

The Parish Church of St John-at-Hampstead



Annual Report for 2025

For presentation to the
Annual Parochial Church Meeting
on Monday 18th May 2026
at 7.30pm
in the Parish Rooms

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PARISH CHURCH OF ST JOHN-AT-HAMPSTEAD

AGENDA

For the ANNUAL MEETINGS to be held at Hampstead Parish Church,
Church Row, London NW3 6UU
at 7.30pm on Monday 18 May 2026

A. ANNUAL MEETING OF PARISHIONERS

People entitled to vote are those persons:

- a) *whose names are on the Church Electoral Roll; and / or*
- b) *who are resident in the parish and whose names are on the Local Government Electoral Roll*

1. Appointment of clerk to the meeting
2. Approval of minutes of the previous year's meeting
3. Election of Churchwardens
4. Election of Deputy Churchwardens
5. Any other business

B. ANNUAL MEETING OF THE VESTRY

People entitled to vote are those who are ratepayers in respect of an address within the ancient parish, which is roughly equivalent to the former North Camden Deanery

1. Appointment of clerk to the meeting
2. Approval of minutes of the previous year's meeting
3. To receive a report on the Hampstead Parochial Charities
4. Any other business

C. ANNUAL PAROCHIAL CHURCH MEETING

People entitled to vote are those whose names are on the Church Electoral Roll

1. Appointment of clerk to the meeting
2. Approval of the minutes of the previous year's meeting
3. Presentation of the Electoral Roll
4. Election of the lay parochial representatives to the Deanery Synod
5. Election of the lay parochial representatives to the Parochial Church Council
6. To receive the Review of the Year's Activities for 2025
7. To receive a report on the fabric and contents of the church
8. To receive a report on the Camden Deanery Synod
9. To receive the Financial Statements for the year ended 31 December 2025
10. Appointment of the Independent Examiner
11. To note the Budget for 2026
12. Vicar's Address
13. Any other business

**THE PARISH OF ST JOHN-AT-HAMPSTEAD
CHURCH ROW, LONDON NW3**

**Minutes of a meeting of Parishioners held in the Crypt Room on Monday 19 May 2025
under The Churchwardens Measure 2001**

1. The Vicar, the Revd Carol Barrett Ford, took the chair and Nicholas Walser was appointed as Clerk.
2. The minutes of the meeting held on 20 May 2024 were approved for signature by the Chair.
3. Angela Gardner and Nicholas Walser, having been duly nominated, were unanimously elected to serve as Churchwardens for the next year.
4. Martin Evans and Helen Taylor were nominated, and unanimously elected, to serve as Deputy Churchwardens for the next year.
5. There being no further business, the Chair declared the meeting closed.

**Minutes of a meeting of the Vestry held in the Crypt Room on Monday 19 May 2025
under an Act of Parliament of 1827**

1. The Vicar, the Revd Carol Barrett Ford, took the chair and Nicholas Walser was appointed as Clerk.
2. The minutes of the meeting held on 20 May 2024 were approved for signature by the Chair.
3. For the reasons explained at the meeting held on 29 April 2013, no new Trustees were elected.
4. The meeting received and noted the accounts of the Hampstead Parochial Charities for the year ended 31 December 2024. Inigo Woolf reported that there were currently no proposals for development of the agricultural land held by the Charity for residential use. However, the agents would be looking out for any opportunities that might arise.
5. There being no further business, the Chair declared the meeting closed.

**THE PARISH OF ST JOHN-AT-HAMPSTEAD
CHURCH ROW, LONDON NW3**

**Minutes of the Annual Parochial Church Meeting held in the Crypt Room
at 7.30pm on Monday 19 May 2025 in accordance with Church Representation Rule Mr**

1. The Vicar, the Revd Carol Barrett Ford, was appointed to chair the meeting and Nicholas Walser was appointed as Clerk.
2. The minutes of the meeting held on 19 May 2024 were approved for signature by the Chair.
3. The Electoral Roll officer, Gaynor Bassey Fish, presented her report to the meeting. She reported that there had been a full renewal of the Roll, which takes place every six years, and the new Electoral Roll was now displayed in Church. The total number on the Roll now stood at 176. Gaynor thanked all those who had renewed their membership but noted that the number on the Roll was reduced as several members had missed the deadline for registration. She anticipated that most of these would rejoin the Roll in due course and the numbers would increase again.
4. A question was raised as to what practical significance was attached to membership of the Church Electoral Roll. In response, Gaynor confirmed that this was a way of showing a commitment to supporting the work of the parish, and membership was required for taking part in certain parish activities, for example as a sides person or member of the PCC. The number on the Roll also affected the number of representatives who could be elected to the PCC or Deanery Synod.
5. The Secretary reported that three representatives of the laity were to be elected to the Parochial Church Council for a three-year term from the date of the meeting, and that Handley Stevens, Helen Taylor and Nicholas White had been duly nominated for election. There being no further candidates, it was declared that those named above were duly elected.
6. Mthr Carol thanked all those who had served on the PCC during the past year and noted that there remained a vacancy for a Deanery Synod representative.

7. **Report and Financial Statements.** The Treasurer, Inigo Woolf, introduced the Financial Review section of the Annual Report, and commented on the Financial Statements for the year ended 31 December 2024.
8. He noted the deficit of £15,677 in the General Fund but pointed out that this was significantly lower than the deficit forecast in the budget for 2024. The PCC had acknowledged that an ongoing deficit at that level would be unsustainable in the longer term. A major reason for the reduction in the deficit had been the increase in revenue from hiring out the church and parish rooms, which should continue to grow following completion of the building work on the choir vestry roof.
9. In addition to the General Fund, Inigo drew attention to the Designated Funds (especially the fabric repair reserve which had funded the building works carried out during the year), Restricted Funds (including the grant received from the Hampstead Church Music Trust, covering the costs of the professional choir) and Endowment Funds (including the Parish Development Fund which provided income from the rental of property owned by the parish, and had been used in recent years to support our work with children and young people).
10. A question was raised concerning the change in policy on giving to external charities. The Vicar explained that the parish is still supporting outside charities but focusing on special collections or special fundraising events, instead of giving grants from general donations. This provides greater transparency so that donors can see where their money is going and have more freedom of choice.
11. Thanks were expressed to Peter Ginnings and Huw Robinson for their work on reviewing rates of hire for the church and parish rooms and negotiating new agreements with current and new hirers. The Vicar pointed out that 16 different community support groups were now regularly using our parish rooms, so that we were providing a valuable resource for the local community as well as gaining increased revenue for the church's mission.
12. Martin Evans was also thanked for his work on managing the Choir Vestry roof project and other building works which had been successfully completed during the year.
13. There being no further comments, the Report and Financial Statements were formally received by the meeting and thanks were expressed to Inigo and the Finance Committee.

14. **Appointment of Independent Examiner.** Robert Ashdown was re-appointed as independent examiner for 2025.
15. **Budget for 2025.** The meeting noted the budget for 2025 as approved by the PCC, which indicated a deficit in the General Fund of approximately £9,000.
16. Inigo advised that this reflected a cautious approach and he was hopeful that the actual result at the year-end would be better than this. He did however point out that we still need more people to sign up for regular giving so we can plan more confidently for the future. He also noted that our contribution to the Diocesan Common Fund was only covering our own share of central costs, and if possible we should try to give more next year to assist other parishes with fewer resources (as we used to do in the past).
17. Thanks were expressed to Inigo for keeping the parish finances on the right track, and to Charles Perrin and the other members of the Finance Committee.
18. **Annual Review of Activities.** The meeting noted the Review of Volunteer Activities annexed to the Annual Report and expressed its appreciation of the work of all those involved in organising or helping in these activities. It was however noted that the need for more volunteers was a common theme of many of the organisers' reports.
19. **Report on the fabric, goods and ornaments of the church.** This report, which was included in the Annual Report, was introduced by the churchwardens and its contents noted.
20. **Report on Camden Deanery Synod.** The report prepared by Mthr Carol in her capacity as the Area Dean, which was included in the Annual Report, was noted.
21. **Vicar's Address.** Referring to her Foreword to the Annual Report, Mthr Carol quoted a meditation by Henri Nouwen, "*Communion creates community*". She expressed her gratitude to every person in our parish community for their skills, attributes and passions, and remarked that one of our special strengths is the ability to speak honestly and openly and to be kind to one another.
22. There were many people whom she wished to thank especially for their support during the year, including Sheena (now stepping down as Churchwarden), Angela, Nick, Hagar (stepping down as Deputy Churchwarden and taking over as organiser of the sides person team), and Gaynor, as well as the Parish Administrators Courtney and Huw. She also thanked Geoffrey and the music staff and singers, and Peter for his work on the Annual Report.

23. **Any Other Business.** David Gardner proposed a vote of thanks to Mthr Carol for leading the parish through the year with vision, compassion, humour and love. He welcomed the increased diversity of our congregation and mentioned the touching funerals and joyful baptisms that had taken place. He concluded by wishing Mthr Carol and all present “a happy and holy year”.

24. The meeting observed a short period of silence to remember those members of the congregation who had died during the past year, and the Vicar led a prayer to close the proceedings at 8.30pm.

The Parish Church of St John at Hampstead

Annual Report for 2025

To comply with the reporting requirements of both the
Church Representation Rules 2025, Rule M5(1) and
the Charity Commission guidelines for small non-company charities

The Parish Church of St John at Hampstead

Reference and Administrative Details

Full Name: The Parochial Church Council of the Ecclesiastical Parish of St John-at-Hampstead (“the PCC”).

Charity Registration Number: 1129264

Address and Website: Church Row, London NW3 6UU / www.hampsteadparishchurch.org.uk

(1) Trustees at the date of approval of this report

Trustees under an Act of Parliament of 1827

Ex Officio

The Revd Carol Barrett Ford	Vicar
Angela Gardner	Churchwarden
Nicholas Walser	Churchwarden (from 19 May 2025)

Members of the PCC

Ex Officio Members

The Revd Carol Barrett Ford*	Vicar and PCC Chair
Angela Gardner*	Churchwarden and PCC Vice Chair (from 19 May 2025) (also an elected member of the Camden Deanery Synod)
Nicholas Walser*	Churchwarden (from 19 May 2025) (also an elected member)

As a lay member of London Diocesan Synod

Inigo Woolf*	Treasurer
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As a lay member of the Camden Deanery Synod

Rosemary Loyd

Elected Members

Martin Evans *	Deputy Churchwarden and Health & Safety Officer Deputy
Helen Taylor*	Churchwarden & PCC Secretary (from 19 May 2025)
Elizabeth Beesley	
Sarah Cheriton Jones	
Jonathan Davey	
Toba Fatimilehin	
Jules Lubbock	
Jessica Mathur	
James Poletyllo	Parish Safeguarding Officer
Handley Stevens	
Nicholas White	

Co-opted Members

Alice Reynolds	(from 30 June 2025)
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(2) **Others who served as Trustees during the year 2025**

Sheena Ginnings*	Churchwarden (until 19 May 2025)
John Barker	(until 25 January 2025)
Gaynor Bassey-Fish	(until 19 May 2025)
Hagar Cliff*	Deputy Churchwarden (until 19 May 2025)
The Revd Yin-An Chen	Assistant Curate (until 31 Dec 2025)
The Revd Ben Sheridan	Assistant Curate (from 29 June 2025 until 29 January 2026)

(Those marked with an asterisk * served as members of the Standing Committee for all or part of 2025)

Foreword from the Vicar

'You are the salt of the earth... You are the light of the world. A town built on a hill cannot be hidden. Neither do people light a lamp and put it under a bowl. Instead they put it on its stand, and it gives light to everyone in the house. In the same way, let your light shine before others, so that they may see your good deeds and glorify your Father in heaven.' [Matthew 5: 13, 14-16]

The past year has been a turbulent one—both nationally and internationally. In my conversations with both young and old I have encountered a profound concern for the future—both political and ecological. Every day seems to bring a new worry, and it's difficult not to allow fear to shape our reaction to the world, each other, and our relationship with God. It can be a hard time to pray, and to feel the presence of God. Last year I shared a meditation from Henri Nouwen. '*Communion creates community.*' This still holds true. In times of difficulty we are called to pray and to come together to remember that we are to be 'salt' and 'light'.

