

**The Parochial Church Council
of the Ecclesiastical Parish of
St John the Evangelist, Great Stanmore**

Otherwise known as: **St John's Church PCC, Stanmore**

**Annual Report
and
Financial Statements
for the year ended 31st December 2025**

**Presented to the Annual Parochial Church Meeting
26th April 2026**

Rector

The Revd Matthew Stone
The Parish Office
Old Church Lane
Stanmore
Middlesex, HA7 2QX

Registered Charity Number 1127658

ST JOHN'S CHURCH PCC, STANMORE

FOR THE YEAR ENDING 31ST DECEMBER 2025

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Trustees Report of the Parochial Church Council for the year 1st January to 31st December 2025

Administrative Information

St John the Evangelist, Great Stanmore, is situated on Church Road, Stanmore. It is part of the Willesden Episcopal Area of the Diocese of London within the Church of England. Contact details: The Parish Office, Church House, Old Church Lane, Stanmore, HA7 2QX. Telephone number 020 8954 7064. Email parishoffice@stjohnschurchstanmore.org.uk
Website: <http://www.stjohnschurchstanmore.org.uk/>

The Parochial Church Council (PCC) of St John the Evangelist, Great Stanmore, is a registered charity. The number is 1127658.

PCC Members (Trustees)

The Members of the PCC are the trustees of the charity. During the year, the following served as members of the PCC:

Rector: The Revd Matthew Stone – Chair

Churchwardens: Mrs Pamela Marion Curran – Vice Chair (until 27th April 2025)
Mr Graham Nicholson - Vice-Chair (from 27th April 2025)

Deanery Synod Representatives:

	<u>End of Term</u>
Mrs Beverley McKeon	30 th June 2026
Miss Lauren McKeon	30 th June 2026
Mr Adeyemi Frederick Oshunniyi	30 th June 2026

Elected Members:

<i>Mr Nigel Bayliss</i>	<i>retired APCM 2025</i>
<i>Mr Mark Lynch</i>	<i>retired APCM 2025</i>
<i>Ms Jennifer Ellen Neve</i>	<i>(See below)</i>
<i>Mrs Jane Prentice</i>	<i>retired APCM 2025</i>
Mrs Sylvia Daniels	to retire APCM 2026
Mr David Galt	to retire APCM 2026
Mr Maurice Anthony Murphy	to retire APCM 2026
Dr Lorna Wyon	to retire APCM 2026
Mr Samuel George	to retire APCM 2027
Dr Maduagwu Ogbonna Oji	to retire APCM 2027
Mrs Nina Simona Nolan	to retire APCM 2027
Mrs Beverley Ann Singleton	to retire APCM 2027
Mr Mark Griffiths (from 27 th April 2025)	to retire APCM 2028
Mr Shaun Knevett (from 27 th April 2025)	to retire APCM 2028
Mrs Jacqueline Peters (from 27 th April 2025)	to retire APCM 2028
Mrs Nancy Pillay-Newton (from 27 th April 2025)	to retire APCM 2028

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Ex-officio: The Revd Rachel Susan Phillips – Associate Rector (from 15th March 2026)
The Revd Wendy Wall – Assistant Curate (until 25th May 2025)

Co-opted: Ms Jennifer Ellen Neve (from 27th April 2025)

Bankers:

- Barclays Bank PLC, 126 Station Road, Edgware, Middlesex, HA8 7RY
- CCLA Investment Management Limited, One Angel Lane, London, EC4R

Auditors:

- KPSR LLP, Chartered Tax Advisors, Chartered Accountants & Registered Auditors. 58 High Street, Pinner, Middlesex, HA5 5PZ

Charity Commission Correspondent:

- The Revd Matthew Stone
Church House, Old Church Lane, Stanmore, Middlesex, HA7 2QX
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Structure, Governance and Management

The PCC is a body established by the Church of England. The PCC operates under the Parochial Church Councils (Powers) Measure 1956. The method and appointment of PCC members is set out in the Church Representation Rules.

The PCC was registered with the Charity Commission on 21st January 2009 under the full title of "The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Great Stanmore" with a working name of "St John's PCC, Stanmore" (No. **1127658**). The members of the PCC are the trustees of the charity.

All regular Church attendees are encouraged to register on the Electoral Roll and stand for election on to the PCC to serve as a Churchwarden, Deanery Synod Representative or PCC Member. In 2025 the Electoral Roll was revised. We are very keen to ensure those elected fully represent the congregation.

- Churchwardens serve a one-year term of office.
- Deanery Synod Representatives serve a three-year term of office. The current triennium began on 1st July 2023 and will end on 30th June 2026. The number of permitted representatives is based on the number of people on the Electoral Roll. St John's Church is currently allowed 3 representatives.
- At St John's Church, PCC members serve a three-year term of office and then 'retire' for a period of twelve months before they can seek re-election. This retirement policy, allowed for in the Church Representation Rules (CRR M16 (7) and (8)), was most recently reconfirmed at the Annual Parochial Church Meeting held on 27th April 2025.

PCCs can appoint co-opted members who can be clerical or lay because they have a particular role or skill. If this happens, the total number co-opted must either be fewer than one-fifth of the elected members on the Council, or two, whichever is the greater. The PCC co-opted Ms Jennifer Neve to continue in her role as PCC Treasurer.

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The Standing Committee is the only committee legally required. It has power to transact business in between PCC between meetings, subject to any directions given by the PCC. Five PCC Members were appointed to the Standing Committee, but it did not need to meet in 2025.

Aims and Purposes

The PCC has the responsibility of co-operating with the Rector, the Revd Matthew Stone, in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It also has the responsibility for the maintenance of the Church Building, Churchyard, Old Brick Church, Church House, Church Field, Church House Cottage, Hollond Lodge and St John's House (16 The Chase).

Objectives and Activities

The PCC is committed to enabling as many people as possible to worship at St John's and to become part of the church family. This is underpinned by our Mission Statement: "Drawn together by Christ's love, we seek by his grace to live out his commandments to love the Lord our God with all of our being and to love everyone we come across as we love ourselves."

We are a friendly and welcoming church and hope all who attend will feel they belong to our church family. Our services and worship seek to put faith into action through prayer and scripture, music and sacrament.

When planning our activities for the year, the Rector and PCC have considered the Charity Commission's guidance on public benefit, and particularly the supplementary guidance to charities for the advancement of religion. Specifically, we try to enable ordinary people to live out their Christian faith through:

- Worship, prayer, learning about the Gospel & developing knowledge and trust in Jesus,
- Provision of pastoral care for people living in the parish,
- Missionary and outreach work.

An important (and essential) part of each PCC Meeting were the discussions about our mission strategy, and in particular what responses we might make to "Listening to London, Listening to God" – the new collective vision for the Diocese of London.

After extensive consultations in 2019, to which we contributed, the Diocese identified four ambitions: Confident Disciples, Compassionate Communities, Creative Growth and Connected Young People. A report of our PCC discussions on mission and other work can be found on pages A9-15.

Church Attendance

There are 178 parishioners on the new Church Electoral Roll, 63 of whom are resident in the parish, and 115 of whom are not resident in the parish.

The average weekly attendance in church across all services, counted in October 2025, was 153 (120 adults, 33 children).

A link is always available from the website to facilitate access to the weekly Church of England's 'worship at home' service for those who need it, although we are not aware of any church members who use it currently.

Achievements and Performance

Worship and Prayer, Discipleship and Pastoral Care

An 8am Holy Communion and 9.30am Parish Communion take place every Sunday (on the first Sunday the Parish Communion is an All-Age Service). A monthly contemporary service 'Engage' takes place, except during August and December. A midweek service is held every Tuesday at 10.30am in the chapel.

In addition, the whole community worships together for major festivals, including Mothering Sunday, Easter Day, Dedication Festival, Harvest Festival and Christmas Day.

We hope our services enable attendees to draw closer to God, worship with one another, and be spiritually refreshed. All are welcome to attend. Refreshments are served after the Parish Communion (and All-Age Service) in Church House (or the Church after Engage) provided by our dedicated Café St Jean team.

