

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL
PARISH OF CHRIST AND SAINT JOHN WITH SAINT LUKE, ISLE OF
DOGS

Known as the Parish of the Isle of Dogs

CHARITY NO: 1130764

REPORT AND ACCOUNTS

for the year ended
31 December 2025

FIELD SULLIVAN LIMITED
CHARTERED ACCOUNTANTS

9 Hare & Billet Road
Blackheath
London
SE3 0RB

**The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint
John with Saint Luke, Isle of Dogs**

Status: Charity registration No. 1130764

Working name: Parish of the Isle of Dogs

Incumbent: Rev. Thomas Pyke

Parochial church council members:	Rev. Thomas Pyke	
	Ionica Lashmar	Churchwarden
	Sabeeta Leghari	
	Eugennie Gamble	
	Dr Tamsin Williams	Deanery Synod Representative
	Jenny Clarke	
	Jagoda Keshani	
	Joseph Lashmar	Resigned April 2026
	Amanda Newbury	Resigned April 2026
	Linda Kissi	
	Christine Lilley	Resigned April 2026
	Valerie Lashmar	
	Michael Blaby	PCC Secretary
	Bill Chesshyre	Deanery Synod Representative
	Gregory Solomon	
	Joan Small	Churchwarden
	Kevin Watts	Resigned April 2026
	Sylvester Small	

Parochial church council officers:	Sharon Treharne	Safeguarding Officer
	Tony Lashmar	Deputy Churchwarden
	Sabeeta Leghari	Parish Administrator
	Andrew Warner/Michael Blaby	PCC Secretaries
	Jagoda Keshani	Treasurer
	Colin Todd	Book Keeper (until April 2026)

Address: Christ Church
Manchester Road
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London
E14 3BN

Independent examiner: Field Sullivan
Chartered Accountants
9 Hare & Billet Road
London SE3 0RB

Bankers: HSBC Bank Plc
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London
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The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

Trustees' Report
for the year ended
31 December 2025

The PCC is committed to enabling as many people as possible to worship at Christ Church and at St Luke's Millwall and to become part of our parish community on the Isle of Dogs. The PCC understands its mission, and the mission of the whole Church, to fall into five main categories: 1) proclamation of the Good News of the Kingdom of God 2) baptising and nurturing new believers 3) responding to human need through loving service 4) transforming unjust structures in our society 5) safeguarding the integrity of creation through wise and careful use of its resources. These themes we sum up in the banner statement 'Building a healthy community through our Christian faith'.

Objectives and Activities

When planning our activities for the year, the Incumbent and the PCC have considered the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion. The objectives for 2025, as described in Mission Action planning (MAP2016) by the PCC, are laid out in the agendas and minutes of the PCC in 2025, and are a matter of public record. The objectives of the Mission Action Plan are:

1. To make Christ Church a place to be
2. To create connections
3. To encourage an engaged community
4. For Christ Church to be the first port of call for support and sanctuary
5. To celebrate and model inclusivity and diversity
6. To make the Christian faith accessible

I am pleased to present our Trustees' Annual Report for the year ended 31 December 2025. Last year I wrote that 2024 had been a year of growth, with a gradual increase in our Sunday attendance, to an average just below 50 adults and between 8 and 20 children. 2025 has been the year of a 'quiet revival' in British churches, as detected by a study from the Bible Society published in April 2025. In a survey of 13,146 adults taken in 2024, the Bible Society reported encouraging growth in church attendance, more men than was thought attending church, and a greater proportion of Gen Z young people attending church than had been previously thought. This has been borne out by our experience at Christ Church.

We have seen continued growth in Sunday attendance, using the traditional October Sunday sample, to 55 adults and between 10 and 20 children (*it's worth noting that the October sample, though a universal yardstick in the Church of England, is not a good measure for Christ Church. The St Luke's Patronal Festival and two half term weekends reduce the numbers and need to be disregarded.*). 'Revival' has a very particular meaning in Church understanding. It is uniquely a work of grace, the Holy Spirit directly inspiring conviction, faith and belonging in the hearts of new believers. John Finney, Officer for the Decade of Evangelism and former Bishop of Pontefract helpfully defined Revival as 'a sovereign work where God takes the initiative and human beings are swept along in the work of the kingdom' (*Renewal as Laboratory for Change*, Grove Books Ltd, 2006).

Again, this is borne out by our experience at Christ Church. In 2025 we had several new members join the church who came, having simply been inspired to sit down and seriously study the Bible. They came as 'ready made' believers, yet were desperate to know where their faith should take them next. In two cases this led to full immersion baptism in the St Luke's School swimming pool, and in others it led to preparation for confirmation at St Paul's Cathedral. Revivals, though encouraging, need to be followed (using Finney's categories) by *renewal* and *reform*, where the work is not God's alone, but a collaboration of human beings with the power and activity of the Holy Spirit. This is something for us to consider as we renew our Mission Action Plan which is well out of date.