We are very blessed with a dedicated team of people who build up our common life and make this church a place that is much loved in our area. Through prayer, worship, care of others, children's work, music and drama we encourage encounter with the Divine—after all, it is God who has given us his great gifts of imagination and creative skills. This extends to our parish school, through weekly assemblies and regular school services, which are a reminder of all the good work outside of our weekly worship.

Our liturgy is enhanced by beautiful music; we learn together through the gifts of our visiting preachers and in our study groups. We continue to have growing numbers of children received into the Christian faith through baptism. We have celebrated with those who have married and mourned with those who have lost loved ones. In all of this we also seek to develop a Christian life that takes us beyond the beautiful walls of our church. We are committed to life in all its fullness—in deanery, episcopal area and wider diocese.

A busy church relies on the teamwork and commitment of many people. My grateful thanks go to everyone for their support, wisdom and skills: the many volunteers, the Churchwardens Nick and Angela, the PCC, the Finance Committee, Huw and Courtney in the office, our Lay Readers Andrew and Handley, our assisting clergy, Geoffrey and the music department.

In closing I want to leave you with a quotation from Oscar Romero, a man who lived through troubled times and gave up his life for his faith. When we feel a little overwhelmed by the world, it is worth remembering his words:

We cannot do everything, and there is a sense of liberation in realizing that. This enables us to do something, and to do it very well. It may be incomplete, but it is a beginning, a step along the way, an opportunity for the Lord's grace to enter and do the rest.

I look forward to the coming year of walking alongside you, to continue to seek God in all things, and to be 'salt and light' for all whom we encounter.

With my best wishes and prayers,

Mthr Carol

Structure and Management

The church of St John-at-Hampstead, commonly known as Hampstead Parish Church, was consecrated in 1747 as the latest in a series of buildings on this site believed to go back to 986. The present parish covers part of central Hampstead, and forms part of the Camden Deanery in the Edmonton Episcopal Area within the Diocese of London. The church buildings and churchyards are vested in the Vicar.

The Churchwardens and PCC

The church is part of the wider Church of England and is governed by Canon Law – most notably expressed in the Parochial Church Council Powers Measure 1956 (as amended), the Churchwardens Measure 2001 (“CM”), and the Church Representation Rules 2020 (“CRR”). These establish the governance arrangements for the PCC as trustees of a corporate body within the Church of England and as a registered charity.

Two churchwardens are elected each year (CM Rule 2) at the Meeting of Parishioners immediately preceding the Annual Parochial Church Meeting (“the APCM”). In the past the custom has been for each one to serve a maximum of four years consecutively, although there have been exceptions (eg during a clergy vacancy). They serve as conduits for the flow of information between the Vicar and the congregation and as her principal advisers.

The appointment of PCC members is governed by the CRR (Rule M15(1)). Membership of the PCC comprises: the clergy licensed to the parish, the two churchwardens, lay members elected to the diocesan and deanery synods (*ex officio*), and 15 lay members elected at the APCM for a term of up to 3 years. In addition, the PCC may co-opt up to 3 members to serve annually. All members must be communicants of sixteen years of age or over, and on the Electoral Roll of the parish. (*See inside cover page for details of present members.*)

The PCC has the duty of co-operating with the Incumbent on all aspects of the church’s mission within the parish – pastoral, evangelistic, educational, social and ecumenical - and is responsible for the financial affairs of the church and for the care and maintenance of the church fabric and its contents.

Trustees under an Act of Parliament

Under an Act of Parliament of 14 June 1827 (“the Act”) a group of trustees was established in whom were vested the organ, fixtures and furnishings of the church, and who had the responsibility of maintaining the church in good repair. Since the qualification for election (relating to the poor relief rate) and the source of funding (the income from pew rents) are now obsolete it was decided in 2013 to elect no new trustees. Since April 2019, the sole trustees under the Act are the Vicar, churchwardens and any licensed assistant curate *ex officio*.

Since the responsibilities of the trustees under the Act relating to the fabric of the building and those of the PCC overlap, it has long been the custom to agree, at the first meeting of the PCC after the APCM, that both sets of trustees should meet jointly.

PCC Committees

As required by the CRR (Rule M31), a Standing Committee is appointed annually by the PCC. It has power to transact the business of the PCC between its meetings, subject to such directions as the PCC may give, or in an emergency. Its role is to support the Vicar in her role as the promoter and “guardian” of the parish’s Mission Action Plan, and it also monitors and encourages the implementation of agreed plans by the PCC’s committees and other groups.

Reporting directly to the PCC other committees and working parties meet regularly to take forward work on matters relating to:

- Finance and Fund-raising
- Buildings and Capital Projects
- Children and Young People
- Mission Strategy

and, in addition, other groups exist to oversee on a more *ad hoc* basis our activities on:

- Pastoral Care
- Racial Justice and Inclusion.

Governance Reports

Proceedings of the PCC

The PCC held five full meetings during 2025, as well as an additional meeting immediately following the APCM in May, at which Officers and Standing Committee members were elected.

All meetings included a report from the Treasurer on the parish finances, generally including review of the latest management accounts. At its meeting in March 2025 the PCC approved the Annual Report and Financial Statements for the year ended 31 December 2024 as well as the Budget for 2025.

A number of Policies were reviewed and approved during the year. This included the renewal of our investment policy and the adoption of a new policy defining the ways in which the parish will support other charities, such as special collections on Easter Day and other special services or fund-raising events.

The PCC received encouraging reports on the sustained high numbers of children attending Junior Church, and the benefit of having a Junior Church assistant to help with the logistics on Sunday mornings. Regular updates were also provided on other activities involving children and young people, including at Hampstead Parochial School.

The Parish Safeguarding Officer provided regular reports to the PCC reflecting significant progress towards our compliance objectives. This included the completion of online safeguarding courses and DBS clearance for all PCC members and those in leadership roles.

The PCC received a presentation in November 2025 on the use of the parish rooms as part of efforts to utilise these facilities to increase our long-term, predictable income while serving the community. This showed a significant increase of 96.3% in overall income from the hire of the church and parish rooms since 2023.

The PCC received several updates on plans for the internal refurbishment of the choir vestry and approved the appointment of Ed Toovey Architects based in Islington. The family of the late Revd Derek Spottiswoode, for many years an Associate Priest at HPC, and his wife Estelle, herself an artist and singer, have given their support to the project being funded from the legacy that Derek and Estelle left to the Church.

Helen Taylor, PCC Secretary

Report on Fabric and Contents of the Church

It is the annual duty of the Churchwardens to carry out, or cause to be carried out, an inspection of the fabric, fixtures, fittings and furniture of the church, and to report their findings to the APCM. We duly carried out the inventory, which was completed on 29 March 2026, and are pleased to report that no items were missing. The silver gilt Steeple Cup continues to be on loan to the Victoria and Albert Museum in London, under a three-year loan agreement which is due for renewal in 2026.

Angela Gardner, Nicholas Walser - Churchwardens

Compliance with Guidance on Safeguarding

The PCC has complied with its duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 to have regard to the House of Bishops' guidance on safeguarding children and vulnerable adults.

As a Church community we are committed to embedding the National Safeguarding Standards into all our activities. Our approach is to use the tools and guidance available to ensure that our processes are sustainable and drive awareness and action.

We continue to use the Safeguarding Dashboard and Safeguarding Hub to guide and manage our progress and are methodically undertaking activities to ensure we are progressing through the levels of compliance and building approaches which will enable us to provide a safe environment. We are now working at Level 2 of 3 and working towards achieving Level 3 in 2026.

We have enhanced our Safer Recruiting Processes for relevant roles and continue to review and update our policies and procedures in areas of risk.

Reportable Incidents

We had one reportable Safeguarding Incident in the past year; this was investigated and resolved to the satisfaction of all parties. The Diocesan Safeguarding Team were consulted and updated throughout the investigation.

James Poletyllo, Parish Safeguarding Officer

Proceedings of Camden Deanery Synod

Camden Deanery Synod met three times in 2025. All meetings were in person and commenced with refreshments at 7pm. Full details of business transacted in each meeting can be found in the Minutes, please see a brief overview of the keynote presentations below.

The Standing Committee consists of:

The Area Dean (Mthr Carol Barrett Ford), Lay Chair (Michael Royalton-Kisch), Secretary (Harmen van den Hondel), Treasurer (Angela Gardner). In addition, the elected members of the Standing Committee are:

Clergy: Fr Michael Thomas (St Michael's, Camden Town), Revd Jamie Haith (St George's, Holborn).

Lay member: Dorothy Connell (St George's, Bloomsbury).

The total Standing Committee thus consists of 3 clergy and 4 laity, preserving the convention of the laity outnumbering the clergy.

Revd Jamie Haith concluded his time as Sub Dean in September 2025, and Fr Phil Ritchie joined as a new Sub Dean in December 2025.

Synod held three meetings during the year:

Wednesday 4 February 2025 Holy Trinity Swiss Cottage (Lighthouse Church)

Keynote presentation: Andrew Penny (Lay Reader): The work of C4WS

Andrew spoke about the work of C4WS, which is a group of churches offering shelter to people in need. C4WS developed out of Caris Camden and provides home and shelter for up to 16 homeless men and women. Andrew explained how people often face a tsunami of welfare problems and require help with benefit applications, finding jobs and accommodation. In 2024, the organisation helped 81 people and was staffed by 350 volunteers across 12 churches, who provided care for 7 nights a week. Andrew estimates that around 80% of the guests actively engage with the help offered. Anyone who is interested in helping the organisation can get in touch with Andrew.

Wednesday 22 May 2025, The Vicarage, St John-at-Hampstead

Summer drinks party

A number of clergy and laity gathered at the vicarage to celebrate our common life. There was much discussion about life in Camden and the challenges and joys this brings. Issues around austerity continue to be a concern for both clergy and laity, and concerns for the coming autumn and winter, especially amongst those who are living in poverty or precariously housed.

Wednesday 5 November 2025, St Mary's Primrose Hill

Keynote presentation: Revd Becca Rogers: Ministry with Gypsy, Roma and Traveller people

Revd Becca explained that Census information tells us that 300,000 Gypsy, Roma and Traveller people live in the UK today. However, it is more likely 500,000 because, through fear of discrimination, people hide their identity. In Britain, it used to be statutory for councils to provide authorised stopping places for Travellers to use; now councils are no longer required to do so. In 2021, stopping anywhere other than an authorised place became illegal, as opposed to a civil offence. With there being very few authorised places, and stopping elsewhere being an offence, the Travelling way of life was effectively criminalised. Where these communities have been ostracized by society in general, there is still a trust and a respect for the church. Revd Becca is happy to speak with anyone who would like to know more about this ministry.

