endowment funds are restricted funds that must be retained as permanent capital funds, and where the use of any income or other benefit derived from the capital is restricted to the Church's activities. Full details of all their restrictions are shown in the notes to the financial statements.

## Notes to the financial statements (continued)

### 1.6 Taxation

The Church has taken advantage of the various reliefs from taxation available to charities and no tax is payable on the Church's income.

### 1.7 Tangible Fixed Assets

#### Consecrated and benefice property

Consecrated and beneficed property is not included in these financial statements by virtue of s.10(2) of the Charities Act 2011. All expenditure on consecrated or beneficed buildings is written off in the year in which it is incurred.

#### Moveable church furnishings

These 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 in any case.

#### Tangible fixed assets for use by charity

These are capitalised if they can be used for more than one year, and cost at least £500. 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 capitalised cost of fixed assets less their currently anticipated residual fair value over their estimated useful lives as follows:

Equipment: 5 years

No depreciation is provided in the first year of use.

### 1.8 Investments

Investments in quoted shares, traded bonds and similar investments are measured initially at cost and subsequently at fair value (their market value). The Statement of Financial Activities includes the net gains and losses arising on revaluations and disposals throughout the year.

### 1.9 Debtors

Debtors include amounts owed to the Church as at the period end for income to which it is entitled but which has not yet been received, or amounts the Church has paid in advance for the goods and services it will receive. Debtors and prepayments are normally recognised at their settlement amount after allowing for any trade discounts due.

### 1.10 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

## Notes to the financial statements (continued)

### 1.11 Creditors and provisions

Creditors and provisions include amounts owing by the Church as at the period end for goods and services received before the period end. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due. Creditors also include loans and security deposits received from hall hirers; the latter are kept in separate bank accounts.

### 2. Investment income

Investment income comprises interest earned.

### 3. Staff costs

Current year	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £
Wages & salaries	9,000	3,000	-	12,000
Social security costs	-	-	-	-
Defined contribution pension costs	-	-	-	-
	9,000	3,000	-	12,000
Payroll bureau	293	-	-	293
<b>Total staff costs</b>	<b>9,293</b>	<b>3,000</b>	<b>-</b>	<b>12,293</b>

Staff costs relate to the one employee who was in position from September 2025. There were no employees in 2024. No employees received employee benefits (excluding employer pension costs) of more than £60,000.

### 4. Governance costs

Governance costs comprise PCC meeting costs and Independent Examiner fees and include £525 in respect of the examination of the 2025 Accounts (2024: £500).

### 5. Related party transactions

During the year the Church received donations totalling £36,048 (2024: £30,873) from related parties (which includes members of the PCC, any other members of key management and anyone closely connected to them).

Except for the reimbursement of expenses incurred when acting as agent on behalf of the Church, or incurred when undertaking duties associated with serving as clergy, no expenses were paid to (or for) members of the PCC in either period.

No remuneration was paid to members of the PCC in either period.

## Notes to the financial statements (continued)

### 6. Tangible fixed assets

	Equipment	Total
	£	£
<b>Cost</b>		
At 1 January 2025	11,793	11,793
Additions in year	1,151	1,151
At 31 December 2025	<u>12,944</u>	<u>12,944</u>
<b>Depreciation</b>		
At 1 January 2025	1,874	1,874
Charge for year	2,359	2,359
At 31 December 2025	<u>4,233</u>	<u>4,233</u>
<b>Net book value</b>		
At 31 December 2025	<u>8,711</u>	<u>8,711</u>
At 31 December 2024	9,919	9,919

### 7. Investments

	2025	2024
	Total	Total
	£	£
All investments are listed		
Market value 1 January 2025	462,131	451,790
Additions at cost	-	-
Net gain/(loss) on year-end revaluation	(18,475)	10,341
Market value at 31 December 2025	<u>443,656</u>	<u>462,131</u>
Historic cost at 31 December 2025	80,736	80,736

## Notes to the financial statements (continued)

### 8. Debtors: amounts falling due within one year

	2025 Total	2024 Total
	£	£
Trade debtors	1,100	-
Accrued income	12,183	20,932
Prepayments	1,760	1,260
	<hr/> 15,043	<hr/> 22,192
Provision for bad and doubtful debts	-	(12,000)
	<hr/> <b>15,043</b>	<hr/> <b>10,192</b>

### 9. Creditors: amounts falling due within one year

	2025 Total	2024 Total
	£	£
Co-Mission Interest Free loan	6,400	5,200
Trade creditors	3,280	-
Accruals	1,195	4,391
Other creditors	21,538	1,106
Deferred income	4,440	-
	<hr/> <b>36,853</b>	<hr/> <b>10,697</b>

Deferred income comprises two grants received in 2025 for expenditure in 2026.

### 10. Creditors: amounts falling due in more than one year

	2025 Total	2024 Total
	£	£
Co-Mission Interest Free loan	3,600	10,800
Other creditors	-	19,500
	<hr/> <b>3,600</b>	<hr/> <b>30,300</b>



## Notes to the financial statements (continued)

### 11. Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Endowment funds	Total funds
	£	£	£	£
Tangible fixed assets	8,711	-	-	8,711
Investments	-	-	443,656	443,656
Current assets	68,185	37,405	86,282	191,872
Current liabilities	(10,875)	(25,978)	-	(36,853)
Liabilities falling due after more than one year	(3,600)	-	-	(3,600)
<b>Net assets at 31 December 2025</b>	<b>62,421</b>	<b>11,427</b>	<b>529,938</b>	<b>603,786</b>