We continue to grow our contribution to the Common Fund, and we will be giving £52,000 in 2026, up from £50,000 in 2025. At risk of repeating myself from last year's report, the most effective piece of Christian mission and witness that you can do is to be in church Sunday by Sunday, without fail. This is the way churches grow, by collaboration with the sovereign action of God, in the power of the Holy Spirit. Christ Church is no different. I'd like to register my thanks to Felicity Legg, Rachel Lees and Barbara Terharne for their leadership (with others) of the Sunday School. 'Without fail' is a good description of how they operate; every week our Sunday School is energetic and full of joy - it reflects the people who run it and their joy in God.

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

Trustees' Report
for the year ended
31 December 2025

In early 2025 David Longbottom died in the nursing home in Washington, Tyne and Wear, where he had retired to be with his sister Susan. He had a cremation service at Birtley Crematorium (which we attended online), but his funeral proper was here at Christ Church. David and Judy were early 'new' residents on the Isle of Dogs, moving into their home in Saunders Ness Road soon after it was built. For a while they worshipped in Greenwich, before settling into Christ Church. David was a founder member of the Isle of Dogs Parish Lay Ministry Team. David led Bible studies in the Vicarage and at home (and in other people's homes), served on the Altar, took parishioners communion in their homes, served on the PCC and laboured as Secretary to the Alexandra Trust and the St Mildred's Relief in Need Fund.

As Judy Longbottom, when she died, was sorely missed by us all, so is David. There are so many moments when I find myself wanting to check with David what we do at a particular service; yet while he was a stickler for doing things well, he was still quite prepared to do things differently. We owe our change from pews to chairs to David; he had a cast iron confidence that this was the right move to make for the future of Christ Church. In addition to David, in 2025 Christ Church lost Daniel Boorman (whom we knew when his mother Jill was the church secretary) and Kira Carlton, a young American woman who was with us for such a painfully short time, and could have made a great contribution. In the summer of 2025 we heard of the death of Fr. Tom Keighley who had been priest here with Amanda, his wife from 2008. Tom's funeral at St Nicholas Elm Park was a fitting and joyous celebration of the life and ministry of a fine priest. To balance our losses, at Christ Church we have added to God's kingdom, through Baptism, 19 adults and children.

In early 2025 Hannah Luke, the youth worker from City of Peace Church came to see me and to ask if I shared her vision that youthwork on the Isle of Dogs was better done as a joint activity, rather than by lone churches. I did. We made a successful application to the Spark Fund administered by the Church of England to fund new initiatives meeting the objective to make the Church younger and more diverse. A grant of £2,500 was made, and has been spent redecorating and refitting the crypt as a comfortable youth space that is available for youthwork from any of the Island Churches. A joint youth group, under Hannah's leadership, has been established between Christ Church, St Luke's and City of Peace. In February 2026 Hannah and members of the youth group visited the Christ Church Sunday Mass to speak about plans for the future and to recruit adult leaders from the congregation. There was lots of interest and adults volunteered to help.

For many years Christ Church and St Luke's Millwall have put on Christmas and Palm Saturday tableaux at Mudchute Farm. Over that time our costumes have gradually worn out or been mislaid (worn home by the cast?) Grace Ikoku who retired as a needlework teacher from Arnheim Wharf Primary School some years ago has let her imagination run riot to provide us with a new wardrobe of costumes which really emphasise the drama of the story that we are telling. Some of the costumes are from Nigeria, and they seem to blend well into the general Middle East feel of the collection. To these costumes we have added ethnic jewellery collected by Judy Longbottom on her frequent trips to Lewisham Market. This wardrobe of costumes makes possible impromptu dramas, for example at our All-The-Church-Family service, or when we have visitors from Berlin. Thank you Grace, for all your hard work and creativity.

Ash Wednesday in 2025 fell on the 5th March. The day before we hosted a Shrove Tuesday pancake party in the church and advertised it on the parents' newsletter at St Luke's School. The invitation was taken up enthusiastically and we soon ran out of pancakes and toppings, but everyone enjoyed the pancake relay races and the refreshment. It's clear for future years that this event has the potential to grow and grow, and should be carefully planned to ensure there are enough helpers (and enough pancakes - in 2026 there were 100+ pancakes made, and this was only just enough for the number of children at the event). Our Lent Courses were Bible study on the Book of Exodus (daytime) and 'I Believe and Trust' a course devised by the Mother's Union.