To cater for the younger members of our Church community, we offer Junior Church on the second and fourth Sundays of each month. On the third Sunday afternoon of each month a Junior Church games session takes place. The children enjoy participating in the monthly All-Age Services held on the first Sunday in the month. The PCC paid for the Junior Church children to play crazy golf in September and to see 'Cinderella' at Radlett Theatre in December. Most weeks there are over 30 children in church which is very encouraging.

Our partnership with Stanmore Baptist Church remains important. In 2025 we jointly held a Shrove Tuesday Pancake Party. We were unable to hold a Light Party on Halloween and decided not to run a discipleship course as 2024 had been especially busy with three courses taking place. A Lent Course was held using the Diocese of London's 2025 material.

The church youth group continues to meet twice each term (in line with the wishes of the young people) and caters for those in Years 7-13. By the end of the year there were 15-20 young people attending regularly. Different activities were arranged including games, BBQ, Laser Tag and Ten Pin Bowling. The PCC contributed to cover the costs of the outings.

The annual Battle of Britain Service took place on Sunday, 21st September. The attendance included the Mayor of Harrow, Representative Deputy Lieutenant along with large numbers of ATC cadets and others from across the borough. The sum of £187.50 was collected during the service and split equally between Bentley Priory Museum, the RAF Benevolent Fund and the Royal Air Forces Association. Refreshments were provided in Church House after the service.

A Memorial Service took place on All Souls' Day (2nd November) to which the families of those who have received our funeral ministry across 2023, 2024 and 2025 were invited. The sum of £362.50 was collected during the service to support the work of Bereavement Care. Refreshments were provided in Church House after the service.

A very well attended Act of Remembrance took place at the War Memorial in the Churchyard on Remembrance Sunday (9th November). The PCC paid £125 to have The Last Post and Reveille played on the trumpet.

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Our catering team provided a delicious Pre-Lent Lunch, Brunch and Christmas Afternoon Tea. In July, to coincide with the 175th anniversary of the consecration of St John's Church, a BBQ was held with bouncy castle and slide hired to entertain the children.

The children from St John's Church of England School attend a service at least termly (Easter, end of term in July, Harvest and Christmas). There was also a Key Stage 2 School Carol Service. The clergy also deliver regular collective worship in school as well as Key Stage Year Group Eucharists.

The Clergy enjoy good relationships with several other local schools: Aylward Primary School, Avanti House Secondary School, Bentley Wood High School, North London Collegiate School, Stanburn Primary School, Stanmore Montessori and Whitchurch Primary School. Different year groups from each of these schools visit the church during the year. The clergy deliver termly assemblies in Aylward Primary School.

During 2025 the church was used for:

- **11** (6) baptisms mostly taking place within the Parish Communion,
- **8** (0) children were admitted to Holy Communion before confirmation,
- **13** (0) candidates for confirmation,
- **1** (2) wedding,
- **0** (0) wedding blessing after civil marriage,
- **8** (5) funerals were held in church, a further **3** (7) were conducted at local crematoria,
- **8** (5) interments of ashes took place in the churchyard.

(numbers in brackets relate to 2024)

The Rector, Assistant Curate and PCC are committed to the pastoral care of all people in the parish of St John's. Holy Communion was taken regularly to 3-4 housebound parishioners (and others as and when required) by a commissioned team of lay people in addition to the Rector and Assistant Curate. The Rector and Assistant Curate make time to visit parishioners at home or in hospital with the assistance of the Licensed Lay Ministers, Pastoral Assistant and Bereavement Visiting Team.

In addition to worship, spiritual growth is encouraged through three Home Groups based in Bushey, Hatch End and Stanmore which meet regularly. There is also a monthly prayer group and an online reading the Bible in a year group.

The Rector discusses the workload and fabric priorities regularly with the Assistant Curate, Churchwardens, Treasurer, Deputy Wardens and Parish Administrator to ensure these important areas are kept up to date.

The achievements of the PCC are only possible because of the large number of volunteers who give generously of their time and energy. Volunteers undertake a wide variety of tasks including (but not restricted to) membership of the various committees and visiting teams, stewardship of buildings, stewardship of finances, choir & music, children's & youth work,

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Little Fishers, Tea & Chat, flower arranging, music, gardening, welcome team and bell ringing - amongst many others. The PCC gratefully acknowledges all these contributions.

Missionary and Outreach Work

During the course of the year the PCC decided to make the following donations:

Bereavement Care	£200
Flyspec	£2,000
Mission to Seafarers	£2,000
St John's C of E School	£1,000
Transforming Lives for Good (TLG)	£900
Total	£6,100

Risks

The trustees confirm that the major risks (namely financial, health & safety and safeguarding) as identified by the trustees, to which the charity is exposed, have been reviewed and systems or procedures have been established to manage those risks.

Safeguarding and Clergy Discipline

The PCC have complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 in relation to having due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding remains a substantive item on each PCC agenda, and we use the Church of England's Safeguarding Dashboard. A Safeguarding Sunday service was held on 16th November 2025.

The Revd Matthew Stone
Rector

Harrow Deanery Synod Report

The Deanery Synod met three times in 2025.

The first meeting took place at St Peter's West Harrow on 4th February. The Revd Jon Lindsay-Scott (Vicar) welcomed synod members, guests and led us in worship. The Revd Matthew Stone (Area Dean) conducted brief Synod business including welcoming the Revd Irene Lawrence and reviewing deanery vacancies. This was followed by updates from Diocesan and General Synods.

The main part of the meeting focused on the return of the Willesden Area Roadshow led by Bishop Lusa, Archdeacon Catherine, and the Directors of Mission and Ministry. They reminded Synod members of the Diocesan Vision and how in Willesden there is an overwhelming desire to create a culture of leaning into being intergenerational, intercultural and missional.

Our second meeting on 10th July, at St Paul's South Harrow, began with Evening prayer led by The Revd Steve Taylor (Joint Vicar), followed by an introduction to the church and worship.

The focus of the evening was churches and disability, led by the Revd John Beauchamp, Diocesan Disability Ministry Enabler. John noted that while some churches are well equipped,

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there is always room for improvement. He emphasised the responsibility to ensure that buildings and services are accessible and inclusive for all. There are many things we can each do, John encouraged us to start by looking at the easy wins, and pointed those present to accessible resources to assist in this.

This was followed by a short presentation of the Ministry Experience Scheme, a review of deanery accounts, and four applications with presentations of £1000 Mission Fund Grant. All four applications were successful: St Anselm, Hatch End to improve the sound system; St Peter West Harrow towards "Bubble Church"; St Anselm Belmont for improved signage; St Mary Kenton towards the Mission Experience Scheme. Further Synod business included welcoming new clergy, celebrating the newly ordained priests, Diocesan and General Synod Reports, Confirmation of elections (Emma Webber as Honorary Secretary, Graham Hamwijk as Foundation Governor Holy Trinity School Northwood, Graham Nicholson and Marjorie Mott as foundation governors of St John's School, Stanmore. Following the meeting Mike Still was elected as a clergy representative on the Deanery Standing Committee. Robert May was thanked for over 16 years of exemplary service as deanery secretary.

Our final meeting of the year began with refreshments and student led worship at Holy Trinity School, Northwood on 4th November. The choir were from Holy Trinity, the orchestra from St John's School Stanmore. This was followed by a welcome and introduction to the new grouping of four local C of E Schools through the Ecclesia Partnership.

This was followed by presentations by four local speakers on Embracing Interculturalism looking at welcoming, openness, diversity, learning from one another and mission. This section was concluded by a time of questions to the panel. And the meeting was then concluded with news of the Bishop of London consultation, and a request for Carollers at St Lukes Hospice.

*The Revd Emma Webber
Honorary Secretary*

Church House

During 2025 Church House generated income of £56,464 (2024 £64,286). The income is generated through a mixture of regular bookings and one-off bookings. In 2025 there were 55 one-off bookings (2024 – 44).

The number of non-church groups using Church House in 2025 reduced leaving the following regular hirers:

1. London Sport Alliance (Monday, Wednesday and Thursday evening)
2. Metropolitan Police Cadets (Tuesday evening)
3. Rainbows/Brownies/Guides (Friday evenings during term time)
4. Stanmore Montessori (Monday to Friday during term time)

A hiring agreement is signed on an annual basis with each regular hirer, apart from Stanmore Montessori where the legal instrument in place is a lease. The lease was renewed for a further five years in 2024. Each group that works with children and young people is asked to submit

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a copy of their latest safeguarding policy on an annual basis along with their current insurance certificate.