Mthr Carol Barrett Ford, Area Dean

Aims, Activities and Performance

Aims and Objectives

During 2025 we worked on the following areas of our Mission Action Plan, as we continue to grow together as a community of faith, hope and love:

1. **To deepen our faith and attract and nurture others** - including discussion groups similar to our Lent group model
2. **To develop a wider and more inclusive welcome** - including welcome cards in the pews and safeguarding training
3. **To celebrate and involve all ages in our worship** - including greater involvement of children and young people in All Age Eucharist services and development of activities for younger adults.

Activities during the year

The following reports show the breadth of church life: liturgical, pastoral, social and practical.

Prayer and Worship

Each day the church is open for quiet prayer and the lighting of candles. This facility is widely used and appreciated.

Our regular pattern of services has continued, with Morning and Evening Prayer said publicly by the clergy. Quiet Holy Communion is celebrated at 10.15am on Wednesday mornings, and there are three services on Sundays: 8am BCP Holy Communion, 10.30am Choral Holy Communion and 5pm Choral Evensong. Regular All Age Services are held during the year, with special family focused services such as Harvest Sunday, a Pet Blessing, and Backpack Sunday at the start of the school year.

The clergy take termly services for Hampstead Parochial School in church to mark the seasonal and liturgical nature of the year, including the Year 6 Leavers Service, Harvest Festival, Carol Service, Parents and Carers Service (Mothering Sunday), Passiontide Service, and Easter Service.

At our regular Sunday services we maintain the liturgical rhythm of the church year. We also celebrate the major festivals of the church, including Ash Wednesday, Holy Week and Easter, Ascension, Christmas and Epiphany. There are regular baptism, wedding, funeral and memorial services. The introduction of a themed series of sermons at Evensong in the autumn attracted larger congregations.

Church Music

Our liturgy is enriched by the work of our professional parish choir, under the Director of Music Geoffrey Webber and our Junior Choir under the direction of Aidan Coburn. There were no changes in the professional choir in 2025, but in the summer we said farewell to two organists: Louis Horsman Carpenter, our Organ Scholar 2024-2025, and to Joshua Ryan, Organist and Assistant Director of Music, who took up a new post as Director of Music at St Alfege in Greenwich.

Musical highlights of the year included the *Miserere* by Allegri sung on Ash Wednesday, a performance of Bach's *St Matthew Passion* on Passion Sunday, a service of Tenebrae on Good Friday, and two services with viol consort celebrating the anniversary of the death of Orlando Gibbons. In December there was a concert performance of the *Vespers of 1610* by Monteverdi, which also involved the Junior Choir, to mark the 50th anniversary of the Hampstead Church Music Trust.

At Choral Communion each week, the four professional singers sang the *Gloria* (or *Kyrie* in Advent & Lent), *Sanctus & Benedictus* and *Agnus Dei*, plus a Communion motet. The regular Evensong service contained an Introit as well as Anthem each week. Special care was taken to match the choice of Introit and Anthem texts for the special sermon series in the autumn. The repertoire continued to balance traditional favourites with unfamiliar pieces.

Throughout the year in term time the Junior Choir, directed by Aidan Coburn, continued to sing a psalm (with the adults) and provide an anthem during Holy Communion each week. The significant financial support of the Hampstead Church Music Trust in funding sung evensong and the training of the Junior Choir is much appreciated.

Geoffrey Webber, Director of Music

Pastoral care

The clergy team provide pastoral care, counsel and support both to the regular worshipping community and to a significant number of visitors to the church during each day. They see it as a privilege to visit the sick and take home-communion to those who are housebound or in hospital. They care for those approaching death, and their family, in making spiritual and practical preparation for death, and in administering the last rites.

However, pastoral care is the calling of all God's people, and the 'Friend at Church' scheme, operating under the aegis of the PCC's Pastoral Group, tries to ensure that all older or more vulnerable members of the congregation, particularly those who come to church on their own, have someone who will notice if they have not been seen for a few weeks and will either know or be able to find out sensitively and discreetly whether all is well.

Members of the congregation are very good at looking out for one another without having to be asked, but these back-up arrangements help the clergy to maintain a light but reasonably effective network of pastoral care.

Handley Stevens, Co-ordinator

Junior Church

Junior Church continues to go from strength to strength. During term time we welcome an average of over 35 children each week, with the majority attending our lively under-5s group. Teenagers are actively involved in the life of the parish through our thriving junior choir and as servers, and it is wonderful to see young people taking on these visible and valued roles and strengthening friendships with each other.

Our programme in the last year has been as busy as ever with the goal of combining deepening our faith and understanding with lots of fun. Several of our young people undertook preparation for first communion and confirmation. A "Meet the Bees" session and Autumn Watch in the churchyard aimed to help the children understand our role as stewards of God's planet. Our Junior Church pilgrimage has now become something of an annual tradition and last year took us to St Albans by fast train from West Hampstead. As well as exploring the cathedral and enjoying evensong, we were to be found playing rounders in the sunshine and paddling in the stream. The Christingle-making session was, as ever, wonderfully chaotic and joyful, and raised a record £720 for the Children's Society (including gift aid). The Passion Play once again brought the Easter story to life in the churchyard.

We continue to benefit enormously from the support of our paid Junior Church Assistant, who provides invaluable continuity and support to parents and volunteers. This remains a highly impactful use of a relatively modest amount of funds, particularly when set against the cost of employing a full-time children's worker.

While there have been no major changes to our overall offer, the engagement of families feels noticeably stronger. Looking ahead, we hope to explore how children can be more directly involved in the main Sunday services and the broader life of the church. We are also considering a short survey to hear from parents about what they value most and where they would like to see us go next.

Jessica Mathur on behalf of the Junior Church team

Social outreach

Social Outreach is an important part of our witness to the Gospel and furthering God's purposes by supporting the most vulnerable in the local community.

Our buildings played an important part. Our revised scale of charges for the hire of the church or parish rooms, introduced in early 2025, makes special provision for reduced charges for charities and community groups. We regularly host 15 community support groups in our parish rooms and estimate that approximately 280 people made use of them for a range of events. The Church remains a popular venue for school services and for musical events.

During the winter of 2025/26 a team of around 90 volunteers were able once again to continue our support to the Camden Christian Churches' Cold Weather Shelter (C4WS) by providing hospitality and overnight accommodation for homeless people every Saturday night.

Despite rising energy costs our church building continued to remain open during the week to provide a warm and peaceful space for the wider community. Our churchyard and burial grounds were also an important green facility which we, with Camden, actively maintain.

Within the local community we actively supported a local foodbank and at Christmas, working with Age UK Camden, we provided hampers to 40 local, elderly residents who would otherwise have been alone at Christmas. We would like to thank everyone who has organised and supported these activities.

In our local community we value our relationship with Hampstead Parochial School and continued to seek ways to support their Christian mission, with the Vicar leading weekly school assemblies and termly services in church.

Nicholas Walser, Angela Gardner, Churchwardens

Buildings and Capital Projects

At the end of the defects liability period in December we carried out a review of the Quinquennial works carried out by Universal Stone in 2024. This was done by the contractor, our inspecting architect, me and Inigo Woolf. A list of issues was identified as needing further attention but, following a breakdown of relations between the contractor and our architect, no remedial action has yet happened. We are pursuing this. Key items include the water leak and damage to the north wall. In addition, the review identified the separate need to remove asbestos in the bell tower.

Hampstead Parish Church is a major consumer of energy – mainly our 20-year-old gas boiler. In line with its net zero carbon objectives the diocese offered us a free energy efficiency audit, which took place in November. The results were reported to the PCC at its February 2026 meeting and will form the basis of future planning.

Although the boiler has failed to ignite on several occasions over the winter, leaving the church cold, this is a separate issue which can be addressed but has required obtaining spare parts from Europe. However, it highlights the need to have a longer-term strategy in place in case of ultimate failure.

We have upgraded the church security system coverage with four new cameras in church, an office-based recorder, and off-site back-up in the Cloud accessible on mobile phones. This system also gives the organist live pictures during services or concerts, without any delay. During the year we also updated our fire alarm system and specified an upgrade of the church's telephone system, WiFi connections and firewall, IT support, and the electrics in the office and choir vestry. This will continue into 2026.

We have worked with the Vestry project group on proposals to improve the choir vestry as a multi-functional and more pleasant space for our choir and visitors. We supported Mthr Carol in arranging work in the vicarage to sand and polish the floors downstairs. And we organised redecoration of the curate's flat between Fr Yin-An leaving and Fr Ben's family moving in and liaised with our downstairs neighbour and the ground landlord over a water leak from the flat into the restaurant below.

Finally, we have continued to carry out regular monthly Health & Safety reviews with our office staff and volunteer deputy H&S officer. We replaced broken window glass in the parish rooms, caused by a hirer, and we continue to replace dead light bulbs as expeditiously as possible.

Our plans for 2026 include updating our drains survey and removing any roots causing blockages, relaying the uneven paving at the front of church, caused by shrinkage of the clay base and creating major tripping hazards, redecorating the parish rooms to protect our hire income, and implementing the early recommendations for energy savings.

Martin Evans, Chair, Buildings Working Party and H&S Officer

Achievements and performance

As the report above demonstrates, 2025 has been a busy year of prayer, worship, study, social activities and care of our buildings.

Our buildings now accommodate many support groups each week, alongside several children's clubs and events. This is a joyful ministry, enabling those who need support to have a warm and safe space to heal and grow, while generating income for the wider mission and ministry of the church.

Every church relies on the teamwork that makes these things possible. At St John-at-Hampstead we are blessed by the hard work, dedication and expertise of the many volunteers who kept the church open, cleaned and decorated, provided hospitality, worked with children, and served and supported our worship. (*See more detail of their achievements in Annex 1*). Their combined efforts made sure that the life of the church was maintained and flourished.

We are also grateful for the work of our administrative staff, often the first point of contact for enquirers by email and phone. Their support has included developing our rental income, liaising with the clergy to prepare service sheets, arranging supplies for activities, and supporting our volunteer co-ordinators. Without this work, often unnoticed and unsung, we would not be able to achieve so much.

In addition, our thanks go to associated organisations who enlarged our contribution to life in Hampstead - the Community Choir, Friends of the Drama, Friends of the Music, and C4WS (*see Annex 2 for more detail of their activities*). Their activities added colour and joy to our corporate life and attracted many non-church goers to come and visit us.

Public Benefit

The PCC is aware of the Charity Commission's guidance on public benefit and the advancement of religion. By working with the Clergy to promote the mission of the church in the parish, it believes the church benefits the public by providing:

- A variety of forms of public worship, pastoral care and spiritual, moral and intellectual development for all who wish to take advantage of the opportunities which the church offers
- Space, facilities and encouragement for educational and community activities and for recreation
- Financial, practical and moral support for other charities which benefit sections of the public that are in need – locally, nationally and beyond.