In 2025 Lent overlapped with Ramadan and I was delighted to attend an Iftar or 'breaking of the fast' at the Millwall Community Association mosque in Melish St in mid March. Iftars always inspire conversations about fasting, its benefits physical, moral and spiritual. The assumption is always that Christians don't fast, but this is far from true. Lent is a holy time, when Christians are expected to go further than simply to curb their appetite. The classic statement of Lenten religious duty is the Invitation to keep a Holy Lent:

I invite you, therefore, in the name of the Church, to the observance of a holy Lent: by self-examination and repentance; by prayer, fasting, and alms-giving; and by reading and meditating on God's holy Word.

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This invitation raises the following questions in the mind of the believer:

Self-Examination and Repentance - With the aid of the Holy Spirit asking, "Where am I sinning and what do I need to turn away from?"

Prayer - How am I communicating with God in my daily life?

Fasting - How am I abstaining and giving up things I love out of love for God?

Almsgiving - How am I giving particularly to help those in need in addition to giving to God?

Meditating on God's Holy Word (the Scriptures) - How am I taking time to internalise Scripture?

In 2026, when Ramadan and Lent almost completely coincide it is these reflections we should be sharing with Muslim neighbours.

During Holy Week the Holy Sacrament was exposed throughout the week for people to use the church for their private prayer and there were Stations of the Cross led by me and by Sabeeta Leghari. On Good Friday there was a joint Family Service at St Luke's Millwall, followed by the ecumenical procession with the cross which has become a fixture in the timetables of many of the Island churches and Christian communities. The staff team at St Luke's Millwall joined me to preach about Paul's Letter to the Ephesians at the Three Hours at the Cross. On Holy Saturday we tried something new - a Blessing of the Easter Foods suggested by Jagoda Keshani who knew this tradition from her childhood in Poland. It was an inspired idea; families came with beautifully decorated baskets full of the foods with which on Easter Day they would break their Lenten fast.

A quick turn around, and I was at St Paul's Cathedral for the confirmation of one of our young people. This meant that the Easter Vigil and lighting of the New Fire reverted to the dawn position on Easter Day, with a predictable reduction in the number who came (8 adults as opposed to 24 adults and 4 children in 2024). This will be the pattern in 2026 as well, since a shortage of bishops means we are using the Diocesan Easter Eve confirmation. For 2027 we may want to rethink the pattern. In autumn 2025 our adult education programme, which doubled as an adult confirmation class was focussed on the sacraments, before the November St Paul's confirmation. In total, spread across three services, one at the church and two at St Paul's Cathedral, we confirmed 10 children and 7 adults and received 1 adult into the Church of England.

We share Christ Church with many groups. Some of them are completely independent of us, and simply pay rent to use the space (Merry Opera has been a notable example in the past few years). Other groups have a connection with Christ Church, whether it is because of their longstanding use (London Docklands Singers) or that they are a service organisation and therefore connect with the ministry for the church (Alcoholics Anonymous and Cocaine Anonymous are good examples). Then there are groups that fall somewhere in between, both independent *and* belonging to the Parish. Prime among these is the Docklands Ringing Centre that provides so much pleasure to church members and parishioners alike, keeping alive the ancient 'exercise' of bell-ringing. For the Late Queen's Platinum Jubilee our ringers achieved a peal of Plain Bob Minor, and for the King's coronation a peal of St Clement's College Minor, the bells swapping positions 5040 times over in each case. These peals have been memorialised on a hand decorated peal board which has now taken its place above the South Door to the church. The Bell-ringers meet at Christ Church on Tuesday evenings from 7.30 till 9pm. I am grateful to Bo Myers, the Tower Captain, for all that she does to keep our tower in use, and our services advertised in this ancient and beautiful way.

One activity that we welcome at Christ Church is the Karate classes that take up most of Thursday afternoon. These are expertly led by Louise Munroe and train the children and adults physically, intellectually and socially. Louise is also a drama teacher, actor and film-maker, and during 2025 we collaborated on running two short film festivals at Christ Church, using our new AV system. These were very popular events, drawing together amateur and professional short film makers who shared techniques and challenges as well as their films. We have hosted a film night for another user group, and the PCC Treasurer and I have discussed running a festival of European language films. We are both keen on the idea, but we are both busy folk as well, and this film festival hasn't yet got beyond the drawing board.

Our summer fete this year took place over the hottest weekend in July. I'm grateful to Linda Kissi and her small army of volunteers who made it possible. There were moments on the preparation day when I wondered if we had taken on too much because of the heat. We all needed to stop and get out of the sun and rehydrate ourselves. The fete day was a great success, and thoroughly enjoyed by everyone who came. Thank you to everyone who helped.