A robust booking system for hiring Church House on a one-off basis has been in place since 2014 and is reviewed annually by the PCC. The booking system is administered through the Parish Office. This ensures we maintain a professional and consistent approach towards all bookings.

Terms & Conditions of hire are also in place for all Church House users (both regular and one-off). These include reference to the hirer putting in place their own safeguarding procedures if children will be on the premises during their booking, food hygiene/allergy information, insurance cover and risk assessments. All hirers of Church House must sign a booking form which confirms their agreement to these Terms & Conditions.

The current pricing structure for one-off bookings was reviewed and has remained unchanged since 2023:

One-Off Bookings

£85 per hour (daytime)

£110 per hour (after 6pm)

£250 Good Conduct Deposit payable every time

Engagement Parties/Wedding Receptions

£2,500 for the day

£500 Good Conduct Deposit payable every time

An appointed keyholder oversees one-off bookings. They are paid a fee of £25 (£50 for an after 9pm finish) per booking for providing a service to handover the premises to a one-off hirer. The keyholder is not an employee but rather a contractor who submits invoices for their services. The handover covers defibrillator location, emergency evacuation routes, fire extinguishers' locations, health & safety, safeguarding and security, as well as the practical elements of using the premises (e.g. how to operate the heating). At the end of the booking, the keyholder returns to Church House to ensure the premises are left clean and tidy before locking up.

Church House remains first and foremost the church hall for St John's Church and priority will always be given to church groups/activities ahead of one-off bookings.

The following church groups use the premises on a regular basis:

1. Junior Church (including the monthly games session)
2. Little Fishers Parents & Toddler Group
3. Tea & Chat

It was also pleasing to host four church 'events' during the year: Pre-Lent Lunch (16th February), BBQ (20th July), Brunch (14th September) and Christmas Afternoon Tea (14th December). These are popular events with delicious food.

Karen Stirrup
Parish Administrator

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PCC Secretary's Report

The PCC met seven times in 2025: 13th February 25th March 27th April, 21st May, 16th July, 30th September and 26th November. All meetings were held in Church House.

Attendance at PCC meetings measured as a percentage was 79% (2024 - 66%) across the year. At every meeting apart from April, PCC Members received an update on the financial position to the end of the previous month. Updates on fabric matters, safeguarding and mission remained substantive agenda items.

As St John's Church is a registered charity, PCC Members were reminded on two occasions in the year of their obligations as trustees, especially the responsibility to ensure our 'charity' is operated in a way that carries out its purposes in respect of public benefit. PCC Members are confident that they have done this. New PCC Members complete a Trustee Declaration as part of the nomination process and existing PCC Members are asked to review their declaration annually.

PCC meetings are always efficiently organised with the agenda, minutes, financial information and other papers being circulated electronically at least one full week ahead of each meeting. This gives PCC Members the opportunity to read the papers in advance so they can prepare. Whilst PCC Members view the papers online to save printing and environmental costs, hardcopies of the agenda, minutes and financial information are placed in the church porch for others to read to ensure transparency and accountability.

PCC Members are invited to declare any interests (financial or otherwise) at the beginning of each meeting and withdraw whilst the conflicted item is discussed. Draft minutes are usually circulated within 48 hours of the meeting to enable action points to be taken forward promptly. Financial information is circulated monthly to PCC Members in between PCC meetings to ensure they are kept up to date.

As other reports will invariably contain business that has been transacted by the PCC during the year, this report will be focused only on matters that are unlikely to appear elsewhere.

February

- Noted that the Harrow Church Schools' (Church of England and Roman Catholic) Annual Voluntary Aided Carols Service was held at St John's Church on 9th December 2024.
- Noted the attendance across our Christmas services in 2024 was 662 (2023 = 558).
- Agreed that a Pre-Lent Lunch could take place in Church House on 16th February. A Temporary Events Notice was obtained as a glass of wine was included in the price of the adult tickets.
- Agreed that Firm Foundation would be this year's Lent Appeal beneficiary.
- The annual subscription to Bereavement Care was renewed at a cost of £200.
- Discussed the arrangements for the Annual Parochial Church Meeting to be held on 27th April. 2025 was to see the complete renewal of the Electoral Roll for all Church of England parishes. This happens every six years. New GDPR forms will be obtained as part of the application process.
- Confirmed the appointment of Dr Alex Veal of Art Architects as the new Quinquennial Inspector (QI). The previous QI, Charles Sheppard, had retired after 20 years' service. A letter was written to thank Mr Sheppard for his service.
- Noted that the London Borough of Harrow's brown bin subscription for 2025/2026 was renewed at a cost of £69.

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- Noted that Shaun Knevett has passed the Level 2 Food Safety & Hygiene Course.
- Agreed that the prayer ministry team and kneeling to receive communion at the main altar rail would be reinstated. Both had been held in abeyance since the pandemic. Training will be arranged for prayer ministry team members.

March

- The Church Field maintenance contract was renewed for a further 12 months.
- The 2024 Accounts were approved following the independent examination, and the 2024 Annual Report was noted in preparation for the Annual Parochial Church Meeting to be held on 27th April.
- The PCC recorded its thanks to Shaun Knevett and his team for organising a very successful Pre-Lent Lunch on 16th February.
- Noted the planning application for the proposed development of the Old Rectory site (planning reference PL/0390/23) to create "58 room world-class, post-operative physical rehabilitation centre" had been updated. The PCC objected in late 2023 because of the lack of car parking spaces.
- Congratulated the Assistant Curate, the Revd Wendy Wall, on her appointment as Vicar of St John's Greenhill (Harrow) with effect from 17th June 2025. Her last Sunday at St John's Stanmore would be 25th May 2025.
- Agreed that a Parish BBQ could take place on 16th July to celebrate the 175th anniversary of St John's Church. A Temporary Events Notice was obtained as a glass of alcoholic punch was to be included in the price of the adult tickets. Inflatables were hired for the children.
- Noted the retirement of Mrs Jo Hester, Headteacher of St John's Church of England School at the end of the current school year, after 13 years of dedicated service.

April

- This very short PCC meeting took place immediately after the Annual Parochial Church Meeting.
- All new PCC Members completed Trustee Declarations and HMRC 'Fit and Proper Person' forms. Existing PCC Members were asked to complete both forms if their circumstances had changed since they last completed them.
- Review the Public Benefit statement.
- Confirmed the co-option of Jennifer Neve (Treasurer) onto the PCC for the next 12 months. Ms Neve will be eligible to stand for election at the 2026 Annual Parochial Church Meeting.
- Various appointments were made: Vice-Chair, Treasurer, PCC Secretary, Electoral Roll Officer, Deputy Wardens, Stewardship Recorder and Standing Committee members.
- The signatories on the various bank accounts were re-confirmed, together with the arrangements for managing the funds held with CCLA Investment Management Limited.
- New PCC Members were informed of how the financial information is reported and the payment of bills.

May

- Noted that all regular users of Church House sign an annual hiring agreement, and they supply a copy of their current insurance certificate and, where appropriate, submitted a copy of the current safeguarding policy.
- Noted that the sum of £1,411 (incl. Gift Aid) had been sent to Firm Foundation representing money that had been given to support this year's Lent Appeal.

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- Noted the attendance across the Holy Week and Easter services in 2025 was 781 (2024: 724).
- Noted that the sum of £875 had been collected on 11th May 2025 to support Christian Aid (during Christian Aid Week that took place 11th to 18th May 2025).
- Noted that the Charity Commission annual return (and all Diocesan returns) were submitted on time.
- Noted that the London Borough of Harrow's notice advising an appeal had been submitted against their decision to refuse planning permission for the Old Rectory site. The proposal (submitted under reference PL/0390/23) was for the demolition of the Old Rectory and to erect a 'three story building (plus basement/lower ground floor) to accommodate a residential - physiotherapy led - rehabilitation facility.' The appeal was eventually dismissed.

