

Charity registration number: 1128995

The Parochial Church Council of St Mildred's Lee

Annual Report and Financial Statements

for the Year Ended 31 December 2025

The Parochial Church Council of St Mildred's Lee

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The Parochial Church Council of St Mildred's Lee

Reference and Administrative Details

Chairman	Rev Thomas Wesley Cellan Lake
Trustees	Trevor Gill Christopher Martin Coutts David Anthony Nicholls Stella Rosalind Mitchell Gill Jan Wiszniewski Daphne Sheila Clifton Lee-Ann De Villiers Dr Shimona Maria Gayle Katherine Jane Doores Elisabeth Harris Rev Thomas Wesley Cellan Lake Pauline Fiona Leslie Matthew John Hugh Shimwell Margaret Ruth Brooks Hannah Cook Shiela Marie Samuels Andrew Mark Beck
Key Management Personnel	Rev. Thomas Lake, Vicar Dr Shimona Gale, Churchwarden Jan Wiszniewshi, Churchwarden Trevor Gill, Treasurer Prof. Katherine Doores, PCC Secretary
Charity Registration Number	1128995
Principal Office	St Mildred's Church Helder Grove London SE12 0RB
Auditor	Field Sullivan Limited 9 Hare & Billett Road London SE3 0RB

The Parochial Church Council of St Mildred's Lee

Reference and Administrative Details (continued)

Bankers

HSBC
184 High Street
Bromley
BR1 1HE

CCLA
One Angel Lane
London
EC4R 3AB

The Parochial Church Council of St Mildred's Lee

Trustees' Report

The trustees present the annual report together with the financial statements and auditors' report of the charity for the year ended 31 December 2025.

Objects of the charity

St Mildred's is a parish in the Church of England within the Diocese of Southwark. Its main purpose is the promotion of the Gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. The PCC has the responsibility, as stated in the Parochial Church Councils (Powers) Measure 1956, of 'co-operation with the vicar in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical'. Our mission is "To know Jesus and make him known".

Summary of the charity's main activities and achievements

To further the above objects and vision, the charity's main activities and achievements were as follows:

The aim of knowing Jesus and making him known is pursued through worship, teaching and provision of services to the whole community. The church runs a range of groups for parents/carers and toddlers, young people and older people. Church members meet fortnightly in home-based groups for Bible study and prayer. As well as its own youth activities, the church for many years hosted Uniformed Organisation (Scouts, Guides etc.). These groups previously relied on a church hall built in the 1960s. During 2019 these problems became so severe that the building had to be put out of use, sadly causing the uniformed organisations to have to seek premises elsewhere. During 2021 Guides, Brownies and Rainbows activities have resumed regularly in the main church building and Beavers resumed meeting and a new Squirrels group started in 2025. In 2022, the church hall became increasingly unsafe and was demolished. A significant objective over the last 10 years has been raising money and building replacement facilities that will enable us to better serve our community. Planning permission for a new hall was refused by Lewisham Council in November 2019 but granted on appeal in August 2021.

The PCC continues to comply with its duty to have due regard to the Charity Commission's public benefit guidance. The church provides a clear benefit to the public in the London Borough of Lewisham by providing free services, some of which are described below. By investing in the new hall, the church is creating a permanent community hub in an area that currently lacks such a facility, ensuring that those who feel isolated find a welcome and a safe place to meet, learn, and celebrate.

The vast majority of effort required to run the activities of the church is provided by volunteers, with the only paid staff being the Vicar (paid via the Diocese), Curate (paid via the Diocese), church administrator and part-time verger.

In pursuit of its mission, the church has a policy of giving away 10% of its income to other charitable bodies. The criteria for the selection of grant recipients are as follows. The grants should support a mixture of individuals and organisations engaging in mission locally, nationally and globally. The mission should be in line with the Evangelical Alliance Basis of Faith. There should be facility for the church to engage with any potential mission partner throughout the year and in multiple ways i.e. prayer, involvement in services and/or midweek activities, practical and financial support. We limit the number of mission partners to ensure effective engagement with all partners.