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

Trustees' Report
for the year ended
31 December 2025

The summer fete always raises the question 'why don't we do this more often?' In 2025 that question led to me inviting Jessica Gill to lead a Winter/ Christmas Fayre. Once Jessica had thought hard about the invitation, and had accepted, she set about the task with energy and real managerial flair. It became clear very soon that this event was going to be a clear success, and was going to raise a lot of resources for the church. On the day people just kept coming, and didn't seem to want to leave, there was so much to do, to buy or to be entertained by. Of course, Jessica was dependent on another small army of volunteers, but the volunteers were recruited, briefed and supported so expertly that the fayre was a joy to be involved in.

The summer has in recent years been a time of heightened tension about asylum seekers and migrants who arrive in the UK by small boats. In 2025 there was more than usual protest centred around the asylum hotel in Epping and the Britannia Hotel on Marsh Wall. Though this protest was not quite within our parish, it caused many of us concern, fear at times, a feeling of being rejected, and a sense that the community which we value so highly was being torn in two and a wedge being driven between us to perpetuate that division. In September there was an abortive meeting to air the concerns of either side at Christ Church. In retrospect it was perhaps too early and too idealistic to attempt such a meeting. It did however give me the opportunity to speak out my concerns at the damage that was being done to relationships with our neighbours. I am grateful for the support I received from members of the congregation that evening. Their calm presence prevented the meeting from ending in uproar.

A particular feature of 2025 has been the adoption of MyFundAccountingOnline as our way of processing the receipts and payments that pass through our parish accounts. This is a package designed by the Wolverhampton company Data Developments, whose giving online package we already use. I am deeply grateful to Jagoda Keshani, our PCC Treasurer, who has headed the charge in learning how this software works, and has borne with me when I have asked the wrong question, or put figures in the wrong box. Jagoda is amazingly patient and calm. She works for the Two Cities Area as a financial advisor for the churches, she is studying for a masters in charity finance and yet she still finds time patiently to reconcile the monthly bank statements to what we think we have spent or earned. Thank you, as ever, to the rest of our PCC and its Standing Committee, without these we would not be able to run Christ Church in the smooth and unruffled way we usually achieve.

Running a church and a parish involves a lot of administration, but that must never be the sum of our efforts. We have a church congregation that is getting younger, which is inspiring. It is also true that more and more time has to be put into care of the faithful elders of the church who used to be the most active members, but now rely on us to keep them connected with the Church's life. We probably have more people receiving Holy Communion at home now than we have had for many years. Older members of our church family need to be visited in hospital, in residential and in nursing homes as well. You can help in this either by volunteering to visit people, and being trained to do so, or by releasing the ministry of others by taking from them some of the burden of administration. I am very struck by just how great has been the impact of Joan and Sylvester being away from December 2025 to the Spring of 2026. It doesn't mean that they can't go (God forbid) but it does indicate how great their burden has been. It is time for others to lift from their shoulders the burdens they have carried for us for so long. Please give this some thought, and have a conversation with them both. I'd like to add, at this point, my thanks to Fr. Peter Turner and Fr. Nick Henderson who have covered holiday and other Sundays for me. They always bring a fresh perspective to worship and preaching at Christ Church.

Thank you for the contribution you have made this year to the life of Christ Church. Whether that contribution has been in money, or time, or enthusiasm, encouragement or commitment, I am deeply grateful to you all.

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint

Luke, Isle of Dogs

Trustees' Report
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31 December 2025

Structure, governance and management

The method of appointment of PCC members is set out in the Church Representation Rules. At Isle of Dogs the membership of the PCC consists of the incumbent (our vicar), churchwardens, and members elected by those members of the congregation who are on the electoral roll of the church. The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent.

The members of the PCC, all of whom have served from 1 January 2025 to the date this report was approved (except where noted) are set out on page 1.

Public Benefit

The PCC confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit and the supplementary public benefit guidance for charities whose aims include advancing religion when reviewing the PCC's aims and objectives and in planning future activities. The objectives for 2025 were published and available to the public as the Parish's Mission Action Plan 2016.

Risk assessment

The PCC regularly identifies and reviews major risks facing the charity and have put measures in place to mitigate them.

Financial Review

Total income into the General Fund was £140,143 (2024: £146,322). Our congregations contributed £47,652 (2024: £65,405) (Unrestricted) of which £31,708 (2024: £36,556) was from Planned Giving. Income generated through the hiring of our properties was £62,621 (2024: £47,699) and income generated through the spire rental was £14,475 (2024: £14,475). Total expenditure from the General Fund was £150,078 (2024: £126,519), of which our contribution to the Common Fund was £50,000 (2024: £44,004). The current reserves in the CCLA accounts are a) 37,207 b) £12,369 c) 93,923.

Restricted Funds

Total income into various restricted funds as shown in Note 15 to the accounts was £5,975 (2024: £18,250). After expenditure of £12,083 (2025: £25,179) from these restricted funds the balance at year end was £39,332 (2024: £45,440).