July

- The booking arrangements for the hiring of Church House were reviewed. The 2026 hiring rates were approved together with an amended set of Terms and Conditions of Hire (which include matters of health and safety, food hygiene, risk assessments, safeguarding, security and Covid-19).
- Approved the annual PCC donations of £2,000 each to FlySpec and the Mission to Seafarers.
- Agreed various 'permissions' to enable certain church members to administer the chalice (in Church and at St John's School), lead holy communion by extension, take holy communion to the sick/housebound and preach.
- Appointed Charles Sheppard as a PCC Governor to St John's Church of England School.
- Agreed to the repair of the Church Field football goals. Cost £121.81.
- Agreed to the purchase of a new BBQ. Cost £339.89.
- Noted the renewal of the Parish Office telephone/broadband contract.
- Agreed to cover the cost of a meal for Jo Hester (retiring Headteacher of St John's Church of England School) with her husband at The Grove Restaurant, Harrow on the Hill. The bill came to £150.24.

September

- Noted the renewal of the Data Protection Fee with the Information Commissioner's Office (ICO) at a cost of £47. The Parish Administrator is listed as the Data Protection Officer. Registration is necessary because of the personal data that 'we' hold in respect of baptisms, weddings and funerals. Also, because of the video doorbell fitted to the main front door of Church House. Our two privacy notices (one for 'office holders', the other is 'general') were reviewed and ratified. Updated copies are on display in the church porch and on the website.
- Noted that the AGM of the Bell Ringers had taken place on 18th September 2025 in the Church.
- Noted that the Battle of Britain Service had taken place on 21st September. The Revd Peter Mackenzie, Vicar of St Edmund of Canterbury in Yeading, Area Dean of Hillingdon and Padre to Southall Air Cadets, delivered the sermon.
- Agreed to contribute £25 to the retirement collection for the Revd Prebendary Andrew Corsie, Director of Ministry for the Willesden Area.
- Noted the Harvest Festival would take place on 5th October. The Harrow Foodbank would again be supported, and church members were encouraged to donate financially and with produce.
- Noted that a Parish Brunch took place on 14th September during Café St Jean.

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- Agreed to cover cost of members of our Bereavement Visiting Team's attendance at Bereavement Care's 2025 annual conference (titled "Barriers to Resolving Grief"), which is taking place on 29th October 2025. Sylvia Daniels, Jean Orpwood and Bill Wyon to attend at a cost of £150.

November

- The Complaints Policy was reviewed and ratified.
- The Conflicts of Interest Policy was reviewed and ratified.
- The Finance Policy & Risk Assessment was reviewed and ratified.
- The Health and Safety Policy was reviewed and ratified.
- The Legacy Policy was reviewed and ratified.
- The Lone Working Policy was reviewed and ratified.
- The Reserves Policy was reviewed and ratified.
- The social media Policy was reviewed and ratified.
- The Emergency Plans folder for evacuating the church was reviewed. Folders are kept in the vestry, Parish Office and Rectory. Laminated copies of emergency evacuation instructions are also kept in the Rector's and Assistant Curate's stalls and the Churchwardens' pews.
- Noted the Archdeacon's Triennial Visitation took place on 7th October 2025, which check the records, registers, fabric, finance and safeguarding remain up to date. Also, the work being done by the Mission Action Groups is reviewed. There were no actions arising.
- Agreed to a temporary banner being fitted to the churchyard hedge for two weeks to advertise the Harrow Fireworks. A £100 donation was received from the organisers.
- Noted a memorial donation of £246.79 from the retirement collection after Mike Evens' funeral on 2nd October. The PCC agreed the money should go towards the replacement of equipment for Café St Jean.
- Noted the annual Deanery Choirs' Festival was held this year at St John's Church on 12th October 2025. The Revd Rachel Phillips played the organ, our Director of Music, Philip Rees, conducted a choir of approximately 80 children and adults who had come from several churches in the Harrow Deanery. The retiring collection totalled £375, £250 was sent to the Royal School of Church Music and we retained £125.
- Noted that a Memorial Service took place on 2nd November. The retiring collection of £362.50 was sent to support the work of Bereavement Care.
- Noted that £125 had been spent to cover the cost of the trumpeter to play at the Act of Remembrance held in the churchyard on 9th November.
- Agreed that a Christmas Afternoon Tea would take place on 14th December. A Temporary Events Notice was obtained as a glass of mulled wine was included in the price of the adult tickets.
- Approved a £250 bonus for the Parish Administrator.
- The PCC agreed to two Christmas trees being erected. The internal tree cost £79.99, the external tree cost £199.99. James Funeral Services kindly donated £245 towards the cost of the trees.
- Approved the additional parochial fees that would be payable in 2026 (eg organist, bell ringing).
- Agreed to purchase a new computer (with cloud-based software) for the Parish Office to replace the old computer. The cost of the new computer was £479 plus an annual subscription to have Microsoft Office (£33.12 in year one, but this will increase).

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Following the church burglary in December 2023, it has proved to be a very slow process to obtain replacement silver vessels, altar standing crosses (x 2) and matching candlesticks. It is hoped the replacements will be delivered in early 2026. There is now CCTV in place.

Karen Stirrup
Parish Administrator

Plans for the Future: Mission

The Diocese of London's current vision is as follows:



The PCC had been supporting four priority mission areas: children & young people, discipleship, environment and outreach until the July PCC meeting. It was decided to refresh the membership of each group and to focus on three areas: children & young people, discipleship and environment.

Some of the work discussed and actioned in 2025 is as follows:

Children & Young People

- Organised a Pancake Party with Stanmore Baptist Church on 4th March.
- Continued the 'Transforming Lives for Good' coaching programme in St John's School. Three church members are trained coaches and two of them supported children at St John's School (Year 4 and Year 6) across the school year. This involved weekly visits.
- Set up a third Junior Church Group to cater for Year 8s-Year 13s from September.
- Arranged trips to Adventure Golf and the pantomime in Radlett for Junior Church.
- Continued the youth work with two activities taking place each term. The new Year 7s joined in the Autumn Term. Average attendance 15-20. Our youth work is shared with Stanmore Baptist Church.

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- Developed the participation of children and young people playing in the band which leads the sung worship at the monthly 5pm service 'Engage'.

Discipleship

- Arranged a New Year Quiet Day held on 5th January.
- The monthly prayer group continued to meet.
- A three-session Lent Course was held which used material from the Diocese of London's Lent Course. Two sessions were held in Church House, the other on Zoom.
- The 'read the Bible in a year' group continued to meet throughout the year.

Environment

- LED lightbulbs are being fitted in the Wolstenholme Hall.
- Continued using compostable cups at certain times in the year when additional drinks were needed.
- Considered a report prepared by the Assistant Curate and a church member on the work undertaken over the past two years to explore alternative heating solutions.
- Applied successfully for 'National Net Zero Carbon Programme Stage One Preparatory Grant' which offers a package of "incubator-style" support that allow PCCs to develop a tailored practical path to Carbon Net Zero that works for their buildings and address the specific challenges they face.
- A Local litter pick took place on 25th March and 29th June.
- The churchyard grass was not cut in May as part of 'No Mow May' campaign which boosts biodiversity and supports pollinators.
- Promoted 'plastic-free July'.

The scope of work with local schools is as follows:

- Avanti House Secondary School
Year 10 (180 students) visited the Church in July to learn about aspects of Christianity as part of their GCSE RE.
- Aylward Primary School
Year 4 (90 children) visited the Church in March to learn about Easter. Year 3 (90 children) visited in October to learn about prayer. The Rector and Assistant Curate continued to deliver assemblies in school about Easter, Harvest and Christmas.
- Bentley Wood High School
Year 11 (240 students) visited in January and were taught about various aspects of Christianity as part of the GCSE RE.
- North London Collegiate School
Year 3 (50 children) from North London Collegiate School visited the Church November to learn about what churches do.
- St John's School
Year 6 (60 children) visited the Church in June as part of a local history lesson. The new Year 6s (37 children) visited to learn about baptism in September. The whole school visit each term for a service. A Key Stage 2 Carol Service was held in December. The Rector and Assistant Curate deliver regular collective worship in school and a

St John's Church PCC, Stanmore

separate Eucharist was held for Years 3, 4, 5 and 6 in the Autumn Term. A Year 6 Leavers' Service was held in school in July.