	Unrestricted funds	Restricted funds	Endowment funds	Total funds
	£	£	£	£
<b>Prior year comparative</b>				
Tangible fixed assets	9,919	-	-	9,919
Investments	-	-	462,131	462,131
Current assets	56,543	28,773	91,795	177,111
Current liabilities	(9,591)	(1,106)	-	(10,697)
Liabilities falling due after more than one year	(10,800)	(19,500)	-	(30,300)
<b>Net assets at 31 December 2024</b>	<b>46,071</b>	<b>8,167</b>	<b>553,926</b>	<b>608,164</b>

## Notes to the financial statements (continued)

### 12. Analysis of net movement in funds

	At 1 January 2025 £	Income £	Expenditure £	Gains/ (losses) on investments £	Transfers between funds £	At 31 December 2025 £
<b>Unrestricted funds</b>	46,071	163,052	(168,702)	-	22,000	<b>62,421</b>
<b>Restricted funds</b>						
Outreach	7,161	-	(1,640)	-	-	<b>5,521</b>
Salary support	-	8,000	(3,000)	-	-	<b>5,000</b>
Vicar's	1,006	-	(100)	-	-	<b>906</b>
Discretionary						
	<b>8,167</b>	<b>8,000</b>	<b>(4,740)</b>	<b>-</b>	<b>-</b>	<b>11,427</b>
<b>Permanent endowment funds</b>						
Sports Ground Fund	553,926	16,487	-	(18,475)	(22,000)	<b>529,938</b>
<b>Total funds</b>	<b>608,164</b>	<b>187,539</b>	<b>(173,442)</b>	<b>(18,475)</b>	<b>-</b>	<b>603,786</b>

	At 1 January 2024 £	Income £	Expenditure £	Gains/ (losses) on investments £	Transfers between funds £	At 31 December 2024 £
<b>Prior year comparative</b>						
<b>Unrestricted funds</b>	34,295	154,683	(142,907)	-	-	<b>46,071</b>
<b>Restricted funds</b>						
Outreach	-	10,000	(2,839)	-	-	<b>7,161</b>
Vicar's	1,006	-	-	-	-	<b>1,006</b>
Discretionary						
	<b>1,006</b>	<b>10,000</b>	<b>(2,839)</b>	<b>-</b>	<b>-</b>	<b>8,167</b>
<b>Permanent endowment funds</b>						
Sports Ground Fund	526,890	16,695	-	10,341	-	<b>553,926</b>
<b>Total funds</b>	<b>562,191</b>	<b>181,378</b>	<b>(145,746)</b>	<b>10,341</b>	<b>-</b>	<b>608,164</b>

## Notes to the financial statements (continued)

### Purposes of endowment and restricted funds

Outreach – this is a restricted fund to be used to extend the Church's reach into the Wembley Park Development.

Salary Support – this is a restricted fund towards the cost of the Operations Manager.

Vicar's Discretionary Fund – this is a restricted fund which can be spent by the vicar at his discretion.

Sports Ground Fund - this is a restricted permanent endowment, the income from which may be used for furthering the religious and other charitable work of the Church of England in the Ecclesiastical Parish of St. Augustine.

### 13. Acting as Agent

Fees collected on behalf of the London Diocesan Fund and other monies passed on to external agencies are excluded from these financial statements.

	2025	2024
	£	£
Acting as Agent receipts in the year:		
Fees collected on behalf of the London Diocesan Fund	807	523
Flat deposits lodged with Flat Deposit Custodial Scheme	1,800	1,000
	<u>2,607</u>	<u>1,523</u>
Acting as Agent receipts in the year not yet paid over as at 31 December 2025	<u>-</u>	<u>241</u>

## Notes to the financial statements (continued)

### 14. Detailed comparatives for the Statement of Financial Activities

	Notes	Unrestricted funds £	Restricted funds £	Endowment funds £	2024 Total funds £
<b>Income and endowments</b>					
Planned giving		59,635	-	-	59,635
Collections and other giving		3,963	-	-	3,963
Other voluntary receipts		374	10,000	-	10,374
Gift Aid recovered		11,625	-	-	11,625
<b>Activities for generating funds:</b>					
Hall lettings		43,719	-	-	43,719
Carpark		23,060	-	-	23,060
Flat		11,000	-	-	11,000
Other		63	-	-	63
Income from church activities		534	-	-	534
Other income		30	-	-	30
Investment Income	2	680	-	16,695	17,375
<b>Total income</b>		<b>154,683</b>	<b>10,000</b>	<b>16,695</b>	<b>181,378</b>
<b>Expenditure</b>					
Cost of generating funds		13,744	-	-	13,744
Missionary and Charitable Giving		7,100	-	-	7,100
Common Fund contribution		31,500	-	-	31,500
Clergy and Staffing costs	3	-	-	-	-
Church Running Expenses		32,054	2,839	-	34,893
Church Repairs & Maintenance		26,628	-	-	26,628
Hall Running Costs		4,359	-	-	4,359
Hall Repairs & Maintenance		4,769	-	-	4,769
Flat Running Costs & Maintenance		16,847	-	-	16,847
Vicarage costs		684	-	-	684
New Building work		4,650	-	-	4,650
Governance Costs	4	572	-	-	572
<b>Total expenditure</b>		<b>142,907</b>	<b>2,839</b>	<b>-</b>	<b>145,746</b>
Gains/(losses) on investment assets	7	-	-	10,341	10,341
<b>Net income/(expenditure) before transfers</b>		<b>11,776</b>	<b>7,161</b>	<b>27,036</b>	<b>45,973</b>
Transfers between funds	12	-	-	-	-
<b>Net movement in funds</b>		<b>11,776</b>	<b>7,161</b>	<b>27,036</b>	<b>45,973</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		34,295	1,006	526,890	562,191
<b>Total funds carried forward</b>	12	<b>46,071</b>	<b>8,167</b>	<b>553,926</b>	<b>608,164</b>