Endowment Fund

The Parish Endowment Fund was instigated in 2009 to encourage congregation members to include the Parish as a beneficiary in their wills in order to provide long-term investment income for the parish.

Reserves Policy

The PCC policy for reserves prioritises the ability to pay 9 months of full operating costs, to include the agreed payments to the Common Fund, and maintenance of Christ Church. Reserves are not to include tangible fixed assets relating to St Mildred's House.

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John
with Saint Luke, Isle of Dogs

Trustees' Report
for the year ended
31 December 2025

Statement of Trustees' Responsibilities

The PCC members, as charity trustees, are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

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

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

The PCC members are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the Board on Sun 17th May and signed on its behalf.
2026

On behalf of the Management Committee



Independent Examiner's Report to the Trustees of The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

I report to the trustees on my examination of the financial statements of The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs ('the charity') for the year ended 31 December 2025 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

Independent examiner's statement

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

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

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



Tim Sullivan FCA
Field Sullivan Limited
9 Hare & Billet Road
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London
SE3 0RB

Date: 20/5/26

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

Statement of financial activities for the year ended 31 December 2025

	Note	Endowment funds	Restricted funds	Unrestricted funds	Total funds 2025	Endowment funds	Restricted funds	Unrestricted funds	Total funds 2024
			£	£	£		£	£	£
Incoming resources									
Incoming resources from generated funds:									
Donations and legacies	2	-	5,975	47,652	53,627	-	18,250	65,405	83,655
Other trading activities	3	-	-	82,707	82,707	-	-	70,061	70,061
Income from Investments	4	-	-	6,401	6,401	-	-	7,361	7,361
Income from charitable activities	5	-	-	3,383	3,383	-	-	3,495	3,495
Total incoming resources		-	5,975	140,143	146,118	-	18,250	146,322	164,572
Resources expended									
Expenditure on generating funds	6	-	-	1,781	1,781	-	-	1,961	1,961
Expenditure on Charitable activities	7	-	12,083	148,297	160,380	-	25,179	124,558	149,737
Total resources expended		-	12,083	150,078	162,161	-	25,179	126,519	151,698
Net incoming/outgoing resources		-	(6,108)	(9,935)	(16,043)	-	(6,929)	19,803	12,874
Gross transfers between funds		-	-	-	-	-	2,940	(2,940)	-
Net movement in funds		-	(6,108)	(9,935)	(16,043)	-	(3,989)	16,863	12,874
Reconciliation of funds									
Total funds brought forward		12,369	45,440	337,514	395,323	12,369	49,429	320,651	382,449
Total funds carried forward		12,369	39,332	327,579	379,280	12,369	45,440	337,514	395,323

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John
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Balance sheet
as at
31 December 2025

	<u>Note</u>	<u>2025</u>		<u>2024</u>	
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Fixed assets					
Tangible assets	12		224,188		228,645
Total fixed assets			224,188		228,645
Current assets					
Debtors	13	9,006		3,450	
Cash at bank and in hand		155,919		171,979	
Total current assets		164,925		175,429	
Creditors: amounts falling due within one year	14	(9,834)		(8,751)	
Net current assets/(liabilities)			155,091		166,678
Total assets less current liabilities			379,280		395,323
Net assets	16		379,280		395,323
The funds of the charity:					
Restricted funds			39,332		45,440
Endowment funds			12,369		12,369
Unrestricted funds:					
Designated		220,382		228,151	
General fund		107,197		109,363	
Total unrestricted funds			327,579		337,514
Total charity funds	15		379,280		395,323

These financial statements were approved by the Trustees on Sun 17th May 2026 and signed on its behalf by:


Rev Thomas Pyke - Chair PCC


- PCC Treasurer

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

Notes to the accounts
for the year ended
31 December 2025

1 Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and in the preceding year.

(i) Basis of accounting

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102) - Second edition October 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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

(ii) Fund accounting

Unrestricted funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted.

Restricted funds are those funds that must be spent on restricted purposes and details of the funds held and restrictions are provided in note 15.

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

(iii) Incoming resources

Donated services and facilities are included at the value to the charity where this can be quantified.

The value of services provided by volunteers has not been included in these accounts.

Voluntary income and capital sources:

- Collections are recognised when received by or on behalf of the PCC.
- Planned giving under Gift Aid is recognised only when received.
- Tax recoverable on Gift Aid donations is recognised when the donation is recognised.
- Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement, the amount due is quantifiable and its ultimate receipt by the PCC is reasonable certain.
- Income from fundraising and similar events is accounted for gross.

Other income

Rental income from the letting of church premises is recognised on an accruals basis.