Services are held at 10am every Sunday, normally with a rotating pattern of Morning Prayer, Holy Communion and all-age worship. The congregation meets mostly in person on a Sunday morning, services continue to be streamed via YouTube for those who are unable to attend in person.

The Parochial Church Council of St Mildred's Lee

Trustees' Report (continued)

Except during the monthly all-age service, children leave part way through the service for “Kool Kidz” where accessible and age-appropriate Bible teaching is provided for children aged 4-13 in three groups. On closure of the church hall in 2019, temporary accommodation for Kool Kidz has been provided by a pair of converted double decker buses in the church car park (one of which has subsequently been sold to allow for building works). Thanks are due to a dedicated group of helpers and teachers who have set up the facilities and made this possible every week.

Sunday@six is a group for young people aged 11 years and up; it was born online in 2020 as a response to the pandemic lockdown restrictions. Originally an on-line group for teenagers, meetings went face to face as soon as possible and have continued, usually in the church, every Sunday at 6pm. In 2022, the Sunday@six group was expanded to include young people from school year 6. An average Sunday@six evening will include a Bible study and prayer time, some kind of activity including games and drama, and lots and lots of chatting! Regular Q&A sessions are very popular and the young people are always impressively open, honest and thoughtful. Sunday@six has encouraged our young people to get involved with church life beyond the youth work. Currently the majority of our regular attendees also serve in some way on a Sunday morning. They do this with maturity, commitment and fun; they are a huge blessing to our church family within the areas that they serve.

The electoral roll of the church stands at 104 adults and we have around 35 children. Average church attendance is 75 adults and 18 children.

We currently have five homegroups with a total of about 50 members, all of whom have met throughout the last year. Groups meet either in person or a hybrid format. Whether meeting online or in person, homegroups provide a safe place where church members can get together and chat, pray and study the Bible together. They provide a great opportunity to get to know other Christians well and to be able to share together our experiences as we study the Bible and talk about what it means to us. We generally study one Bible book or theme each term and during 2025 we studied the books of Luke and 1 Thessalonians, and a study of Elijah and Elisha.

Our annual, free, “family fun day” held on Easter Saturday, was held in 2025 which was well attended by local residents (between 300 and 400 children and adults attend). During the year we have sought other opportunities to serve the local community. These have included building relationships with local primary schools by hosting visits as part of their RE curriculum, supporting the Helping Hands food bank, and collecting items to support the work of Lewisham Donation Hub. Through Operation Christmas Child, our congregation collects and distributes hundreds of gift boxes annually, ensuring children in the world’s most vulnerable areas experience the joy of a Christmas gift.

The Parent and Toddler group meets weekly. Attendance is now averaging 92 children and 51 adults each week. People are very thankful for the care and attention they receive, the resources, the craft activity, the fruit and drinks and of course the songs and Bible story.

In winter 2022, St Mildred’s set up a “Warm Welcome Space” to provide the local community with a place to come on Wednesdays between 11am and 3pm. This was originally conceived as a response to the cost of living crisis but it has evolved into an important multi-purpose resource for local people working remotely and those who just wish to socialise. Many regular attendees are not members of the church. The “Warm Welcome Space” has also developed to include home-made refreshments, craft, games, and quarterly informal talks on issues of community interest. These have included home security, funeral arrangements, and wills and powers of attorney.

During 2025 St Mildred’s has continued to provide regular support to five charities both financially and in prayer. Locally we support The Nehemiah Project and Arab World Ministry of Pioneers. Recipients working overseas are: Open doors, Covenant Homes Kenya, and Tearfund.

The Parochial Church Council of St Mildred's Lee

Trustees' Report (continued)

Pastoral care and support are offered to anyone who requires it in the form of prayer, conversation, appropriate administration of the Christian sacraments (baptism and Holy Communion) with suitable preparation, Confirmation, weddings, visitation of the sick, and funerals. Prayer ministry, is offered after every Sunday morning service and is also still available by telephone.