Statistics for Mission (*figures in brackets are for 2024*)

Electoral Roll changes

The PCC conducted a complete overhaul of the ecclesiastical Electoral Roll of Hampstead Parish Church (ER) in 2025, an exercise that occurs in six-yearly cycles in accordance with Rules 6 and 7 of the Church Representation Rules (CRR). A completely new ER of 176 names was presented at the Annual Parochial Church Meeting (APCM) in May 2025.

In the period since then to 31 December 2025, 6 additional names have been recorded and the removal of one deceased member's name noted, resulting in a net total of 181 (219) on the ER as at that date.

In accordance with CRR Rules 4 and 5, a formal annual review of the ER for the period June 2025 to May 2026 will be carried out next year and a revised ER presented at the APCM in 2026.

Gaynor Bassey-Fish, Electoral Roll Officer

Attendance, Baptisms, Marriages and Funerals

The average attendance at worship on Sundays in October (the period designated by the Diocese for gathering information) was 202 (190) for all services - 167 (166) adults and 35 (24) children. On Sundays there was an average of 110 (95) communicants, and for weekday services an average of 5 (4) communicants. There were 29 (10) baptisms, 6 (0) candidates for confirmation, and 0 (4) first communions or admission to the Church of England. There were 5 (4) weddings and 15 (18) funerals.

Unfortunately, the October count overlaps with school half-term, so that the monthly averages understate both the numbers of children attending our Junior Church and the number of adults attending services. Whilst it has been argued that this is the same each year, and so the general trend is reliable, this is not necessarily true. Our highest October figures were 183 (177) adults and 53 (33) children, which may be a more accurate indicator of church growth.

Financial Review for 2025

Sources of Income

Our Church has three sources of income – voluntary giving, use of the building by the community and grants provided by associated charities and the Parish Development Fund.

Regular giving from named donors increased from £173,843 in 2024 to £175,309 in 2025, with the gentle decline experienced over recent years offset by one-off donations totalling £11,500 (inclusive of gift aid relief). The Christian Giving campaign in 2024, aimed at increasing giving from new members, appears to have had very limited effect. Gift aid relief on small gifts from unnamed donors (cash or electronic) is limited to £8,500 and we reached this limit well before Christmas.

With gift aid relief of 25%, the lack of tax effective giving for 5 months of the year impacts total donor income, which is exacerbated when electronic terminals are used. We will continue to encourage occasional donors or those who give through the “tap” machines to complete and sign a Gift Aid form in church or at the Parish Office.

The increased use of the Church and parish rooms by the Community enabled our hire income to grow from £36,349 to £52,188. We are now at about 85% utilisation of the parish rooms and are glad that they provide a useful resource for many groups. Hire fees were not increased during the year but will be reviewed in 2026.

Finally, the Hampstead Church Music Trust was able to increase its grant towards the cost of church music by 3.8%; the Friends of the Drama contributed £6,000 for the use of the church for performances - an increase of one third; and the Trustees of the Hampstead Additional Burial Ground contributed £3,337 to reimburse the PCC for time spent by the administrative staff on helping this connected charity to organise interments and the sale of plots.

Expenditure

Total expenditure on the church’s operations was broadly in line with the budget and the previous year after allowance is made for the increase in working hours for the administrative team in 2025.

For complete transparency, the total gross cost of the church music programme (described above in *Activities - Church Music*), including staff salaries, choir fees and materials, was £96,645. Against this, in 2025 we received a grant from the Hampstead Church Music Trust, a related but separate Charity, of £71,470, so that the net cost borne by the church was £25,175 (2024: £25,956). We are grateful for this support, which we apply for annually, but cannot rely on it increasing in line with inflation.

Financial out-turn

Overall we achieved a surplus on all funds of £1,581 before the revaluation of investments or the staff pension scheme.

The budget for 2025 had indicated that the General Fund deficit would be £9,070 and the final outturn for the year reflects the impact of the additional hire income.

Legacies

During the year the PCC confirmed its policy on the reporting of Legacy income. We use legacies to fund capital and long-term projects which support the strategic mission of the Church and are relevant to the interests of the donor, where known.

We are grateful for the number of parishioners who give legacies to the Church and in 2025 we received legacies from the estates of John Collins and Rex Cowan. In line with their interests, these gifts have been ear-marked to buy hymn books and to repair an altar frontal.

Investment policy

The PCC's objective is to preserve the real value of investments as measured by the Consumer Price Index over a 5-year period. It invests funds which it is intended to retain for more than 5 years in property and pooled investment funds. These provide an asset base on which borrowings can be secured if necessary to support major improvements and renovations in future. In determining its approach, the PCC takes note of any guidance provided by the Church of England and the Diocese of London.

Designated Repair Reserve

Following investment in the fabric of the building, the Designated Repair Reserve Fund ended the year with a balance of £284,623. After the increase in inflation in 2022, and to improve the diversification of assets, the PCC agreed to reduce the amount held on deposit and to invest £175,000 in a pooled ethical investment fund to protect the real value of the legacies left to the PCC. The investment increased in value to £208,023 at December 2025, which is £8,000 ahead of the increase of Consumer Prices since 2022.

Restricted Funds

Details of the Restricted funds operated by the PCC are set out in Note 17 of the Financial Statements. One of these is the Fabric Repair Fund, which benefits from the voluntary rate sought from all homes in the Parish and from individual donations. These provide sufficient funds to meet the cost of repairs which the General Fund would have difficulty in meeting - e.g. this year the Church intruder alarm system and the Church wi-fi were upgraded.

Expendable Endowment Funds, including the Parish Development Fund

The main assets of the Parish Development Fund are two properties. One is a leasehold flat in West Hampstead which was purchased some years ago to house a curate, and the other is the freehold of 100 Frognal - together with the leasehold of a flat - which were generously given as a legacy to the Parish some years ago.

For both leasehold flats overall rental income increased by £2,700 to £69,069 but, a change in tenants necessitated ingoing works. After payment of service charges there was sufficient income to make a grant of £26,000 to the General Fund. The Parish Development Fund retains £44,407 in cash to cover future repair liabilities for the exterior of 100 Frognal.

We received a gift, in lieu of a legacy, for the Junior choir; and the opportunity was taken to combine two other funds which benefit the Junior choir into a single expendable endowment fund – see note 18 of the financial statements.

Reserves Policy

Cash reserves

Unrestricted reserves comprise accumulated surpluses in the General Fund and a designated fund for future building improvements/repairs.

For the General Fund, the policy is to keep a reserve in the range of £10,000 to £15,000 to provide sufficient working capital to cover one month's normal expenditure without the need to make transfers from designated funds.

The reserves policy for the designated fund for building improvements/repairs is to invest funds not required imminently in investments which are intended to retain their purchasing power in real terms. Funds that may be spent over a shorter time horizon are held on deposit with the Central Board of Finance of the Church of England.

At the end of the year the unrestricted reserve was £22,708 (2024: £21,797).

Cash Management

The PCC held £187,542 in cash and on deposit at the start of the year across all funds. This was held with HSBC and with the Central Board of Finance of the Church of England. The balance at the year-end was £210,265. After deduction of current liabilities, free cash balances are £144,953 (2024: £141,109) of which £24,578 is unrestricted. This balance has been earmarked for future repairs and improvements to the church buildings.

Risk Management

The PCC reviews the risk register every year and a theme in recent years has been the need to broaden the number of donors who commit to giving monthly rather than tapping into a card machine when they attend a service.

The most urgent repair liabilities identified in the 2022 quinquennial survey were addressed in 2024. However, an energy efficiency audit has indicated that our existing heating system is of an age when we need to plan for its replacement. To do this, and to reduce the carbon footprint of the Church, will require the investment of at least £200,000. As well as developing a fund-raising strategy for this, the PCC will need in time to meet the cost of other planned projects, including redecorating the interior of the Church (last done in 1986), and cleaning the organ.

The PCC maintains insurance cover against the main insurable risks, including property damage and liabilities. The policy is kept under annual review, and the level of buildings and contents cover is automatically adjusted by the insurer each year in line with inflation. A full review of our cover is scheduled before the end of 2026.

Approval

This Annual Report was approved by the Parochial Church Council on (date) and signed on its behalf by:

Carol Barrett Ford
Vicar and PCC Chairman

Annexes

Annex 1: Reports on Volunteer activities

Annex 2: Reports from Associated Organisations

Annex 3: Budget for 2026

Annex 1: Reports on Volunteer activities

As the main report underlines, we are grateful to all our volunteers for their dedication and hard work. The reports below illustrate what is required to maintain our rhythm of life. Please consider whether one of these activities is something which you could support.

Cleaning team report 2026

We have a small but dedicated team of cleaners whose hard work and practical care help to keep the church looking beautiful throughout the year. Our Saturday mornings together generate a hive of activity as we Hoover, sweep, dust, wash and polish – leaving the space noticeably brighter and cleaner.

While the church pays for regular cleaning of the vestries, offices and toilets, our team of volunteers is responsible for the nave, aisles, chancel, sanctuary, Lady chapel, galleries and stairs. This is no small task, but it is amazing what can be achieved through the commitment of just a couple of hours every few months.

We had roughly 15 active volunteers in 2025 who gave generously of their time and energy to serve the church and broader community in this way. While we were sad to lose a couple of our cleaning veterans who felt it was time to hang up their dusters, we were pleased to gain a new volunteer and also welcome back Anne Stevens who rejoined us after handing over the coordination role in 2024. We are always happy to welcome new and returning volunteers.

We met six times over the last year, continuing the well-established routine to cover upstairs and downstairs:

22 February 2025	Galleries and stairs
19 April 2025	Main body
28 June 2025	Main body
27 September 2025	Main body
8 November 2025	Galleries and stairs
20 December 2025	Main body

In April and December, we collaborated with the flower team in a combined session to clean and decorate the church for Easter Sunday and Christmas respectively. Joining forces in this way really adds to the festivity and fellowship of our preparations for these Principal Feasts in the church calendar.

While there is plenty of chatter during our cleaning, we always end our sessions by enjoying a hot drink and cake together. Our heartfelt thanks to Anne for contributing such delicious home-baked treats to enrich (quite literally) our camaraderie. As we should say, many hands and bountiful cake make light work!

Helen Taylor and Sheena Ginnings

Coffee and hospitality

Coffee is served after the 10.30 Eucharist each Sunday. The old coffee percolating urn stopped working in 2025 and a new larger coffee urn was purchased by the church office. This didn't work properly and merely heated the water without producing coffee. So a further large urn was bought, which is unwieldy to use in the very small kitchen space with its sloping ceiling, and sometimes has the same problem! Clearly these machines are very poorly designed.

The current After-church coffee team consists of four main experienced helpers who feel able to use the coffee percolating urn and take a chance on it working. There are also seven occasional volunteers who help serve and clear up. Due to the persistent problems with the reliability of the urn, we often make instant coffee, which seems fine for most of the congregation.

During 2025 I bought coffee supplies and sent receipts for reimbursement to the Church Treasurer. Other minor supplies, such as milk and biscuits, are mostly donated or volunteers reimburse themselves from the small donations towards costs that are made by the congregation.

On the positive side, serving coffee does give the opportunity to get to know other members of the congregation and includes three volunteers who are relatively new attendees at the Church. I think we look forward to seeing one another.