- **Stanburn Primary School**

Year 4 (90 children) visited in January to learn about the significance of Jesus' death and resurrection.

The reception children (90 children) visited the Church in December to learn about Christmas.

- **Stanmore Montessori**

The Rector was invited to speak to the children about Christmas.

It has been another very busy year with lots of great things going on. Thank you to all those who work so hard to ensure the smooth running of St John's Church – far too many to name – but all equally valued and appreciated.

Karen Stirrup
PCC Secretary

Financial Review

1. A budget for 2025 was approved by the PCC on 26th November 2024.
2. A copy of the current budget is always displayed in the church porch. PCC Members also retain a copy.
3. The accounts are operated on an accrual's basis.
4. Total expenditure for the year was £223,498 compared to total income and unrealised gains of £559,231, resulting in a surplus of £335,732 (2024 - £14,535).

The significant surplus in 2025 arose due to the following non-recurring items:

- A one-off grant of £110,000 received from the Diocese of London relating to the sale of the former Rectory in 2017 (see '16' below),
 - A legacy of £200,000 received during the year (see '17' below),
 - An unrealised gain of £19,016 arising on the revaluation of investment shares to fair value (see '19' below).
5. Planned giving has decreased by £2,032 to £74,830 (2024 - £76,862). The total of all other donations has increased: £12,043 (2024 - £10,561).

However, some church members are supporting St John's Church financially using the contactless machine instead of by standing order/bank transfer. Across the year donations received using the machine were substantially higher than the amount of cash received using the 'plate'.

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Gift Aid is claimed on eligible amounts. The PCC claims additional Gift Aid through the Small Donations Scheme operated by the HM Revenue and Customs.

6. An annual 'thank you' letter was sent in respect of all regular donations received during the year.
7. Gift Aid recovered on eligible stewardship and donations amounted to £19,080 (2024 - £19,908) and related to donations received from January 2025 through to December 2025.
8. The annual donation from the historic Stanmore Charities totalled £5,457 (2024 - £5,103).
9. Additional income of £56,464 (2024 - £64,286) was generated from hiring Church House (our hall) which is represented as follows:

	Total (£)
Stanmore Montessori	34,229
Regular Bookings	4,410
One-Off Bookings x 55 (2024 = 44)	17,825
TOTAL	56,464

10. Rental income from Hollond Lodge and 16 The Chase totalled £33,875 (2024 - £32,225). Church House Cottage was let promptly from 2nd June 2025 after the Assistant Curate moved out on 28th May 2025. The gross rent paid across June to December totalled £11,200.

Agent fees, renewal fees, management fees and rent guarantee insurance (on 16 The Chase & Church House Cottage) totalled £5,790. Other professional fees incurred totalled £7,469 and included some professional fees connected to the stonework project.

The tenancy agreement at 16 The Chase was renewed for a further 36 months at £1,800pcm from 3rd March 2025.

11. A VAT claim of £455 (2024 - £539) was paid under the Listed Places of Worship Scheme <http://www.lpwscheme.org.uk/> in January 2025 and related to 2024.

This government funded scheme gives grants to cover the VAT element on repairs and maintenance to listed buildings in use as a place of worship. Examples include certain professional fees, the clock service, organ works, roofing works, fire extinguishers amongst many other items.

In addition, a grant of £2,680 was claimed at the end of 2025 in respect of professional fees connected to the stonework project. Two invoices were architect's fees, the other was a structural survey. See '10' above.

12. The PCC agreed to accrue £33,400 from the 2025 surplus:

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- £8,400 towards the 2025 Audit Fee,
 - £5,000 for Church House roofing costs (the same amount was accrued in 2024 but was unspent. There is now £10,000 set aside towards the cost of the roof maintenance),
 - £15,000 for Church House improvements.
13. The PCC agreed to pay £99,980 towards the Diocesan Common Fund which equated to 100% of the full costs. This sum includes the direct costs of parish ministry such as clergy stipends and housing, together with central Diocesan support costs, education and outreach.
14. General premises costs were £63,841 (2024 - £55,881). These are the running costs of the church and hall and include: cleaning, insurance, maintenance, utilities, removal of rubbish, gardening, together with the contract to keep Church Field tidy.
15. The full cost of employing our part-time Parish Administrator (15 hours per week) was £11,660 (2024 - £11,643). This amount includes salary, pension contributions.
16. A one-off grant totalling £110,00 was received from the Diocese of London. After the Previous Rector left in 2012, the Diocese made the decision to sell the Rectory (in Rectory Lane, Stanmore) as it was no longer considered appropriate for an operational property.

The policy at the time stated that the parish could apply for a mission-based grant for a % of the difference between what the now Old Rectory was sold for (£2,150,000 in February 2017) and what the new Rectory (Chambers Walk, Stanmore) was purchased for (£835,000 in October 2013). In 2025, the PCC applied to the Diocese asking if the grant could be used towards the stonework costs. As a suitable project had been identified, the Diocese paid the grant to the PCC.

17. Three legacies totalling £201,500 were received during the year:

- £1,000 Audrey Saker
- £500 Barbara Robbins
- £200,000 Diana Phillips

The following legacies have been received since 2014:

- 2014 Mary Webb - £5,945 (now held in a designated fund for the upkeep of her memorial stone and certain other churchyard works as agreed by the PCC). The original legacy was £5,000 as is held in a separate account with the CCLA which attracts quarterly interest.
- 2014 Alison Carey - £983 restricted for use by the choir (original legacy totalled £1,250. Some money has been spent on music books for the choir).
- 2021 Elizabeth Bowen - £7,650 (restricted for use by the bell ringers).
- 2021 Elizabeth Bowen - £7,650 unrestricted.

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- 2022 Patricia Stevens - £5,000 unrestricted (placed in the organ fund).
- 2022 Florence Anita Walton - £5,000 unrestricted (placed in the organ fund).
- 2023 Jenny Gurdon - £10,000 unrestricted (placed in a new designated fund for the replacement of the church heating).
- 2025 Audrey Saker - £1,000 unrestricted (to be placed in 2026 in a separate fund for use by Café St Jean).
- 2025 Barbara Robbins - £500 unrestricted (to be placed in 2026 in a separate fund for use by Café St Jean).
- 2025 Diana Phillips - £200,000 unrestricted (to be used towards the stonework costs and new heating system).

18. Surplus funds are transferred to the Central Board of Finance Church of England Deposit Fund (CCLA Account) when the balance in the Barclays current account becomes too high. The balance on the CCLA Account as of 31st December 2025 was £670,000 (2024 - £310,000). Interest of £23,884 was received (2024 - £16,028).

19. There is a holding of 897 investment shares with CCLA. In accordance with current accounting requirements, the investment is now shown at its fair value. As of 31 December 2025, the shares are valued at £19,912 (2024: £20,741). The increase in value compared with the historical cost of £897 gives rise to an unrealised gain of £19,016. This gain has not been realised in cash and is therefore recognised within the Statement of Financial Activities (SOFA). The PCC has no current plans to sell the shares.

20. The general (unrestricted) fund now totals £376,042 (2024 - £277,700).

21. Total Reserves £3,284,071 are held (2024 - 2,929,322).

22. The finance policy and risk assessment were reviewed last on 26th November 2025. Bills/invoices are settled by bank transfer with two signatories required for each payment.

23. The various funds are listed in Statement of Asset and Liabilities account. Where money has been given for a specific purpose, it is recorded in a restricted fund. We have several designated funds. These are amounts which have been set aside by the PCC for various purposes but unlike the restricted funds, they can be brought back into general funds.

The monies representing these funds are held in separate bank deposit accounts with the Central Board of Finance Church of England Deposit Fund.

24. There is a full list of the reserves in the notes to the accounts.

Reserves Policy

It is the policy of this church to hold as a minimum in reserve the equivalent of three months of general running costs (£50,000) and an additional three month's salary costs (£2,500). It is also our policy to hold £25,000 for any urgent building work that may arise during the year.

I should like to take this opportunity to thank the members of St John's who regularly support the mission and ministry of the church by their giving. Thanks also to those who have helped with the finances (e.g. bank signatories and banking) during the year.

