

PCC of St Mary with St Alban, Teddington

Annual Report

Year ended 31 December 2025

Contents

Annual review	2
Financial review	5
Independent examiner's report	9
Statement of financial activities	10
Balance sheet	11
Notes and accounting policies	12

Annual review

for the year ended 31 December 2025

Administrative information

St Mary with St Alban church is situated in Teddington. It is part of the Diocese of London and is under the Episcopal area of Kensington. The correspondence address is: St Mary's Parish Hall, Langham Road, Teddington TW11 9HF.

The Parochial Church Council (PCC) is Registered with the Charity Commission (of England and Wales), Charity No. 1133919.

Members of the PCC are either ex-officio or elected by the Annual Parochial Church Meeting (APCM) in accordance with the Church Representation Rules.

Incumbent	Reverend David Cloake (appointed 11 September 2023)
Assistant Priest	Reverend Mary Hawes
Assistant Curates	Reverend Sarah Rae (ordained 28 th June 2025) Reverend Joy Beauchamp (ordained 28 th June 2025)
Churchwardens	Mrs Katherine Matthews (elected 6 April 2025) Mr Gareth Miller (elected 3 August 2025)
Representatives on Deanery Synod (and ex-officio PCC)	Mr Malcolm Eady (elected 6 April 2023) Mr Nicholas de Mattos (elected 6 April 2023) – PCC Secretary Mrs Suzie Gordon (elected 6 April 2023) Mrs Sarah Rae (resigned and ordained 28 June 2025) Mr Robin Field-Smith (elected 6 April 2023)
Elected Members	Mrs Hilary Adamson (elected 6 April 2025) – Deputy Warden Mrs Kay Cassidy (elected 6 April 2025) Mrs Ruth Chaperlin (elected 6 April 2025) Mrs Sophie Edgington (elected 6 April 2025) Mrs Jo O'Hagan (elected 6 April 2025) Mrs Carla Maroussas (elected 6 April 2025) Ms Alex Ruffer (elected 6 April 2025) Mr Frederick Squire (elected 6 April 2025) – PCC Treasurer Mrs Margaret Squire (elected 6 April 2025) Dr Jonathan Williams (elected 6 April 2025) – Deputy Warden

Structure, governance, and management

PCC:

The method of appointment of PCC members is set out in the Church Representation Rules 2025. All church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

Standing Committee:

This is the only committee required by law. It has the power to transact the business of the PCC between its meetings, subject to any directions given by the PCC.

The business of the PCC is to manage and oversee the various church activities which can be summarised as:

Worship and Nurture: including the form and content of various church services, church music, arrangements for the Sunday School, Lent and Advent discussion groups, other bible study groups and rotas for welcomers, readers, intercessions and chalice ministry,

Pastoral Care: maintenance of the parish visiting team for baptismal preparation and follow-up; visiting those who are unwell or in need of support as directed by the Vicar/Churchwardens.

Links: maintaining the church's charity links and contact with the youth organisations and other groups who use the parish hall.

Finance: all financial matters related to the church.

Fabric: the care and maintenance of the church building, the churchyard and parish hall; the *Building Governance Group* which oversees the design, planning and administration relating to the Church Building Development Project (*Building Anew*) also falls under this category.

Communications: involving design and maintenance of the church website, publication and distribution of the Newsletter, maintenance of social media accounts and production of posters and literature for the different services and events in the church year.

Parish Hall Management Committee:

This committee attends to matters relating to the upkeep and running of the Parish Hall. The current chairman is Mrs Jo O'Hagan.

Objectives and activities

St Mary with St Alban PCC has the responsibility of co-operating with the incumbent, the Revd David Cloake, in promoting in the ecclesiastical parish the whole mission of the church, pastoral, evangelistic, social and ecumenical. It also has maintenance responsibilities for the Parish Hall, Langham Road, Teddington.

Safeguarding and Clergy Discipline

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to guidance of the House of Bishops on safeguarding children and vulnerable adults.

Approved by the PCC on 3rd March 2026



Rev. David Cloake

Financial Review

Fundraising for Building Anew, which began in 2023 following the grant of planning permission in December 2022, continued in 2025. To the end of December we raised £318,249 (2024: £122,888) including Gift Aid. Total funds raised were therefore £617,116 with the addition of £250,000 in Church funds we had £817,116 available for the project at 31st December.