Celia Walser, After-church coffee co-ordinator

Food is an excellent way to welcome people into the church, show hospitality, and build fellowship and community. We welcomed Ben Sheridan as our curate following his ordination in May, and we bade farewell to Yin-An Chen in December following his appointment as Rector of St Luke's, Whyteleafe.

Earlier in the autumn we welcomed visiting preachers at Evensong, including the new Archbishop of Canterbury, Sarah Mullaly: the hospitality after the services was much appreciated by both the preachers and the congregation.

In addition to parish events, we celebrate parishioners' special events after the Parish Eucharist with cake and drinks.

Elizabeth Beesley, Catering co-ordinator

Flower team

The flowers in church provide a warm welcome to all those who visit. Our enthusiastic but small flower team continues to do the regular weekly flowers, as well as the special festivals (e.g. Easter, Harvest and Christmas). These bring together the whole flower team, and sometimes a few from the wider community, which everyone enjoys.

We are sometimes asked to do flowers for the celebration of life of a loved member of the Parish. Occasionally we are also asked to do the flowers for a parishioner's wedding.

The team is small so we are always looking for new members who share the enjoyment of flower arranging and would bring to it their own creative skills.

Marilyn Brooks, Co-ordinator

Gardening team

*What would the world be, once bereft
Of wet and of wildness? Let them be left,
O let them be left, wildness and wet;
Long live the weeds and the wilderness yet.*

From *Inversnaid* by Gerard Manley Hopkins

The churchyard has been particularly wet and wild over the last few months, but I suspect GMH (whose brother is buried in our Additional Burial Ground) wouldn't appreciate the wildness as much as he did those Scottish hills!

This year sees two important anniversaries related to people buried in the churchyard - the death of John Harrison in March 1776 and the birth of John Constable in June 1776 - so we expect more visitors than usual.

Having made good progress in the area behind the War Memorial (see last year's report) we have turned our attention to the bracken and brambles swamping a number of graves on the south side of the church. The robins don't approve and keep a careful eye on us, but we leave them the laurels.

We are a smallish group and we wouldn't achieve as much as we do if it weren't for the help we get from a group of local residents who have largely taken over the care of the ABG (Additional Burial Ground) across the road from the church. We also occasionally persuade Camden to take away the garden waste which saves us having to deal with its disposal. Somewhere in north London it contributes to what must be a very big compost heap!

We were saddened to lose Jenny Bunn recently. She has been our "garden expert" for many years and has overseen the care of some of the planted areas - sending detailed messages when she wasn't able to come herself. And providing us with an extraordinary number of daffodil bulbs!

OF COURSE we could do with more volunteers. What church group couldn't? We have tools, you don't need to be an expert - most of it is very basic cutting back and digging out - it's only 2 hours a month - and you get coffee and biscuits afterwards.

Judy East, Co-ordinator

Servers

Our role as altar servers at our beautiful church is to assist the priest and deacon during the Eucharist to ensure the liturgy runs smoothly and reverently. We gather quietly in the Clergy Vestry to prepare and receive instructions, and support discreetly during the service in the sanctuary. We then wash the vessels and tidy up in readiness for the next service.

Much thanks to Mthr Carol for her valued support and encouragement during the year. We are grateful also to Gaynor Bassey-Fish for all her hard work behind the scenes as Sacristan, and to Huw and Courtney in the Parish Office.

Our customary Christmas party with mulled wine and mince pies brought together former and current servers, family members and clergy for a joyful celebration before the Service of Nine Lessons and Carols.

Although we are delighted to have six young people in our team, its overall size is down on previous years. This makes it more challenging to put a rota together, particularly for the major festivals when a number of regular volunteers may be away. In 2026 therefore we will need to expand the team. If you would like to find out more about what is involved in serving, please speak to me or Mthr Carol.

David Gardner, Head Server

Sidespeople and Welcomers

We are grateful to the team of Sidespeople and Welcomers who continue to ensure the warm, positive initial contact for visitors to help with the smooth running of services.

There have been some changes this year including the introduction of Churchsuite as a tool for volunteers to register the dates they are available to serve. This has taken some getting used to for many of us but it is hoped that, with time and practice, we shall master it.

We urge all volunteers to update the rota as early as possible or to email the dates they are available to me if they are having a problem using Churchsuite.

We welcomed Haleem Bashlawi and Onye Ogodazi as newcomers to the team. More significantly, at the beginning of the year Chris Money, our Head Sides person for many years, stepped back from the role. However, she continues to volunteer and support the team. A very big thank you to Chris for her many years of service.

Hagar Cliff, Head Sidesperson.

Annex 2: Reports from Associated Organisations

Hampstead Community Choir

This year the choir celebrated its 10th anniversary and, with our membership of over 70 singers, many drawn from the wider community, we continue to take on more challenging music under the guidance of our director Aidan Coburn. In March we held our *A Night at the Opera* concert hosting outstanding soloists – it was truly a night to remember, and we raised £1,550 for Prostate Cancer UK.

Our Summer Nights concert in June featured more contemporary music, with solo performances from members of the choir. We had a brilliant audience, raising £1,812.79 for The Listening Place. Likewise, our Christmas Lights concert in December was an enormous success with the biggest (and most generous) audience we have ever had. We raised £2,219 for C4WS.

Other performances included singing in church after Easter and during August. We sang at Henderson Court Age Concern UK day care centre, both in the summer and carols at Christmas, and once again a group of choir members joined the Christmas charity pub crawl around Hampstead collecting for The Royal Free Charity. In November the choir was asked to sing at the funeral of Alan Brooks, who was a great supporter and friend of the choir.

The success of the Community Choir is bringing together those who love to sing in a friendly and fun environment.

Chris Money, Co-ordinator

Friends of the Drama

The Friends of the Drama experienced another successful year with the summer and autumn productions once again at the heart of our activities.

Our summer production was Jessica Swale's modern classic, *Blue Stockings*, directed by Bonnie MacBird. In the autumn, Carolina Cabral staged Glynn Maxwell's modern verse adaptation of *Cyrano de Bergerac* with a suitable dose of panache. The two productions demonstrate the Society's ability to entertain, whilst tackling plays with interesting and relevant themes for the modern world.

During Lent we presented an evening of reflective readings, 'Love, Mercy, Pity, Peace'. We initiated a new project, The Young Players, providing drama classes to local children and giving them a chance to perform in a production of *A Midsummer Night's Dream*. We also held a number of other events open to all, including poetry readings, a director's showcase, and a Burns Night celebration. We were also very pleased to participate in the Christmas Lights concert together with the Community Choir and the Junior Choir.

The year's productions proved popular with audiences, and the Friends of the Drama are pleased to have been able to commit a further significant charitable donation of £6,000 to Hampstead Parish Church.

This year we celebrate fifty years of the Hampstead Players, and we would never have made it this far without the efforts of all those who have supported the group, both on and off stage, enabling us to reach out into the local community through our literary and dramatic activities. We thank them all. We remain indebted to Hampstead Parish Church for the ongoing use of its facilities, and to the Vicar and Churchwardens for their continued and much valued support.

Matthew Williams, Chairman

Friends of the Music

The Friends of the Music continue to play an important part in supporting all our musicians, young and old, professional and amateur, as they delight us with an extensive and varied programme of events. Major events attracting large audiences included Bach's St Matthew Passion in the run-up to Easter, a Come and Sing performance of the Fauré Requiem at Remembrance-tide, which attracted some 70 enthusiastic participants, and in Advent a magnificent performance of the Monteverdi Vespers. Our dedicated musicians are in the spotlight and they rightly take the applause, but behind the scenes a team of Friends led by the indefatigable Elizabeth Beesley plays a vital part in managing the house, distributing cushions to keep the audience comfortable on our beautiful but hard wooden pews, providing refreshments for performers and audience members alike, and not least in ensuring a smooth transition from church to concert hall and back again.

There are many smaller events to cover as well, including the occasional Charmian England Recital honouring the memory of a major donor to the Hampstead Church Music Trust, the prestigious Martindale Sidwell Recital series, and the Saturday afternoon organ recitals which allow a steady stream of distinguished organists to exploit the resources of our wonderful Willis organ. The Friends are also privileged to include some who are in a position to host recitals at home, which this year included a recital in a period home close to the church, at which three of our choir members delighted us with music from charity institutions for young girls and women in Georgian London, accompanied by a fascinating and enlightening presentation by our Director of Music, Dr Geoffrey Webber.

Whilst many of these events are provided for us by our professional musicians, the Friends are also active in supporting the Junior Choir who often collaborate with the more senior professionals in major works such as the St Matthew Passion and the Monteverdi Vespers, and the Community Choir, organized by Chris Money and directed by Aidan Coburn, which now has some 80 members, rehearsing on Thursday evenings in term-time, and attracting large and enthusiastic audiences to their Christmas, Easter and Summer concerts.

Hampstead Parish Church is proud to nurture a tradition of music-making that is widely inclusive, both in the range of music which is sung and played, and in the age and stage of musical development of all those who take part, both as performers and audience.

Handley Stevens, Secretary to FOM

Camden Christian Churches Cold Weather Shelter (C4WS)

As I write the C4WS shelter is coming to the end of its last week; we have celebrated Eid al Fitr with Muslim guests and will very shortly celebrate with thanksgiving at our annual service, this year at St Mary's Brookfield. The last month has included the challenge of Ramadan, during which we have had four or five guests who have been fasting and requiring breakfast and time (and space) to pray before dawn. Its big test for churches, but we apply the same philosophy to all our guests - to meet and find an answer to each individual's need.

Over the shelter season, November to March, we received 158 referrals and have offered beds to 92 individuals. Of these, 65 people have stayed with us over the course of the shelter season, including 12 women and 53 men.

This season we have observed a shift in the demographic of our guests, with many falling into an older age category than in previous years. Previously, the majority of our guests were younger men from countries such as Sudan and Eritrea, who had recently received their status and were required to leave government-supported accommodation. While we have continued to support this group, a significant proportion of our guests this season have had No Recourse to Public Funds (NRPF) and insecure immigration status.

As a result, we have had to adapt our approach, particularly as many guests have needed to stay beyond the initial 28-day offer. We have provided holistic casework support, helping individuals to access GPs and emergency healthcare services, including dentists and opticians. Due to age and prolonged insecurity, many guests have experienced ongoing health issues. Despite these challenges, they have successfully navigated the rotating night shelter, with many achieving positive outcomes—moving into Home Office-supported accommodation, other shelters, or hosting projects. The Jobs Club has continued to help those allowed and able to find work.

Our support has continued beyond their stay, with access to English classes, counselling, and osteopathic massage provided by our small but dedicated team.

In addition, we have supported many guests to move into private rented and supported accommodation. A key focus of this work is preventing a return to homelessness. We provide guidance on managing a tenancy, connecting individuals with services in their new local areas, and offering employment support through C4WS, all of which contribute to sustaining these move-on outcomes.

As for the shelter on Saturday nights at St John's, our well tested procedures and systems have, with the loyal support of so many of you, continued to create a shelter which many guests have said they particularly appreciate, despite the somewhat cramped accommodation and lack of a shower. Many parishioners and neighbours young and old have contributed but special mention must be made (and is often made by the guests) of Rebecca Kelleher and her team of cooks producing gourmet dinners week in week out. Thank you all.