Income from investments

Interest entitlements are accounted for as they accrued. Tax recoverable on such income is recognised in the same accounting year.

(iv) Resources expended

Expenditure is accounted on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

- Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.
- The diocesan parish share is accounted for when due. Any parish share unpaid at 31 December is provided for in these financial statements as an operational (though not a legal) liability and is shown as a creditor in the balance sheet.

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

Notes to the accounts
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(v) Fixed assets

Consecrated property and moveable church furnishings

- Consecrated and beneficed property of any kind is excluded from the accounts by s96(2)a Charities Act 2011.
- No value is placed on moveable church furnishings held by the churchwardens on special trust for the PCC which require a faculty for disposal.
- All expenditure incurred during the year on consecrated or benefice buildings and movable church furnishings, whether maintenance or improvement, is written off.

Other tangible fixed assets are stated at cost less accumulated depreciation. Depreciation is provided at rates calculated to write off the cost of each asset over its expected useful life. The rates used are as follows:

Fixtures and fittings	Straight line over 10 years
Equipments	Straight line over 5 years

(vi) Current assets

- Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.
- Short-term deposits include cash held on deposit with the CBF Church of England Funds or at the bank.

(vii) Debtors

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade debtors is established when there is objective evidence that the trust will not be able to collect all amount due according to the original terms of the receivables.

(viii) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

(ix) Creditors

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method. Short term trade creditors are measured at the transaction price.

Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

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2 Donations and legacies

	Restricted funds	Unrestricted funds	Total 2025	Total 2024
	£	£	£	£
Appeals and donations				
Planned giving	-	31,708	31,708	36,556
Other giving	-	-	-	178
Collections	-	10,088	10,088	6,243
Sundry donations	-	3,284	3,284	8,967
Donations	5,975	1,576	7,551	19,033
Grants				
Riverside Foundation	-	-	-	8,178
Other small grants	-	996	996	4,500
Total	5,975	47,652	53,627	83,655

3 Other trading activities

	Restricted funds	Unrestricted funds	Total 2025	Total 2024
	£	£	£	£
Church property lettings	-	62,622	62,622	47,699
Fundraising events	-	5,610	5,610	7,887
Spire rental	-	14,475	14,475	14,475
Total	-	82,707	82,707	70,061

4 Income from investments

	Restricted funds	Unrestricted funds	Total 2025	Total 2024
	£	£	£	£
Interest received	-	6,401	6,401	7,361
Total	-	6,401	6,401	7,361

5 Income from charitable activities

	Restricted funds	Unrestricted funds	Total 2025	Total 2024
	£	£	£	£
Fees - Diocesan and other	-	3,383	3,383	3,495
Total	-	3,383	3,383	3,495

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6 Costs of generating funds

	Restricted funds	Unrestricted funds	Total 2025	Total 2024
	£	£	£	£
Costs of generating voluntary income	-	1,781	1,781	1,961
Total	-	1,781	1,781	1,961

7 Charitable activities

	Note	Total 2025	Total 2024
		£	£
Ministry - common fund		50,000	44,004
Incumbent's and curates expenses		1,983	1,214
Church running expenses			
- Cleaning		1,984	2,275
- Heat, light and water		18,455	15,254
- Insurance		6,572	6,697
- Consumables		1,942	2,999
Church maintenance		10,231	4,878
Upkeep of services			
- Music and choir		877	905
- Sanctuary		1,838	1,933
- Organ		222	4,170
- Other service costs		673	2,873
Upkeep of churchyard		1,302	3,700
Director of music		7,759	13,563
Training and education			
- Adult		388	-
- Children and youth		1,746	337
- Berlin Link		-	115
Other parish activities			
- Home mission		767	296
- Food bank		9,886	7,364
- Flowers		750	343
- Socials		797	1,017
Other PCC property upkeep		16,171	13,692
Depreciation		4,457	4,457
Support costs	8	21,580	17,651
Total		160,380	149,737

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8 Support costs

		Total 2025	Total 2024
	Note	£	£
Staff costs	10	5,263	-
Support		7,107	6,575
Communication and Publicity		583	1,493
Bank charges		157	169
Bookkeeping		1,110	5,100
Telephone, IT and stationery		1,988	2,310
Independent examination		2,160	2,004
Subscriptions		3,212	-
		21,580	17,651

9 Trustee remuneration and expenses

No trustees received any remuneration during the year. Expenses amounting to £nil (2024: £nil) were reimbursed to trustees.

No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year (2024: nil).

10 Staff costs

The aggregate payroll costs were as follows:

	Total 2025	Total 2024
	£	£
Wages and salaries	5,243	-
Pension costs	20	-
	5,263	-

The monthly average number of persons (including senior management / leadership team) employed by the charity during the year expressed as full time equivalents was as follows:

	2025	2024
	No	No
Admin support	1	-

No employee received emoluments of more than £60,000 during the year.