Plans for the new church hall were finalised during 2025 and sufficient money was in hand to allow the signature of a building contract, with work starting in December. The initial phase of work is stabilisation of movement in the chapel of the existing church prior to the construction of the new hall, which is expected to be completed in late 2026. The project is designed to minimise carbon emissions with provision of a significant array of solar panels and air source heat pumps for heating of the hall. The heat pumps will also help to heat the existing church building, with assistance from new gas boilers in colder weather. Furthermore, the provision of Electric Vehicle (EV) chargers will serve as a direct community benefit, assisting local residents in reducing their carbon footprint while helping to sustain the building's operations financially. This reflects our commitment to environmental stewardship as a core part of our mission to the parish. Further funds still remain to be raised to allow the fit-out and furnishing of the new hall. Our vision is for the hall to be used for an expanded range of church activities and outreach, as well as being a resource for the local neighbourhood and provision of services to the community by other groups.

In planning the activities, the trustees have applied the guidance on public benefit issued by the Charity Commission.

Structure, Governance and Management

The Parochial Church Council is a corporate body established by the Church of England. The PCC operates under the Parochial Church Council Powers Measure.

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Mildred's the membership of the PCC consists of the clergy, churchwardens, and 12 members elected by those members of the congregation who are on the electoral roll of the church. All eligible members of the congregation are encouraged to register on the Electoral Roll. Membership of the roll currently stands at 104.

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. New members receive initial training into the workings of the PCC and their responsibilities as legal trustees. All PCC members, as charity trustees, have had regard to the Charity Commission's public benefit guidance, where relevant, in exercising their powers and duties.

The Standing Committee is a sub-set of the PCC appointed by the PCC and consisting of 8 members including the Clergy, Churchwardens, Secretary, and Treasurer. It has powers to transact the PCC's business between meetings. The standing committee met online 4 times during the year.

The full PCC met in person 9 times during the year with an average level of attendance of 74%. Subgroups meet to discuss mission support and the Development Project and report back to the PCC with recommendations.

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 to have due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. Contact details for any safeguarding issues can be found on the Church web site.

The Parochial Church Council of St Mildred's Lee

Trustees' Report (continued)

Financial Review

Unrestricted Funds

Total receipts on unrestricted funds during the year were £156,443. This is a little higher than the previous year's figure of £153,860 in spite of the loss of hire income from NHS for blood donation sessions. We have since had an enquiry asking to re-commence blood donor sessions at St Mildred's, which we sadly cannot currently accommodate due to occupation of the car park with building works. We look forward to being able to welcome the NHS back when our new hall is complete. The loss of NHS income was partially balanced by a substantial refund on our past energy bills. SSE had ceased to be our energy supplier in September 2024 but a long running dispute about the VAT rate charged was finally resolved in 2025. During 2025 we moved some of our unrestricted funds into the interest-bearing account at CCLA holding our development fund reserves, resulting in a useful £1,751 of interest. The vast majority of income was from the giving of the congregation and others during the year, for which we are very grateful.

Total expenditure amounted to £144,454, again slightly higher than last year's figure of £142,751. We have been fortunate in requiring no major unexpected expenditure this year. However, after a substantial decrease in our pledge to the Diocesan Parish Support Fund in 2024 following a substantial deficit in our accounts in 2023, we began to increase it again in 2025 by £5k. We are still paying less to the Diocese than we receive back in the form of support for our Vicar's salary and housing and have increased our pledge again for 2026. Because of our increased income in the building fund this year, we have exceeded that statutory threshold requiring our accounts to be subject to a full audit rather than the simpler Independent Examination. We have been fortunate in the past to have been able to have our accounts examined at zero cost. Although the fee will not be paid until 2026, our 2025 accounts includes provision for the cost of the audit at nearly £5k. A return to more normal income levels on completion of the building project and increased thresholds recently announced by the Charity Commission mean that we should be able to return to independent examination in 2026 or 2027 at the latest. Although we are likely to have to pay for examination in future, it should be substantially cheaper than a full audit.

It is our policy to give 10% of our income to mission outside the parish. During the year we made payments as usual to our mission partners of £15,385 but these do not appear in the 2025 accounts as they were already provided for as a debt in the 2024 accounts. This year we have changed our accounting policy so that our tithe (10% set-aside) is not treated as a debt but put in a new designated fund. This year we set aside £15,548 of which £180 was spent during the year in monthly contributions to Christians Against Poverty, leaving £15,368 in the General Tithe Fund for distribution to our main mission partners during 2026.