I have, however, noticed a slight weariness, entirely understandable especially in those who have been taking on their various tasks for nine years now. We did welcome some new and younger faces this season, which was encouraging; more next year would have an invigorating effect without, I suggest, diminishing the evident enjoyment and satisfaction of the "old hands". I confess that I would appreciate someone with whom to share responsibility for the next season.

Andrew Penny

Annex 3: Budget for 2026

Voluntary giving (regular pledges, collections, donations) has not kept pace with inflation even although increased numbers attending church should have generated more income. A balanced budget has been produced for 2026, thanks to a film company hiring the Church environs and vicarage for a day in February.

The London Diocesan Fund has a substantial deficit as many parishes have been unable to cover their costs. As our Church is one of 10 Churches in the Edmonton Area able to cover costs, the PCC has agreed that we should contribute £6,780 to supporting other parishes. Without this commitment we would have been able to achieve a zero increase in costs thanks to savings we are making on heating and other items.

The budget estimates are shown on the next page.

HAMPSTEAD PARISH CHURCH

UNRESTRICTED GENERAL FUND BUDGET FOR 2026

	2025		2026			2025		2026	
INCOMING RESOURCES	Actual	Budget		Budget	RESOURCES USED	Actual	Budget		Budget
Planned giving	111,208	112,000	Ministry: diocesan common fund		99,984	99,984			
Income tax recoverable	29,253	29,000	Ministry support to deanery		-	6,780			
Collections: ordinary services	29,208	30,000	clergy expenses		7,598	2,700			
Collections: special services	-	-	vicarage expenditure		720	1,000			
Donations including wall safe	16,069	16,000	accommodation for curate		7,200	7,200			
Income from donors	185,737	187,000	Parish Administrators		65,637	69,000			
	-	-	Pension deficit apportionment		651	864			
Legacies	-	-	Churchyard			2,736			
Fund-raising events net of costs	4,315	4,300	Music salaries + scholarship		17,570	18,850			
Grants received:			Choir - adults and children		5,683	7,400			
Friends of the Drama	6,000	6,000	Other music costs		1,922	1,800			
Hampstead ABG	3,337	3,000	Children and Youth - legacy		1,265	1,800			
VAT recovered (LPW scheme)	779	-	Children and Youth -other costs		670	1,000			
Other voluntary income	14,431	13,300	Heat, light & water		11,093	9,000			
Parish rooms	28,886	28,000	Fabric expenditure/maintenance		9,680	12,400			
Hire of Church	20,700	30,000	Fabric expenditure recoverable VAT		827	-			
Printing and books	155	500	Parish rooms and hospitality		11,938	13,000			
Feed in Tariff	1,085	920	Insurance		11,624	12,150			
Sundry income	2,602	3,000	General expenses		16,553	10,676			
	-	-	Printing and books		4,341	4,000			
Income from Activities	53,428	62,420	IT and communications		8,997	8,000			
			Cost of Church activities		283,952	290,340			
Dividends and Interest	7,237	5,000	Independent Examination fee		2,500	2,500			
Income from Investments	7,237	5,000	Administrative expenses		-	-			
			Management & administration		2,500	2,500			
TOTAL INCOME	260,833	267,720	TOTAL RESOURCES USED		286,452	292,840			
RESOURCES USED	(286,452)	(292,840)							
SURPLUS/(DEFICIT) before transfers	(25,619)	(25,120)							
Grant from Parish Development Fund	26,000	26,000							
NET SURPLUS/(DEFICIT) FOR YEAR	381	880							

The Parish Church of St John at Hampstead

Financial Statements of the Parochial Church Council for the year ended 31 December 2025

Vicar: The Revd Carol Barrett Ford
Churchwardens: Angela Gardner and Nicholas Walser

Bankers: HSBC Bank plc
50-52 Kilburn High Road, London NW6 4HJ

Independent Examiner: Robert Ashdown ACA
75 Brookville Road, London SW6 7BH

Registered Charity Number 1129264

Statement of financial activities for 12 Months ended 31 December 2025

	Notes					2025	2024
		Unrestricted Funds		Restricted	Endowment	Combined	Combined
		General	Designated	Funds	Funds		
		£	£	£	£	£	
Income from:							
Donations and legacies	3	195,854	3,000	88,467	6,250	293,571	347,531
Community activities	4	57,743	-	10,193	-	67,936	48,697
Investments	5	7,237	-	894	65,487	73,618	81,106
Total income		260,834	3,000	99,554	71,737	435,125	477,334
Expenditure on:							
Charitable activities	7	282,112	-	99,457	4,085	385,654	711,669
Raising funds	8	4,341	-	1,577	41,972	47,890	43,495
Total resources expended		286,453	-	101,034	46,057	433,544	755,164
Net income before gains and losses on investments		(25,619)	3,000	(1,480)	25,680	1,581	(277,830)
Gains/(Losses) on investments	14	-	16,632	(1,171)	117,839	133,300	13,768
Net income before transfers		(25,619)	19,632	(2,651)	143,519	134,881	(264,062)
Transfers between funds	12	26,000	-	-	(26,000)	-	-
Net income after transfers		381	19,632	(2,651)	117,519	134,881	(264,062)
Other recognised gains/losses:							
Actuarial gain/(losses) on defined benefit pension scheme	21	530	-	-	-	530	(1,243)
Net movement in funds		911	19,632	(2,651)	117,519	135,411	(265,305)
<i>Reconciliation of Funds</i>							
Total Funds brought forward		21,797	264,991	52,886	1,541,265	1,880,939	2,146,244
Total Funds carried forward		22,708	284,623	50,235	1,658,784	2,016,350	1,880,939

The attached notes (1 - 23) form part of these financial statements

Balance Sheet at 31 December 2025

					2025	2024	
	Notes	Unrestricted Funds		Restricted Funds	Endowment Funds	Combined	Combined
		£	£	£	£	£	£
Fixed assets							
Plant and equipment	13	-	-	6,413	-	6,413	8,676
Financial assets	14	-	208,023	28,125	1,630,706	1,866,854	1,733,554
Total fixed assets		-	208,023	34,538	1,630,706	1,873,267	1,742,230
Current assets							
Debtors							
Gift aid recoverable		1,842	-	-	-	1,842	2,031
Hollybush Vale Trustees	16	-	-	-	-	-	12,500
Trade debtors		-	-	-	-	-	4,904
		1,842	-	-	-	1,842	19,435
Cash at bank and in hand		46,122	83,189	27,876	53,078	210,265	187,542
Total current assets		47,964	83,189	27,876	53,078	212,107	206,977
Liabilities: amounts falling due within one year							
Creditors for goods and services		(3,638)	-	-	-	(3,638)	(4,850)
Clients account for 100 Frognal		-	-	(900)	-	(900)	(1,270)
Clients account Hollybush Vale		-	-	(11,279)	-	(11,279)	(8,433)
Other Creditors	15	(19,748)	(6,589)	-	(25,000)	(51,337)	(51,315)
		(23,386)	(6,589)	(12,179)	(25,000)	(67,154)	(65,868)
Net current assets		24,578	76,600	15,697	28,078	144,953	141,109
Creditors							
falling due after one year pension scheme liability	21	(1,870)	-	-	-	(1,870)	-
		(1,870)	-	-	-	(1,870)	(2,400)
Net assets		22,708	284,623	50,235	1,658,784	2,016,350	1,880,939
Funds:							
Unrestricted General Fund		22,708				22,708	21,797
Designated for Future Repairs			284,623			284,623	264,991
Restricted Funds	17			50,235		50,235	52,886
Endowment Funds	18				1,658,784	1,658,784	1,541,265
		22,708	284,623	50,235	1,658,784	2,016,350	1,880,939

Approved by the Parochial Church Council on 23 February 2026 and signed on its behalf by:

MTHR CAROL BARRETT FORD, Vicar

I R M WOOLF, Hon Treasurer

The attached notes (1 - 23) form part of these financial statements

CASH FLOW STATEMENT AT 31 DECEMBER 2025

	2025		2024	
	£	£	£	£
Net cash from operating activities		(63,395)		(348,604)
Cash flows from investing activities				
Dividends, interest and rent from investments	73,618		81,106	
Purchase of plant and equipment	-		(9,053)	
Net cash provided by/(used in) investing activities	73,618	73,618	72,053	72,053
Cash flows from financing activities				
Loan repayments from Trustees of Holly Bush Vale	12,500	12,500	12,500	12,500
Net cash provided by/(used in) financing activities		12,500		12,500
Change in cash and cash equivalents in the reporting period		22,723		(264,051)
Cash and cash equivalents at 1 January		187,542		451,593
Cash and cash equivalents at 31 December		210,265		187,542
Reconciliation of net income/(expenditure) before investment gains				
Net income before investment gains 31 December		1,581		(277,830)
Adjustments for:				
Depreciation charges		2,263		377
Dividends, interest and rent from investments		(73,618)		(81,106)
Decrease/(increase) in debtors		5,093		2,101
(Decrease)/increase in creditors		1,286		7,854
Net cash provided by/(used in) operating activities		(63,395)		(348,604)
Analysis of cash and cash equivalents				
Cash in hand		19,582		18,242
Deposits less than 3 months		190,683		169,300
		210,265		187,542

Notes to the financial statements

Note 1: BASIS OF PREPARATION

The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions, together with FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice: Accounting and Reporting by Charities {SORP(FRS 102)}.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets which are shown at fair value.

The Parochial Church Council (PCC) is a public benefit entity within the meaning of FRS 102.

1.2 GOING CONCERN

There are no material uncertainties related to events or conditions that cast significant doubt on the PCC's ability to continue as a going concern.

1.3 CHANGE IN ACCOUNTING POLICY

The accounts present a true and fair view and the accounting policies are as outlined in this note. There have been no changes of accounting policies in this period.

1.4 CHANGES TO ACCOUNTING ESTIMATES

There have been no changes to accounting estimates in this period.

1.5 MATERIAL PRIOR YEAR ERRORS

No material prior year errors have been identified in the reporting period.

Note 2: ACCOUNTING POLICIES

2.1 RECONCILIATION WITH PREVIOUS GENERALLY ACCEPTED ACCOUNTING POLICIES

No reconciliations with previous generally accepted accounting policies are required.

2.2 INCOME

Recognition of income

Congregational giving, donations, grants, interest, rents, dividends and other income are included in the Statement of Financial Activities (SOFA) when the PCC becomes entitled to the resources and the monetary value can be measured with sufficient reliability.

Offsetting

There has been no offsetting of assets and liabilities in the SOFA or income and expenses, unless required or permitted by the FRS 102 SORP.

Tax reclaims on donations and gifts

Gift aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid recovered on a donation is considered to be part of that gift and is credited to the same fund as the initial donation unless the donor has specified otherwise.

Legacies

Legacies are included in the SOFA when receipt is probable, that is, when there has been a grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the PCC or can be met.

Volunteer help

The value of voluntary help received is not included in the accounts but is described in the PCC's annual report.

Investment gains and losses

This includes any realized and unrealized gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

2.3 EXPENDITURE AND LIABILITIES

Liability recognition

Liabilities are recognized where it is more likely than not that there is a legal or constructive obligation committing the PCC to pay out resources and the amount of the obligation can be measured with reasonable certainty.

Governance

Governance costs are charged to 'Charitable Activities'.

Redundancy costs

The PCC has made no redundancy payments during the reporting period.

Deferred income

No material item of deferred income has been included in the financial statements.