Jennifer Neve
PCC Treasurer

Church Workers Pension Fund (CWPF) FRS102 Wording - December 2025 Year End

St John's Church participates in the Pension Builder Scheme section of CWPF for lay staff. CWPF is administered by the Church of England Pensions Board, which holds the CWPF assets separately from those of the Employer and other participating employers.

CWPF has two sections:

1. the Defined Benefits Scheme

2. the Pension Builder Scheme, which has two subsections:
 - a) a deferred annuity section known as Pension Builder Classic, and,
 - b) a cash balance section known as Pension Builder 2014 (St John's Church)

Pension Builder Scheme

Both sections of the Pension Builder Scheme are classed as defined benefit schemes.

Pension Builder Classic provides a pension, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Discretionary increases may also be added, depending on investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum which members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. Discretionary bonuses may be added before retirement, depending on investment returns and other factors. The account, plus any bonuses declared is payable, unreduced, from age 65.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and means that contributions are accounted for as if the

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Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are the contributions payable (2025: £491, 2024: £489).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent valuation was carried out as of 31st December 2022.

For the Pension Builder Classic section, the valuation revealed a surplus of £34.8m on the ongoing assumptions used.

At the most recent annual review effective 1 January 2026, the Board chose to grant a discretionary bonus of 10% to both pensions not yet in payment and pensions in payment in respect of service prior to April 1997; and a bonus on pensions in payment in respect of post April 1997 service so that the pension increase was also 10% (where usually it would be calculated based on inflation up to an annual cap of 5% for pensions in payment in respect of service prior to April 2006 and 2.5% for pensions in payment in respect of service post April 2006). This followed improvements in the funding position over 2025. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £8.5m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The Church of England Pensions Board has agreed that some employers could use assets in the DBS of the CWPF in lieu of contributions to Pension Builder Classic and/or Pension Builder 2014. You will see this information on your DBS statement which will be sent separately.

The next valuation is being carried out as of 31 December 2025.

The legal structure of the scheme is such that if another employer fails, St John's Church could become responsible for paying a share of the failed employer's pension liabilities.

This wording was supplied by the Church of England Pensions Board on 25th February 2026.

STATEMENT OF TRUSTEES RESPONSIBILITIES AND AUDITORS

The are responsible for preparing the Trustee's Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires them to prepare accounts for each financial year which give a true and fair view of the state of affairs of the incoming resources and application of resources of the for that year.

In preparing these accounts, they are required to:

- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the and enable them to ensure that the accounts comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution proposing that KPSR LLP be reappointed as auditor of the charity will be put at a General Meeting.

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by the PCC of trustees on 16th April 2026 signed on its behalf by:



**The Revd Matthew Stone
Trustee**

St John's Church PCC, Stanmore


**Statement of Financial Activities
For the period from 01 January 2025 to 31 December 2025**

	Unrestricted funds	Restricted funds	Total funds	Prior year total funds
Income and endowments from:				
Donations and legacies	307,530	(75)	307,455	107,335
Income from charitable activities	14,972	-	14,972	14,261
Other trading activities	57,815	-	57,815	71,504
Investments	68,988	-	68,988	48,253
Other income	110,000	-	110,000	-
Total income	559,306	(75)	559,231	241,354
Expenditure on:				
Expenditure on charitable activities	200,728	80	200,808	220,667
Other expenditure	22,690	-	22,690	6,151
Total expenditure	223,418	80	223,498	226,819
Net income / (expenditure) resources before transfer	335,887	(155)	335,732	14,535
Transfers:				
Gross transfers between funds – in	49,292	7,815	57,108	14,482
Gross transfers between funds – out	(57,109)	-	(57,109)	(14,483)
Other recognised gains / losses				
Gains/losses on investment assets	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	19,016	-	19,016	-
Net movement in funds	347,088	7,660	354,749	14,535
Reconciliation of funds				
Total funds brought forward	2,927,534	1,787	2,929,322	2,914,786
Total funds carried forward	3,274,623	9,448	3,284,071	2,929,322
Represented by				
Unrestricted				
General fund	376,042	-	376,042	277,587
Designated				
Church Heating Fund	-	-	-	(2,500)
Clergy Housing Fund	-	-	-	(4,159)
Legacies Fund	200,500	-	200,500	500
MWebb Legacy Fund	75	-	75	75
Organ repair Fund	112	-	112	(34,521)
Property Account Fund	2,680,000	-	2,680,000	2,680,000
Rectory Decoration Fund	-	-	-	(7,200)
Restricted Interest	17,892	-	17,892	17,750
Restricted				
Bell Ringers Fund	-	-	-	(7,586)
Great Stanmore Old Church Fund	-	-	-	(75)
Legacies Fund	-	7,650	7,650	7,650
Restricted Interest	-	1,677	1,677	1,677
Weber Grave Fund	-	120	120	120
Total Funds	3,274,623	9,448	3,284,071	2,929,322

St John's Church PCC, Stanmore
Balance Sheet (Summary)

	As at	As at
	31/12/2025	31/12/2024
Fixed Assets		
Tangible Assets	2,680,000	2,679,971
Investments	19,913	-
	2,699,913	2,679,971
Current Assets		
Investments	-	897
Cash At Bank And In Hand	698,048	348,183
	698,048	349,080
Liabilities		
Creditors: Amounts Falling Due In One Year	33,900	22,316
Provision For Liabilities and Charges Due Within One Year	3,095	2,082
	36,995	24,398
Net current assets less current liabilities	661,053	324,682
Total assets less current liabilities	3,360,967	3,004,653
Liabilities		
Provision For Liabilities After One Year	76,895	75,331
	76,895	75,331
Total net assets less liabilities	3,284,071	2,929,322
Represented by		
Unrestricted		
Unrestricted - General Funds	376,042	277,700
Designated		
Designated - Church Heating Fund	-	(2,500)
Designated - Clergy Housing Fund	-	(4,159)
Designated - Legacies Fund	200,500	500
Designated - M Webb Legacy Fund	75	75
Designated - Organ repair Fund	112	(34,634)
Designated - Property Account Fund	2,680,000	2,680,000
Designated - Rectory Decoration Fund	-	(7,200)
Designated - Restricted Interest	17,892	17,750
Restricted		
Restricted - Bell Ringers Fund	-	(7,586)
Restricted - Great Stanmore Old Church Fund	-	(75)
Restricted - Legacies Fund	7,650	7,650
Restricted - Restricted Interest	1,677	1,677
Restricted - Weber Grave Fund	120	120
Endowment		
Fund Totals	3,284,071	2,929,322

These accounts were approved by the Trustees on 16th April 2026 and signed by the Chair on their behalf.



The Revd Matthew Stone
Trustee

Notes to the Financial Statements
1st January 2025 to 31st December 2025

Accounting Policies

a. Accounting convention

The financial statements have been prepared in accordance with the Church Accounting Regulations, together with applicable accounting standards and the Statement of Recommended Practice (SORP).

The financial statements have been prepared under the historical cost convention.

The financial statements include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their affiliation to another body, nor those which are informal gatherings of church members.

b. Funds accounting

Funds held by the PCC are:

Unrestricted funds – general funds which can be used for PCC ordinary purposes.

Designated funds – monies set aside by the PCC out of unrestricted funds for specific future purposes or projects.

Restricted funds:

- a) Income from trusts or endowments which may be expended only on those restricted objects provided in the terms of the trust or bequest;
- b) Donations or grants received for a specific object or invited by the PCC for a specific object. The funds may only be expended on the specific object for which they were given. Any balance remaining unspent at the end of the year is carried forward as a balance on that fund.

Endowment funds: funds the capital of which must be maintained; only income arising from the investment of the endowment may be used, either as restricted or unrestricted funds, depending on the purpose set out in the terms of the original endowment.

c. Incoming resources

All incoming resources are stated gross and are applied solely in the furtherance of the objects of the charity.

Voluntary income

Collections are recognised when received.

Planned giving receivable is recognised only when received.

Income Tax recoverable on gift aid donations is recognised when the income is recognised.

Grants and legacies are recognised when the PCC is legally entitled to the amount due.

Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue.

All other income

All other income is recognised when it is receivable.

Gains and losses on investments

Realised gains are recognised when the investments are sold.

d. Resources used

Resources expended are accounted for on an accruals basis and are accounted for gross.

Grants

Grants and donations are accounted for when paid over, or when awarded where the award creates a binding obligation on the PCC.

Church Activities

The Diocesan Parish Share (Common Fund) is accounted for when paid. Any Parish Share unpaid at 31st December is provided for in these accounts as an operational (though not legal) liability and is shown as a creditor in the balance sheet. The Parish Share has always been in full.

e. Fixed Assets

Tangible fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s.96 (2) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected. For some inalienable property acquired in the past there may not be sufficient cost information surviving and therefore such assets may not be valued in the accounts. Individual items acquired since 1st January 2009 have been capitalised in the accounts and depreciated over their useful economic life (see note (d)).

Depreciation

Depreciation is calculated to write down the cost of tangible fixed assets, excluding freehold properties, over a five-year period which is to the end of their expected useful lives. There are no assets currently being depreciated.

No depreciation is provided on freehold property as it is the PCC's policy to maintain these assets in a continual state of sound repair. The useful economic life of these assets is so long and residual values so high that any depreciation would not be material. These assets will be subject to annual impairment reviews. Provision will be made if there has been any permanent diminution in value.

Investments

Investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in the balance sheet for the year. Transaction costs are expensed as incurred.

f. Current assets

Amounts owing to the PCC on 31st December in respect of fees, rents or other income are shown as debtors, less provision for amounts that may prove uncollectable.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the Bank.

g. Trustees

Apart from the Rector and Assistant Curate, who are in receipt of stipends paid by the Church Commissioners, no other elected PCC Member was remunerated in 2025. The aggregate amount given by serving PCC Members in 2025 was £10,626.

St John's Church PCC, Stanmore

The Rector, Assistant Curate and Pastoral Assistant were reimbursed expenses of office totalling £740 of which £274 relates to mileage, and £64 relates to travel on public transport. No other payments were made to PCC Members, nor persons closely connected to them.

h. Audit fee

A fee of £8,400 has been accrued for payment to KPSR LLP for audit services in connection with the 2025 accounts.

**Analysis of Income and Expenditure
Period: 01 January 2025 to 31 December 2025**

	General	Designated	Restricted	This year	Total Last year
Income and endowments from:					
Donations and legacies					
Standing Orders - Bank	74,578	-	(60)	74,518	76,520
Gift Aid - Envelopes White	-	-	-	-	30
Stewardship Cheques	312	-	-	312	312
Donations Other Gift Aid	1,130	-	-	1,130	1,115
Donation Other not Gift Aided	3,345	-	-	3,345	4,043
Church plate Collections	7,286	-	-	7,286	5,143
Open Church Collections	282	-	-	282	260
Tax recoverable on Gift Aid	19,095	-	(15)	19,080	19,908
Legacy Received	1,500	200,000	-	201,500	-
Donations and legacies Totals	107,530	200,000	(75)	307,455	107,335
Income from charitable activities					
Clerk Staple/Hollond Lodge	5,457	-	-	5,457	5,103
Funeral Fees PCC	2,106	-	-	2,106	1,770
Wedding Fees PCC	334	-	-	334	706
Youth Group	85	-	-	85	311
The Cafe St Jean	2,335	-	-	2,335	1,915
Social Events	2,501	-	-	2,501	2,412
Church Flowers	1,377	-	-	1,377	1,152
Little Fishers and Toddler Group	248	-	-	248	191
Junior Church	527	-	-	527	698
Income from charitable activities Totals	14,972	-	-	14,972	14,261
Other trading activities					
Fund Raising	-	-	-	-	6,068
Ch Hall Caretaker Fee	1,350	-	-	1,350	1,150
Ch hall lettings-to raise fund one off	17,825	-	-	17,825	16,452
Montessori School Rent	34,229	-	-	34,229	36,112
Ch Hall Lettings to Raise Funds Regular	4,410	-	-	4,410	11,722
Other trading activities Totals	57,815	-	-	57,815	71,504
Investments					
Bank or building society interest	23,741	142	-	23,884	16,028
Rent St John's House 16 Chase	21,550	-	-	21,550	21,000
Rent Hollond Lodge	12,325	-	-	12,325	11,225
Rent Church House Cottage	11,200	-	-	11,200	-
Investment Income	29	-	-	29	-
Investments Totals	68,845	142	-	68,988	48,253
Other income					
LDF Old Rectory Grant	110,000	-	-	110,000	-

St John's Church PCC, Stanmore

	General	Designated	Restricted	This year	Last year
Other income Totals	110,000	-	-	110,000	-
Income and endowments Grand totals	359,163	200,142	(75)	559,231	241,354

Expenditure on:

Expenditure on charitable activities

Giving to Missionary Societies	4,100	-	-	4,100	4,100
Secular charities	2,000	-	-	2,000	2,000
Ministry parish share etc.	99,980	-	-	99,980	92,164
Ministry Parish Share extra	(7,816)	-	-	(7,816)	3,427
Parish Admin - Salaries	11,170	-	-	11,170	11,170
Parish Admin - NI	765	-	-	765	280
Parish Admin- Pension Life Insurance	491	-	-	491	489
Employers' National Insurance	(766)	-	-	(766)	(296)
Other PCC Property Church House Cottage	696	-	-	696	460
Other salaries	764	-	-	764	269
Working Expenses of Incumbent	560	-	-	560	664
Parsonage House Exp	659	800	-	1,459	1,458
Assistant staff	-	-	-	-	5
Working Expenses Curate	179	-	-	179	361
Parish expense	416	-	-	416	778
Hospitality Expenses	354	-	-	354	425
Youth Group	529	-	-	529	617
Administration	1,494	-	-	1,494	1,245
Postage Telephone Admin	619	-	-	619	975
Photocopies cost Admin	1,324	-	-	1,324	1,002
Photocopier Lease Admin	1,722	-	-	1,722	1,390
Parish Office costs Admin	677	-	-	677	300
Printing and stationery Stew Env Admin	1,745	-	-	1,745	2,051
Church run exp -Cleaning	2,243	-	-	2,243	2,698
Church run exp - Insurance	6,943	-	-	6,943	6,756
Church maintenance	2,976	-	80	3,056	2,931
Church Flag	-	-	-	-	326
Church Flowers	1,079	-	-	1,079	878
Church Organ/piano tuning	426	-	-	426	696
Church Projection System	3,047	-	-	3,047	6,018
Church - Garden Waste	69	-	-	69	69
Upkeep of services	1,971	-	-	1,971	2,168
Service Sundries	187	-	-	187	618
Music & Choir & Licenses	462	-	-	462	352
Church Publicity	66	-	-	66	(184)
Little Fishers And Toddlers Group	269	-	-	269	-
Junior Church	1,080	-	-	1,080	867

St John's Church PCC, Stanmore

	General	Designated	Restricted	This year	Last year
Social Events	2,160	-	-	2,160	1,499
The Cafe St Jean	1,283	-	-	1,283	1,238
Church run exp - Electricity	2,115	-	-	2,115	3,819
Church run exp - Water	345	-	-	345	287
Church run exp-Heating oil	4,045	-	-	4,045	4,451
Hall exp -Electricity	4,328	-	-	4,328	11,775
Hall Exp-Gas	2,919	-	-	2,919	-
Hall exp -rubbish removal	776	-	-	776	636
Hall exp - Insurance	3,438	-	-	3,438	3,359
Hall -routine maintenance	25,269	-	-	25,269	9,352
Hall exp -mowing	4,923	-	-	4,923	6,771
Hall Cleaning	2,783	-	-	2,783	2,550
Hall Cleaning Materials	945	-	-	945	1,279
Hall Caretaking fee for Hall Hire	1,515	-	-	1,515	1,275
Hall water	582	-	-	582	427
SJC Major Church Repairs	-	-	-	-	22,401
Expenditure on charitable activities Totals	199,928	800	80	200,808	220,667
Other expenditure					
Other PCC property Hollond Lodge	1,606	-	-	1,606	1,409
Other PCC Property The Chase	1,892	-	-	1,892	1,839
Legal & Professional Fees	10,519	-	-	10,259	2,218
Audit Fee	8,140	-	-	8,400	-
Home Group	78	-	-	78	32
Bank charges	153	-	-	153	221
Sundry Expenses	177	-	-	177	311
Hall Sundry Expenses	122	-	-	122	119
Other expenditure Totals	22,690	-	-	22,690	6,151
Expenditure Grand totals	222,618	800	80	223,498	226,819