11 Pension and other schemes

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £20 (2024 - £Nil).

The Parochial Church Council of the Ecclesiastical Parish of Christ and Saint John with Saint Luke, Isle of Dogs

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12 Tangible fixed assets

	<u>Equipment</u>	<u>Fixtures and Fittings</u>	<u>Freehold properties</u>	<u>Total</u>
	£	£	£	£
Cost				
At 1 January 2025	1,049	42,474	200,000	243,523
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 December 2025	<u>1,049</u>	<u>42,474</u>	<u>200,000</u>	<u>243,523</u>
Accumulated depreciation				
At 1 January 2025	630	14,247	-	14,878
Charge for the year	210	4,247	-	4,457
Disposals	-	-	-	-
At 31 December 2025	<u>840</u>	<u>18,494</u>	<u>-</u>	<u>19,335</u>
Net book value				
At 31 December 2025	<u>209</u>	<u>23,980</u>	<u>200,000</u>	<u>224,188</u>
At 31 December 2024	<u>419</u>	<u>28,227</u>	<u>200,000</u>	<u>228,645</u>

13 Debtors

	<u>2025</u>	<u>2024</u>
	£	£
Income tax recoverable	417	257
Other debtors	4,297	1,987
Prepayments	4,293	1,206
Total	<u>9,006</u>	<u>3,450</u>

14 Creditors: amounts falling due within one year

	<u>2025</u>	<u>2024</u>
	£	£
Other creditors	8	383
Accruals	9,826	8,368
Total	<u>9,834</u>	<u>8,751</u>

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15 Movements in funds

Current period	At 1 January <u>2025</u> £	Incoming <u>resources</u> £	Outgoing <u>resources</u> £	Transfer between <u>funds</u> £	At 31 December <u>2025</u> £
<i>Restricted funds:</i>					
New building funds					
St Luke's project	425	-	-	-	425
Christ Church extension	3,238	-	-	-	3,238
Other restricted funds					
Bazaars	294	-	-	-	294
Bishop's Fund	60	-	-	-	60
Chair fund	4,514	-	-	-	4,514
Charity fund	12,679	-	-	-	12,679
Children's fund	2,242	-	-	-	2,242
Choir musician fund	250	-	-	-	250
Christian aid	83	-	-	-	83
Christmas Party for elderly	700	-	-	-	700
Churchyard furniture	40	-	-	-	40
Crib fund	303	-	-	-	303
Crypt Refurbishment Fund	2,500	-	(2,076)	-	424
Epic	15	-	-	-	15
Flower fund	1,009	565	(649)	-	925
Food Bank	11,158	5,410	(9,026)	-	7,542
Night Shelter	50	-	-	-	50
Robe fund	861	-	-	-	861
Sedor fund	110	-	-	-	110
Social fund	276	-	-	-	276
Sponsor Hymn Organ fund	60	-	-	-	60
Staff fund	679	-	-	-	679
Story telling project	197	-	-	-	197
Sunday School	60	-	-	-	60
Pakistan Flood Relief	22	-	-	-	22
Women's Group	93	-	-	-	93
IT Project	1,977	-	(332)	-	1,645
Tracy leaving	250	-	-	-	250
Toy Library fund	1,295	-	-	-	1,295
Total restricted funds	45,440	5,975	(12,083)	-	39,332
<i>Endowment funds:</i>					
Parish Endowment fund	12,369	-	-	-	12,369
Total endowment funds	12,369	-	-	-	12,369
<i>Unrestricted funds</i>					
Designated					
St Mildred's House fund	200,000	-	-	-	200,000
Garden of Remembrance	1,703	954	(1,000)	-	1,657
Retirement fund	50	-	-	-	50
Organ fund	5,218	-	(222)	-	4,996
The Isle of Dogs Parish Tru	3,350	-	-	-	3,350
Chair fund	17,502	-	(2,500)	(5,001)	10,001
Parish Link fund	328	-	-	-	328
Total designated funds	228,151	954	(3,722)	(5,001)	220,382
General fund	109,363	139,189	(146,356)	5,001	107,197
Total unrestricted funds	337,514	140,143	(150,078)	-	327,579
Total funds	395,323	146,118	(162,161)	-	379,280

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15 Movements in funds (continued)