Creditors

The PCC has creditors which are measured at settlement amounts less any trade discounts.

Certain interest free loans have been provided to the Parish Development Fund to support the purchase of a flat.

Provisions for liabilities

A liability is measured at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date.

2.4 ASSETS**Tangible fixed assets for use by the PCC**

Consecrated and beneficed property is excluded from the accounts by s.10(2)(a) and (c) of the Charities Act 2011. Other fixed assets are capitalized if they can be used for more than one year, and cost at least £2,000.

Movable church furnishings held by the Vicar 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 inventory, which can be inspected. Items acquired prior to 2000 are not valued in the accounts as there is insufficient cost information available.

Financial assets

Fixed asset investments in quoted shares and pooled investment funds are valued initially at cost and subsequently at fair value (market value) at the year end. The long leasehold properties are stated at estimated fair values for investment properties.

Debtors

Debtors including trade debtors and gift aid recoverable are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the PCC. Subsequently they are measured at the cash or other consideration expected to be received.

Cash at bank

Cash at bank and in hand include on demand deposits and short term fixed interest deposits.

2.5 FUNDS

Unrestricted Funds represent the remaining income funds of the PCC that are available for spending on the general purposes of the PCC.

The Designated Fund is an unrestricted fund which represents the amount set aside by the PCC to meet future repair liabilities; it is not regarded as part of the 'free reserves' as disclosed in the PCC's report. Income earned on the cash balances held by the Fund is recorded in the General Unrestricted Fund.

The Restricted Funds are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are set out in Note 17.

The Endowment Funds are all individual funds where there is a discretionary power to spend capital as income. Full details of the funds and their restrictions are set out in Note 18.

Note 3 Donations and Legacies

	Notes	General Fund	Designated Funds	Restricted Funds	Endowment Funds	2025 Combined	2024 Combined
Planned giving including gift aid		111,208	-	-	-	111,208	112,344
Income tax recoverable		29,253	-	-	-	29,253	29,825
Collections: ordinary services		29,208	-	-	-	29,208	27,792
Collections: special services		-	-	5,356	-	5,356	3,882
Donations		16,069	-	6,084	6,250	28,403	27,638
Voluntary rate		-	-	5,557	-	5,557	8,710
Legacies	6	-	3,000	-	-	3,000	5,000
Grants received:	16						
Friends of the Drama		6,000	-	-	-	6,000	4,500
Hampstead Additional Burial Ground		3,337	-	-	-	3,337	3,965
Hampstead Church Music Trust		-	-	71,470	-	71,470	68,817
Listed Places of Worship re VAT		779	-	-	-	779	55,058
		195,854	3,000	88,467	6,250	293,571	347,531

Note 4 Community activities

Fees for use of Church		23,302	-	-	-	23,302	16,232
Parish rooms		28,886	-	-	-	28,886	20,117
Craft fair and other events		4,315	-	-	-	4,315	2,273
Holiday in Hampstead		-	-	-	-	-	1,620
Printing and books		155	-	-	-	155	535
Community choir	17	-	-	10,193	-	10,193	7,517
Feed in Tariff		1,085	-	-	-	1,085	403
		57,743	-	10,193	-	67,936	48,697

Note 5 Income from Investments

Dennington Park Mansions		-	-	-	7,200	7,200	10,296
100 Frognal		-	-	-	54,138	54,138	53,460
Dividends and Interest		7,237	-	894	4,149	12,280	17,350
		7,237	-	894	65,487	73,618	81,106

Dennington Park Mansions income in 2024 included £3,096 from an insurance claim relating to expenditure incurred in 2023.

Note 6 Legacies received

The Estate of John Collins		-	1,000	-	-	1,000	-
The Estate of Rex Cowan		-	2,000	-	-	2,000	-
The Estate of S Christie Murray		-	-	-	-	-	5,000
		-	3,000	-	-	3,000	5,000

Note 7 Expenditure on charitable activities

	Notes	General Fund	Designated Fund	Restricted Funds	Endowment Funds	2025 Combined	2024 Combined
Ministry: diocesan common fund		99,984	-	-	-	99,984	97,500
clergy expenses	10	7,598	-	-	-	7,598	2,301
accommodation		7,920	-	-	1,160	9,080	11,021
Parish Administrators	11	65,637	-	-	-	65,637	58,821
Pension deficit apportionment	11	650	-	-	-	650	1,187
Music staff	11	17,570	-	18,922	190	36,682	39,348
Choir - adults and children		5,683	-	56,727	-	62,410	49,525
Other music costs		1,922	-	4,473	799	7,194	14,630
Children and Youth		670	-	-	-	670	4,580
Heat & light		11,093	-	-	-	11,093	11,966
Building maintenance		9,680	-	5,363	-	15,043	25,542
Major Building works		-	-	-	-	-	280,845
Parish rooms		11,938	-	-	-	11,938	12,303
recoverable VAT on repairs		827	-	-	-	827	55,058
Depreciation	13	-	-	2,263	-	2,263	377
Insurance		11,624	-	-	-	11,624	12,139
General expenses		16,554	-	-	-	16,554	11,955
IT and communications		8,997	-	-	-	8,997	7,509
Social events		1,265	-	-	-	1,265	1,186
Flowers		-	-	639	-	639	975
Grants made	9	-	-	7,272	1,936	9,208	8,831
Refugee sponsorship		-	-	3,798	-	3,798	1,670
Independent Examination fee		2,500	-	-	-	2,500	2,400
		282,112	-	99,457	4,085	385,654	711,669

Note 8 Expenditure on raising funds

Services, voluntary rate & events		-	-	1,577	-	1,577	4,241
Printing and books		4,341	-	-	-	4,341	8,052
Dennington Park Mansions		-	-	-	19,076	19,076	4,584
100 Frognal		-	-	-	22,896	22,896	26,618
		4,341	-	1,577	41,972	47,890	43,495

Note 9 Grants made

Church overseas:							
- missionary societies		-	-	-	-	-	600
- relief and development agencies		-	-	3,886	-	3,886	3,329
UK missions/other Church Societies		-	-	2,082	1,936	4,018	1,317
Secular charities		-	-	1,304	-	1,304	2,624
Individuals for relief of poverty		-	-	-	-	-	446
Hampstead Parochial School		-	-	-	-	-	515
	22	-	-	7,272	1,936	9,208	8,831

Note 10 Expenses paid to Members of the Parochial Church Council

Expenses of the Clergy, who are members of the PCC, totalling £7,598 (2024: £2,301) were reimbursed. Members of the PCC supporting the Junior Church had their expenses reimbursed as did the Churchwardens' relevant expenses.

Note 11 Staff costs

The Clergy are paid by the Church Commissioners but funded by the Parish's contributions to the Common Fund. During the year the PCC employed two parish administrators and 3 part time staff engaged in musical activities.

	2025	2024
Salaries	93,400	89,861
Pension costs	9,570	9,895
	<u>102,970</u>	<u>99,756</u>

No employee received employee benefits in excess of £60,000.

The PCC operates a money purchase scheme for staff through TPT Retirement Solutions.

Note 12 Transfers between funds

£26,000 transferred from Parish Development Fund to the General Fund (2024: £26,000).

Note 13 Fixed assets	Equipment	Depreciation	Net Book Value
Assets at start of year	27,296	(18,620)	8,676
Additions	-	(2,263)	(2,263)
Disposals	-	-	-
Assets at end of year	<u>27,296</u>	<u>(20,883)</u>	<u>6,413</u>

Note 14 Financial assets

The significance of financial investments to the PCC's financial position is set out in the PCC's annual report.

Investments at fair value:	1 January 2025	Purchases (Sales)	Investment Gains(Losses)	31 December 2025
<i>- Unrestricted</i>				
136,328 Trojan Ethical Fund shares	191,391	-	16,632	208,023
<i>- Restricted</i>				
1,267 CBF Investment Fund shares	29,296	-	(1,171)	28,125
<i>- Endowment</i>				
Freehold of 100 Froggnal and long lease of Flat A	991,000	-	90,000	1,081,000
Long lease of Flat 10a, Dennington Park Mansions	475,000	-	25,000	500,000
1,071 CBF Investment Fund shares	24,767	-	(990)	23,777
1,501 M & G Charifund units	22,100	-	3,829	25,929
	<u>1,512,867</u>	-	<u>117,839</u>	<u>1,630,706</u>

The freehold and long leasehold properties are valued as investment properties by Inigo Woolf FCIB, a member of the PCC, as at 31 December 2025.

Investments at cost:	1 January 2025	Purchases	Sales	31 December 2025
<i>- Unrestricted</i>				
136,328 Trojan Ethical Fund shares	175,000	-	-	175,000
<i>- Restricted</i>				
1,267 CBF Investment Fund shares	5,909	-	-	5,909
<i>- Endowment</i>				
Freehold of 100 Froggnal and long lease of Flat A	784,700	-	-	784,700
Long lease of Flat 10a, Dennington Park Mansions	438,500	-	-	438,500
1,071 CBF Investment Fund shares	20,000	-	-	20,000
1,501 M & G Charifund units	18,000	-	-	18,000
	<u>1,261,200</u>	-	-	<u>1,261,200</u>

Note 15 Creditors

Other Creditors include related party balances due to the Friends of the Drama £13,634 and a £25,000 interest free loan from Parishioners. (2024: £13,067 and £25,000 respectively). Note 16 has further details on related parties.

Note 16 Related parties

- **Hampstead Parochial Charities (established 1617)** provides relief for the poor in the former Metropolitan Borough of Hampstead. The Trustees comprise the Vicar and Churchwardens.

- **Hampstead Additional Burial Ground (established 1810)** provides a discrete burial ground in Church Row. The Trustees comprise the Vicar, Churchwardens and up to 21 trustees who are resident in the former Metropolitan Borough of Hampstead. Collected income of £1,753 was paid to the Trustees in year (2024: collected £2,180 and paid £2,180). The Trustees made a grant of £3,337 to the PCC for administrative support (2024: £3,965).

- **Trustees of Holly Bush Vale (established 1856)** provide a site and teacher accommodation for Hampstead Parochial School. The Trustees of this educational charity are the Vicar and Churchwardens. The interest free unsecured loan of £57,424 drawn down in 2020 has been reduced through quarterly payments from rental income. The Loan was repaid in 2025 (31 December 2024: £12,500 outstanding).

- **Friends of the Music, Hampstead Parish Church (established 1947)** supports the provision of music at Hampstead Parish Church. The Friends receive no funding from the PCC.

- **Hampstead Church Music Trust (established 1975)** maintains and promotes the performance and appreciation of church music in Hampstead and in particular Hampstead Parish Church. The Trustees comprise the Vicar, up to two trustees appointed by the PCC, up to three trustees appointed by the Friends of the Music and up to four trustees appointed by the trustees themselves. At 31 December 2025 four trustees were also members of the PCC. The PCC received grants of £71,470. (£68,817 in 2024) .

- **The Friends of the Drama, Hampstead Parish Church (established 1977)** seeks to promote the mission of the Church and in particular Hampstead Parish Church through the medium of drama. The Vicar & Churchwardens are ex officio members of the General Committee. The PCC received a grant of £6,000 for the General Fund (£4,500 in 2024).