ST JOHN THE EVANGELIST, GREAT STANMORE
Fund statement of change
Selected period: 01 January 2025 to 31 December 2025

Fund	Brought forward			Movement			Carried forward		
	Unrestricted	Designated	Restricted Endowment	Unrestricted	Designated	Restricted Endowment	Unrestricted	Designated	Restricted Endowment
Bell - Bell Ringers Fund	-	-	(7,586)	-	-	7,585	-	-	-
Cafe St Jean - Cafe St Jean Fund	-	-	-	-	-	-	-	-	-
Choir - Choir Legacy Fund	-	-	-	-	-	-	-	-	-
Churchyard - Church Yard Fund	-	-	-	-	-	-	-	-	-
Clergyhse - Clergy Housing Fund	-	(4,159)	-	-	4,158	-	-	-	-
Comextra - Common Fund Extra	-	-	-	-	-	-	-	-	-
FR - Fund Raising Church	-	-	-	-	-	-	-	-	-
Heating - Church Heating Fund	-	(2,500)	-	-	2,500	-	-	-	-
MWebb - MWebb Legacy Fund	-	75	-	-	-	-	-	75	-
Oldchurch - Great Stanmore Old Church Fund	-	-	(75)	-	-	75	-	-	-
Organ - Organ repair Fund	-	(34,634)	-	-	34,633	-	-	-	-
Rectory - Rectory Decoration Fund	-	(7,200)	-	-	7,199	-	-	-	-
Churchfab - Church Fabric Fund	-	-	-	-	-	-	-	-	-
General - General fund	277,700	-	-	98,454	-	-	376,154	-	-
Legacies - Legacies Fund	-	500	7,650	-	200,000	-	-	200,500	7,650
Property - Property/Account Fund	-	2,680,000	-	-	-	-	-	2,680,000	-
Mission - Mission Fund	-	-	-	-	-	-	-	-	-
Creation - Creation Garden Fund	-	-	-	-	-	-	-	-	-
Webergrav - Weber Grave Fund	-	-	120	-	-	-	-	-	120
Interest - Restricted Interest	-	17,750	1,677	-	142	-	-	17,892	1,677
Loan - Underpinning	-	-	-	-	-	-	-	-	-
Totals	277,700	2,649,834	1,787	98,454	248,634	7,660	376,154	2,898,468	9,448

**Statement of Assets and Liabilities (by code)
As at: 31 December 2025**

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
Fixed Asset - Investments						
Share Investment (CCLA)	19,913	-	-	-	19,913	-
Total	19,913	-	-	-	19,913	-
Fixed Asset - Tangible Assets						
F/H Church House at Cost	-	1,100,000	-	-	1,100,000	1,100,000
F/H St Johns House at Cost The Chase	-	775,000	-	-	775,000	775,000
F/H Hollond Lodge at cost	-	380,000	-	-	380,000	380,000
F/H Church House Cottage at cost	-	425,000	-	-	425,000	425,000
Investments	-	-	-	-	-	(29)
Total	-	2,680,000	-	-	2,680,000	2,679,971
Current Asset - Cash At Bank And In Hand						
Bank current account	(222,775)	221,700	23,177	-	22,103	32,496
CBF CofE deposit A/c	615,897	59,745	301	-	675,944	315,687
Total	393,123	281,446	23,478	-	698,048	348,183
Current Asset - Investments						
Investment Shares (CCLA)	-	-	-	-	-	897
Total	-	-	-	-	-	897
Liability - Creditors: Amounts Falling Due In One Year						
School returnable deposit	500	-	-	-	500	500
Accruals	33,400	-	-	-	33,400	21,816
Total	33,900	-	-	-	33,900	22,316
Liability - Provision For Liabilities After One Year						
Rectory Decoration Fund	-	7,100	-	-	7,100	6,300
Cafe St John	-	246	-	-	246	-
Church Fund Raising/Organ	-	13,173	-	-	13,173	13,048
Church Heating Fund	-	28,750	-	-	28,750	28,750
M Webb Fund	-	5,944	-	-	5,944	5,687
A Carey Fund	-	-	982	-	982	982
Bell Fund	-	-	7,941	-	7,941	7,881
E Bowen	-	7,650	-	-	7,650	7,650
Old Church Fund	-	-	5,106	-	5,106	5,031
Total	-	62,864	14,030	-	76,895	75,331
Liability - Provision For Liabilities And Charges Due Within One Year						
Deferred Income	3,095	-	-	-	3,095	2,082
Total	3,095	-	-	-	3,095	2,082
Net total assets	376,042	2,898,581	9,448	-	3,284,071	2,929,322

St John's Church PCC, Stanmore

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
Represented by						
General (Unrestricted)	376,042	-	-	-	376,042	277,700
Designated – Clergy House	-	-	-	-	-	(4,159)
Designated - Heating	-	-	-	-	-	(2,500)
Designated - Interest	-	17,892	-	-	17,892	17,750
Designated - Legacies	-	200,500	-	-	200,500	500
Designated – M Web	-	75	-	-	75	75
Designated - Organ	-	112	-	-	-	(34,634)
Designated - Property	-	2,680,000	-	-	2,680,000	2,680,000
Designated - Rectory	-	-	-	-	-	(7,200)
Restricted - Bell	-	-	-	-	-	(7,586)
Restricted - Interest	-	-	1,677	-	1,677	1,677
Restricted - Legacies	-	-	7,650	-	7,650	7,650
Restricted - Old church	-	-	-	-	-	(75)
Restricted - Weber Grave	-	-	120	-	120	120
Total	376,042	2,898,581	9,448	-	3,284,071	2,929,322

INDEPENDENT AUDITORS' REPORT

TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST

FOR THE YEAR ENDED 31ST DECEMBER 2025

We have audited the accounts of St John's Church PCC Stanmore for the year ended 31st December 2025 set out on pages A1 to A33. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees' and auditors

As explained more fully in the Statement of Trustee's Responsibilities, the trustee's are responsible for the preparation of accounts which give a true and fair view and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

We have been appointed as auditors under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. Our responsibility is to audit and express an opinion on the accounts in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations.

We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

INDEPENDENT AUDITORS' REPORT

TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST

FOR THE YEAR ENDED 31ST DECEMBER 2025

Discussions with and enquiries of management and those charged with governance were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity.

The following laws and regulations were identified as being of significance to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, Charities Legislation, taxation and Pensions legislation.
- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the business and therefore may have a material effect on the financial statements include General Data Protection Requirement and general health and safety legislation.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of journal entries; and the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Scope of the audit of the accounts

An audit involves obtaining evidence about the amounts and disclosures in the accounts sufficient to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the charity's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustee and the overall presentation of the accounts. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited accounts and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

INDEPENDENT AUDITORS' REPORT

TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST

FOR THE YEAR ENDED 31ST DECEMBER 2025

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Opinion on accounts

In our opinion the accounts:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees Report is inconsistent in any material respect with the accounts; or
- sufficient accounting records have not been kept; or
- the accounts are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

INDEPENDENT AUDITORS' REPORT

**TO THE TRUSTEES OF THE PAROCHIAL CHURCH COUNCIL OF THE
ECCLESIASTICAL PARISH OF ST JOHN THE EVANGELIST**

FOR THE YEAR ENDED 31ST DECEMBER 2025

Other Matters

The financial statements of the charity for the year ended 31st December 2024 were not audited as in that period the charity was exempt from audit and the trustees took advantage of the audit exemption.

KPSR LLP

KPSR LLP

Statutory Auditor

16th April 2026

Chartered Accountants, Registered Auditors
58 High Street, Pinner, Middlesex, HA5 5PZ

KPSR LLP is eligible to act as an auditor under section 1212 of the Companies Act 2006

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