Previous period	At 1 January 2024 £	Incoming resources £	Outgoing resources £	Transfer between funds £	At 31 December 2024 £
<i>Restricted funds:</i>					
New building funds					
St Luke's project	425	-	-	-	425
Christ Church extension	3,238	-	-	-	3,238
Other restricted funds					
AV Project	16,000	998	(17,472)	474	-
Bazaars	294	-	-	-	294
Bishop's Fund	60	-	-	-	60
Chair fund	4,514	-	-	-	4,514
Charity fund	12,679	-	-	-	12,679
Children's fund	2,242	-	-	-	2,242
Choir musician fund	250	-	-	-	250
Christian aid	83	-	-	-	83
Christmas Party for elderly	700	-	-	-	700
Churchyard furniture	40	-	-	-	40
Crib fund	303	-	-	-	303
Crypt Refurbishment Fund	-	2,500	-	-	2,500
Epic	15	-	-	-	15
Flower fund	743	609	(343)	-	1,009
Food Bank	1,439	14,143	(7,364)	2,940	11,158
Night Shelter	50	-	-	-	50
Robe fund	861	-	-	-	861
Sedor fund	110	-	-	-	110
Social fund	276	-	-	-	276
Sponsor Hymn Organ fund	60	-	-	-	60
Staff fund	679	-	-	-	679
Story telling project	197	-	-	-	197
Sunday School	60	-	-	-	60
Pakistan Flood Relief	22	-	-	-	22
Women's Group	93	-	-	-	93
IT Project	2,451	-	-	(474)	1,977
Tracy leaving	250	-	-	-	250
Toy Library fund	1,295	-	-	-	1,295
Total restricted funds	49,429	18,250	(25,179)	2,940	45,440
<i>Endowment funds:</i>					
Parish Endowment fund	12,369	-	-	-	12,369
Total endowment funds	12,369	-	-	-	12,369
<i>Unrestricted funds</i>					
Designated					
St Mildred's House fund	200,000	-	-	-	200,000
Food bank	2,940	-	-	(2,940)	-
Garden of Remembrance	836	867	-	-	1,703
Retiement fund	50	-	-	-	50
Organ fund	8,143	1,245	(4,170)	-	5,218
The Isle of Dogs Parish Tru	-	3,350	-	-	3,350
Chair fund	17,502	-	-	-	17,502
Parish Link fund	328	-	-	-	328
Total designated funds	229,799	5,462	(4,170)	(2,940)	228,151
General fund	90,852	140,860	(122,349)	-	109,363
Total unrestricted funds	320,651	146,322	(126,519)	(2,940)	337,514
Total funds	382,449	164,572	(151,698)	-	395,323

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15 Movements in funds (continued)

Purposes of Restricted Funds:

Restricted funds fall into two groups:

New building funds

These funds relate to major planned building projects on the relevant sites. Expenditure has been incurred in advance of fundraising, for example on fees, hence these funds are currently in deficit.

The PCC anticipates that as the projects progress funds will become available to cover these costs.

Other funds

These represent funds where income has been gifted or raised for a specific purpose. In some cases a transfer is made from general funds to cover a shortfall in income. In the case of the Charity Fund the PCC has determined to transfer into this fund a sum equivalent to 5% of its unrestricted income, which is then given to various charitable causes alongside money raised from specific appeals.

Purposes of Designated Funds:

The major fund represents the value attributed to St. Mildred's House. The PCC are not aware of any restrictions arising from the original transfer of the house to the parish but for clarity consider that the property value should be included separately to the remainder of the PCC's funds.

Other designated funds have been raised or ear-marked for a purpose or project.

No verbal or written restriction is in force. With the completion of the purpose or project, funds will return to the general fund.

The church purchased 100 chairs, spending the restricted funds. As the chairs were capitalised, the net value after depreciation should be included separately to the remainder of the PCC's funds, so it was transferred to designated accounts.

Purposes of Endowment Funds:

The fund represents an endowment where the capital must be retained by the PCC but the income may be used for any general purpose of the PCC. Income from the fund is therefore included as part of the general fund.

16 Analysis of net assets between funds

Current period

	<u>Endowment funds</u>	<u>General funds</u>	<u>Designated funds</u>	<u>Restricted funds</u>	<u>Total funds</u>
	£	£	£	£	£
Tangible fixed assets	-	14,187	210,001	-	224,188
Current assets	12,369	102,844	10,381	39,332	164,926
Current liabilities	-	(9,834)	-	-	(9,834)
Net assets 31 December 2025	<u>12,369</u>	<u>107,197</u>	<u>220,382</u>	<u>39,332</u>	<u>379,280</u>

Previous period

	<u>Endowment funds</u>	<u>General funds</u>	<u>Designated funds</u>	<u>Restricted funds</u>	<u>Total funds</u>
	£	£	£	£	£
Tangible fixed assets	-	16,145	212,500	-	228,645
Current assets	12,369	101,969	15,651	45,440	175,429
Current liabilities	-	(8,751)	-	-	(8,751)
Net assets	<u>12,369</u>	<u>109,363</u>	<u>228,151</u>	<u>45,440</u>	<u>395,323</u>