Note 17 Restricted funds	Balances 1 January 2025	Income	Expenditure	Gains on investments	Balances 31 December 2025
Fabric and Plant Reserve	46,375	7,589	(9,001)	(1,171)	43,792
Donald Barnes Memorial Fund	543	-	(202)	-	341
Flowers Fund	969	530	(639)	-	860
Giving Away Fund	-	7,272	(7,272)	-	-
Hampstead Church Music Trust	-	71,470	(71,470)	-	-
Hampstead Community Choir	949	10,193	(8,652)	-	2,490
Refugee sponsorship	4,050	-	(3,798)	-	252
Youth Fund	-	2,500	-	-	2,500
	52,886	99,554	(101,034)	(1,171)	50,235
2024	49,398	111,134	(108,302)	656	52,886

Fabric and Plant Reserve

The purpose of the reserve is to hold sufficient funds to meet the repair obligations placed upon the trustees of the Church by the Act of Parliament of 1827 Paragraph 51. The Voluntary Rate, donations and earmarked gifts from parishioners are the main sources of income. In addition to the restricted reserve there is an unrestricted designated repair reserve with a balance of £284,623 (2024:£264,991).

Donald Barnes Memorial Fund

Fund created in 2013 in memory of the late Revd. Donald Barnes for the purpose of holding an annual lecture at St Peter's Church, Belsize Park. The lectures are organized by the Hampstead Christian Study Centre.

Hampstead Community Choir is a local choir based at Hampstead Parish Church.

Refugee Sponsorship provides support to refugees coming from the Middle East to live in North London.

Youth Fund was created in 2025 to support activities for younger members of the congregation.

Note 18 Endowment funds	Balances 1 January 2025	Income	Expenditure	(Losses)/ Gains on investments	Transfers between Funds	Balances 31 December 2025
Junior Choir Fund	10,939	1,820	(799)	1,541	3,582	17,083
Frederick Eickhoff Memorial Fund	3,070	190	(190)	512	(3,582)	-
John Cooling Fund	17,019	658	(1,936)	1,776	-	17,517
Parish Development Fund	1,510,237	69,069	(43,132)	114,010	(26,000)	1,624,184
	1,541,265	71,737	(46,057)	117,839	(26,000)	1,658,784
2024	1,530,533	67,698	(32,081)	1,115	(26,000)	1,541,265

Junior Choir Fund incorporating the Frances Grossfield Memorial Fund (established 1994) and the **Frederick Eickhoff Memorial Fund** (established 2008) encourages young musicians to participate in the choir thereby maintaining and enhancing the musical tradition of Hampstead Parish Church.

John Cooling Fund for relief of poverty (established 1997) can be used at the absolute discretion of the Vicar without any geographical restriction.

Parish Development Fund (established 2000) to be used by the PCC for investment in parish projects with income generated within the Fund to be used at its discretion.

Each Fund is an Expendable Endowment as defined by the Charities Act, 2011.

Note 19 Contingent liabilities There are no contingent liabilities (2024: nil).

Note 20 Capital commitments Contracted by the PCC nil (2024: nil).
Authorised by the PCC but not contracted nil (2024: nil)

Note 21 Pensions liability

SCHEME: TPT Retirement Solutions- The Growth Plan

The PCC participates in the scheme, a multi-employer scheme which provides benefits to some 950 non-associated participating employers. The scheme is a defined benefit scheme in the UK. It is not possible for the PCC to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore it accounts for the scheme as a defined contribution scheme.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore the PCC is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation for the scheme was carried out at 30 September 2023. This valuation showed assets of £514.9m, liabilities of £531.0m and a deficit of £16.1m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

Note 21 Pensions liability (continued)

SCHEME: TPT Retirement Solutions- The Growth Plan

Deficit contributions: From 1 April 2025 to 31 March 2028: £2,100,000 per annum (payable monthly).

The scheme's previous valuation was carried out with an effective date of 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. To eliminate this funding shortfall, the Trustee asked the participating employers to pay additional contributions to the scheme as follows:

From 1 April 2022 to 31 January 2025: £3,312,000 per annum (payable monthly).

The recovery plan contributions are allocated to each participating employer in line with their estimated share of the Series 1 and Series 2 scheme liabilities.

Where the scheme is in deficit and where the PCC has agreed to a deficit funding arrangement, the PCC recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost.

PRESENT VALUES OF PROVISION	31 December 2025 £	31 December 2024 £
Present value of provision	<u>1,870</u>	<u>2,400</u>

RECONCILIATION OF OPENING AND CLOSING PROVISIONS

Provision at start of year	2,400	1,157
Unwinding of the discount factor (interest expense)	104	30
Deficit contribution paid	(650)	(1,187)
Remeasurements - impact of any change in assumptions	16	16
Remeasurements - amendments to the contribution schedule	-	2,384
	<u>(530)</u>	<u>1,243</u>
Provision at end of year	<u>1,870</u>	<u>2,400</u>

IMPACT ON STATEMENT OF FINANCIAL ACTIVITIES

Interest expense	104	30
Remeasurements - impact of any change in assumptions	16	16
Remeasurements - amendments to the contribution schedule	-	2,384
Contributions paid in respect of future service*	8,920	8,706
Costs recognised in income and expenditure account	Note 7 650	1,187

*includes defined contribution schemes and future service contributions (i.e. excluding any deficit reduction payments) to defined benefit schemes which are treated as defined contribution schemes.

ASSUMPTION	31 December	2025	2024	2023
Rate of discount		4.05%	4.90%	5.31%

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

Note 22 Grants and donations to charities	2025 Unrestricted	2025 Restricted/ Endowment	2025 Combined	2024 Combined	2024 £
	£	£	£	£	£
Church Overseas- Missionary Societies					
ALMA	-	-		200	
Embrace the Middle East	-	-		200	
USPG	-	-		200	
	-	-	-		600
Overseas- Relief & Development Agencies					
Asra Hawariat School	-	-		200	
Practical Action	-	610		500	
Al Ahli Hospital	-	2,583		1,388	
Island Hospice Zimbabwe	-	-		210	
Christian Aid	-	693		1,031	
	-	3,886	3,886		3,329
UK Missions and other Church organisations					
Bishop of Edmonton's Discretionary Fund	-	325		519	
Caris Haringey	-	250		200	
Caris Haringey through John Cooling Fund	-	1,700		-	
Church of England's Children Society	-	740		398	
Al Rocha UK	-	376		-	
C4WS	-	391		200	
	-	3,782	3,782		1,317
Hampstead Parochial School	-	-	-	515	515
Relief of Poverty (John Cooling Fund)	-	236	236	446	446
Secular charities					
Hestia	-	-		200	
Royal British Legion	-	356		373	
Soldiers Sailors & Airmen's Families Assn	-	748		878	
Age UK (Camden)	-	200		-	
Transform Trade	-	-		973	
XLP	-	-		200	
	-	1,304	1,304		2,624
TOTAL	-	9,208	9,208		8,831

Note 23 Prior period comparative statement of financial activities.

Statement of Activities for year ending 31 December 2024

Income from:	General Fund £	Designated Fund £	Restricted Funds £	Endowment Funds £	Combined £
Donations and legacies	244,610	5,000	97,921	-	347,531
Other trading activities	38,907	-	9,790	-	48,697
Investments	9,985	-	3,423	67,698	81,106
	293,502	5,000	111,134	67,698	477,334
Expenditure on:					
Charitable activities	325,884	280,845	104,061	879	711,669
Raising funds	8,052	-	4,241	31,202	43,495
Total resources expended	333,936	280,845	108,302	32,081	755,164
Net income before gains on investments	(40,434)	(275,845)	2,832	35,617	(277,830)
Net Gain on investments	-	11,997	656	1,115	13,768
Net income before transfers	(40,434)	(263,848)	3,488	36,732	(264,062)
Transfers between funds	26,000	-	-	(26,000)	-
Net income after transfers	(14,434)	(263,848)	3,488	10,732	(264,062)
Other recognised gains/losses:					
Actuarial gain on defined benefit pension scheme	21 (1,243)	-	-	-	(1,243)
Net movement in funds	(15,677)	(263,848)	3,488	10,732	(265,305)
<i>Reconciliation of Funds</i>					
Total Funds brought forward	37,474	528,839	49,398	1,530,533	2,146,244
Total Funds carried forward	21,797	264,991	52,886	1,541,265	1,880,939

The Parish Church of St John-at-Hampstead

Independent examiner's report to the members of the Parochial Church Council of St John-at-Hampstead (registered charity 1129264)

I report to the PCC on my examination of the accounts of the PCC of St John-at-Hampstead for the year ended 31 December 2025.

Responsibilities and basis of report

The PCC is responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("The Act"). The PCC is satisfied that an audit is not required for this year under section 144(2) of 2011 Act and have chosen instead to have an independent examination.

I report in respect of my examination of the PCC's accounts carried out under section 145 of the 2011 Act. In carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

The charity's gross income exceeded £250,000 and I can confirm that I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England and Wales which is one of the listed bodies.

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

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

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

Robert Ashdown ACA
Chartered Accountant
75 Brookville Road, London, SW6 7BH



23 February 2026

HAMPSTEAD PAROCHIAL CHARITIES (Registered Charity 209483)**Trustees:** Vicar and Churchwardens of Hampstead Parish Church**Address:** 14 Church Row, London NW3 6UU**Objects:** Relief of need, hardship or distress in the former Metropolitan Borough of Hampstead**Receipts and Payments Account for the year ending 31 December 2025**

	2025	2,024.00
	£	£
Rents	650.00	650.00
Wayleave income	298.64	299.00
Interest/Dividends	1,098.62	1,101.00
	<u>2,047.26</u>	<u>2,050.00</u>
Less professional fees	-	-
Less bank charges	(40.80)	(60.00)
Less grants made	-	(1,000.00)
Excess of receipts over payments	<u>2,006.46</u>	<u>990.00</u>

Balance Sheet as at 31 December 2025

Agricultural land at Langley Marish (E Shooter's Charity)	88,000.00	88,000.00
7,966.86 CBF Global Equity Income Fund (cost £10,000)	24,186.59	25,616.44
120.063 Charifund Units (cost £1,502)	2,074.14	1,767.81
Central Board of Finance of Cof E Deposit Account	9,173.87	8,188.71
HSBC Bank Account	1,290.24	268.94
	<u>124,724.84</u>	<u>123,841.90</u>

Represented by:

Permanent Endowment Fund		
Balance at start of year (cost £11,323)	118,579.25	117,025.81
Unrealized increase (decrease) in market value in year	(1,123.52)	1,553.44
	<u>117,455.73</u>	<u>118,579.25</u>
Unexpended Income 1 January	5,262.65	4,273.13
Surplus (Deficit) for year	2,006.46	989.52
	<u>7,269.11</u>	<u>5,262.65</u>
	<u>124,724.84</u>	<u>123,841.90</u>

Notes

- 1 The freehold land at Langley Marish (Registered Title BK398589) comprises 7 acres.
- 2 The land is in the green belt with access only possible from adjoining land. The land is held on an agricultural tenancy.
- 3 A strip of land was sold in 2009 to the adjoining land owner so as to enlarge his garden.
- 4 The land was valued as at 31 December 2008 on existing use value.
- 5 Slough and South Bucks Councils are formulating local development plans which may provide development opportunities for the Charity's land.

I R M Woolf, Clerk to the Trustees

January 17, 2026