The table below shows the sources of Funds in 2025. Personal donations were the single largest source with some very generous individual donations. There was an active programme of Trust grant applications and this resulted in grants from Benefact Trust, Garfield Weston Foundation and the Teddington Society. We were unsuccessful in our bid for funds from the National Lottery Heritage Fund.

Source	Gross Amount
Personal Donation	£ 170,942
Trust grant	£ 111,700
Events	£ 22,037
FR Scheme	£ 7,601
Company Donation	£ 5,000
Bank Interest	£ 1,929
Funeral Donation	£ 1,500

In addition we received permission from the Diocese to sell a Flat in Bychurch End Teddington the sale completed in February 2026 and netted £365,665 – this income will be reported in the 2026 accounts.

The project is divided into three phases the first two cover demolition of the Choir vestry, groundworks and the completion of the new extension. These two phases are budgeted to cost £1.47m. The third phase covers internal works including the removal and replacement of the organ and the creation of a new vestry and storage space. The budget for this is £253,000.

The original project budget was £1.25m this has had to increase due to higher construction costs and the ending of the Listed Places of Worship Grant Scheme which allowed us to recover much of the VAT we have to pay. The ending of this scheme has increased our costs by well over £150,000.

The Contractor, Rosewood, was selected through competitive tender. They began work on the project in November. To the end of 2025 Project costs of £130,000 were incurred. This included £47,800 on construction, £36,455 on detailed design and £25,000 on project management and quantity surveyor and £16,000 on fund raising consultancy.

To fund the project we disposed of our market investments in funds from Blackrock, Newton and CCLA during July. These realised £163,784 showing a gain of £6,572 since 31st December 2024. At year end we had £814,787 in cash and short term deposits of which £709,538 were in interest bearing accounts from CAF and CCLA.

Overall income in 2025 rose to £631,763 (2024: £408,042). This was driven of course by the high levels of fund raising income noted above. Planned giving rose slightly to £97,875 (2024: £94,440) as did collections (cash and contactless) at £35,958 (2024: £33,785). We also had a very successful Bazaar with income from the day itself and associated events rising to £8,436 (2024: £8,148). Hall rental income had a slight fall to £66,765 (2024: £67,441)

Costs were £479,027 (2024: £349,017). This increase was driven by project and fund raising costs of £138,761 (2024: £33,511).

The effect of all of this is that we have a surplus for the year (including recognised gains on investments) of £159,308 (2024: £69,938). Total funds held rose to £1,006,278 (2024: £846,970) . As the building project gets underway then these funds will decline

Planned Giving remains our largest source of income, see figures above, and is supplemented by the Gift Aid scheme that refunds income tax paid on qualifying donations and therefore added a further £21,643 (2024: £21,472).

The table below shows the number of planned givers in December 2025. We had 74 givers via the Parish Giving Scheme (PGS); 43 to our Barclays account and 10 monthly givers via CAF Donate. In total 127 down from 130 in 2024. This also compares unfavourably with the 175 givers in 2021. Planned giving, including gift aid, has reduced by £20,000 since 2021.

Dec-25	PGS		Barclays		CAF		Total		Annual Value
	No.	Value	No.	Value	No.	Value	No.	Value	
Monthly	66	£ 4,806	40	£ 2,296	10	£ 503	116	£ 7,605	£ 91,266
Quarterly	6	£ 974	3	£ 860	0	£ -	9	£ 1,834	£ 7,336
Annual	2	£ 200	0	£ -	0	£ -	2	£ 200	£ 200
Total	74		43		10		127		£ 98,802

Note: the values refer to values per period – for example there are 9 people who give quarterly and they give in total £1,834 each quarter.

Results for the year

Total Results for the Year

The commentary below is based on a presentation which differs to the legal basis, instead analysing the net income between the Church, the Hall, administration and Building Anew:

1) Incoming resources

	2025	2024
	£	£
Church	241,862	215,694
Building Anew	318,093	122,888
Hall	66,765	66,616
Parish Office – Administration	5,043	2,843
Total	631,763	408,041

2) Outgoing Resources

	2025	2024
	£	£
Church	227,149	203,983
Building Anew	138,761	33,511
Hall	50,447	53,932
Parish Office – Administration	62,670	57,592
Total	479,027	349,018

3) Net Income

	2025	2024
	£	£
Church	14,713	11,711
Building Anew	179,332	89,377
Hall	16,318	12,684
Parish Office – Administration	(57,627)	(54,749)
Total (deficit)/surplus for year	152,736	59,023
Gain (loss) on investments	6,572	10,913
Increase (decrease) in funds	159,308	69,938

Church

Income attributable to Church activities was £241,862 (2024: £215,694). As noted above there was an increase in Planned Giving - £97,875 (2024: £94,440) which attracted Gift Aid of £21,643 (2024: £21,472). There was also an increase in collections (cash and contactless) to £35,958 (2024: £33,785).

Our Common Fund payment to the Diocese reduced to £111,492 (2024: £130,000) in recognition of the fund raising needed for Building Anew. This is covered by Planned Giving £97,875 and Gift Aid £21,643.

The Bazaar raised £8,436 (2024: £8,148) and interest received was £19,764 (2024: £12,167).

The total costs of running the Church rose to £227,149 (2024: £203,983). This was largely due to increased ministry costs of £50,973 (2024: £5,132) which was only partially compensated for by the fall in the Common Fund payment.

Hall

Hall Rental income was stable at £66,765 (2024: £66,616). Expenditure on the Hall (excluding depreciation and maintenance costs) was £34,617 (2024: £26,671). The depreciation charge was £10,226 (2024: £10,227). Hall maintenance costs were £5,604 (2024: £8,517).

Parish Office

The cost of running the parish office increased to £62,670 (2024 £57,592). Costs were higher due in part to salary increases and purchases of IT equipment. Of these costs £5,043 (2024: £2,843) were recovered from the Diocese and recorded as income attributable to the Parish Office.

Net Income/Deficit

In 2025 we showed a surplus of £152,736 (2024: £59,024). A gain on revaluation of investments of £6,572 (2024: £10,913) was recognised giving an increase in funds of £159,308 (2024: £69,938)

Restricted and unrestricted funds

To comply with relevant regulations, we are required to segregate our funds in the accounts between those which are 'unrestricted' and those which are 'restricted' (i.e. those given for a particular purpose).

For 2025 restricted funds rose to £677,162 (2024: £503,332) – these are principally the depreciated capital cost of the Hall (£226,743) and funds raised for Building Anew. Unrestricted funds fell to £329,116 (2024: £343,638). The total value of funds in the Church rose to £1,006,278 (2024 £846,970).

With regard to unrestricted funds, as explained in Note 1b, the PCC has considered the level of reserves which should be maintained to ensure that the PCC is able to meet both day to day costs in the event of year-to-year fluctuations in income, as well as being in a position to fund major structural work on our church and church hall.

To achieve this the target is to maintain a general reserve of £50,000 and maintain a separate fund to cover major structural work and the Building Anew Project. This year the general reserve is £53,893 (2024: £60,874). The balance on the Buildings Maintenance and Repairs Fund at the end of 2025 was £275,223 (2024: £282,763).

Balance Sheet

We are holding substantial cash and investments to fund Building Anew. At the end of 2025 cash and short-term deposits stood at £814,787 (2024: £458,184). Cash holdings have increased both as a result of fund raising and the sale of all our market investments – realising £163,784.

Debtors (receivables) were £30,246 (2024: £6,607). Debtors are made up of Gift Aid tax due from HMRC (£27,985) and prepayments (£2,261). Total current assets therefore rose to £845,032 (2024: £464,790),

Creditors (payables) were £67,936 (2024: £12,287). This is mainly due to a construction bill of £47,880, an Architects bill for £8,000 referring to work carried out in 2025 and fees payable to the diocese of £4,566.

F J Squire
Hon. Treasurer

**Independent examiner's report
to the PCC of St Mary with St Alban, Teddington**

I report on the financial statements of the charity for the year ended 31 December 2025, which are set out on pages 11 to 18.

Respective responsibilities of trustee and examiner

The charity's trustees are responsible for the preparation of the financial statements. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the 2011 Act;
- follow the procedures laid down in the general directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

This report, including my statement, has been prepared for and only for the charity's trustees as a body. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body for my examination work, for this report, or for the statements I have made.

Basis of independent examiner's report

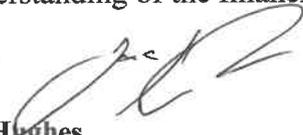
My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as trustee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

- which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Signed:


Jason Hughes

9 Claremont Rd, Teddington, TW11 8DH

Date.....10/3/2026.....