Deducting the total unrestricted expenditure for the year from the unrestricted income results in a surplus for the year of £11,989, but this is a little misleading as £15,368 is set aside in the new General Tithe fund to pay to our mission partners. The net change in the General Fund is thus a modest loss of £3,379. This compares to a surplus of £11,109 in 2024 and a deficit of £25,501 in 2023. The balance of the General Fund remains healthy at £112,933.

2026 will be a challenging year as we hope to complete the construction of our new hall. The PCC has agreed a budget which leads to a potential deficit for the year in the General Fund of £10,000, recognising that much will change in 2027 as our new hall brings increased running costs but scope for multiple new sources of income.

The Parochial Church Council of St Mildred's Lee

Trustees' Report (continued)

Restricted Funds

The restricted funds are funds that are set aside for the Development Project which includes the building of a new church hall and ancillary works. Total receipts into the Development Fund in the year amounted to £1,125,814, of which £114,829 was bank interest. As with the unrestricted funds, the method of accounting for the tithe from the Development Fund has changed. This results in a negative expenditure of £254,221 where the debt representing the tithe set aside in previous year was written off and moved into the new Development Tithe Fund. Expenditure of £58,160 in maintenance costs was mostly on the refurbishment of the South Aisle Roof to allow the installation of solar panels as part of the energy supply for the new building. Other expenditure of £216,991 was capitalised as work contributing to the building of the new hall, mostly in the form of professional services. At the end of the year, the balance of the Development Fund stood at £3,431,023 of which £2,847,978 represents net current assets and £583,045 fixed assets, the vast majority of which is the capitalised value of work towards the building of the new hall. We are very encouraged by the money raised to date and give thanks to God for his wonderful provision.

In September, the PCC took the decision to place a building contract with Coleman & James (Services) Ltd for construction of a new church hall. The decision was based on a detailed budget including the quoted cost, a provision for cost over-run, the funds in hand and promised, the offer of a loan of £450k from Methodist Chapel Aid Ltd and likely additional income to the fund over the coming year. The PCC assured themselves that there were provisions in place to ensure that even if none of the expected additional income at all were to materialise, the fund would not go into deficit, although aspects of the building might not be completed. A cashflow forecast for 15 years was prepared as part of the application process for the loan, to ensure an adequate degree of confidence that the loan can be repaid. Some interest-free loans have been offered by members of the congregation, of which one has so far been drawn upon.

The provision for external charitable giving in the Development Tithe Fund stands at £292,108. While the intent of the PCC is that this money should be given to charitable causes outside St Mildred's, the PCC have taken advice that the original document defining the purpose of the Development fund and tithe allow them to draw upon this fund if necessary to avoid a shortfall in the development fund.

Investments Policy

The policy of the PCC is to hold funds in cash-based investments such as deposit accounts or money market funds only.

Reserves Policy

Our policy with regard to our general funds is to maintain a balance sufficient to cover four months of day to day running costs which equates to around £48,000 together with sufficient funds to cover known impending costs relating to necessary repairs to our church buildings. The reserves of the restricted funds are, of course, to cover the future costs of our building project. We are very encouraged by the money raised to date and give thanks to God for his wonderful provision.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The Parochial Church Council of St Mildred's Lee

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities 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:

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

The trustees are responsible for keeping proper 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 Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees 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 trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 16 May 2026 and signed on its behalf by:

.....
Rev Thomas Wesley Cellan Lake
Chairman and trustee

The Parochial Church Council of St Mildred's Lee

Independent Auditor's Report to the Members of The Parochial Church Council of St Mildred's Lee

Opinion

We have audited the financial statements of The Parochial Church Council of St Mildred's Lee (the 'charity') for the year ended 31 December 2025, which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

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

Other matters

The corresponding figures and comparative financial statements in the current year's financial statements were derived from the financial statements for the year ended 31 December 2024 which were not audited.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

The Parochial Church Council of St Mildred's Lee

Independent Auditor's Report to the Members of The Parochial Church Council of St Mildred's Lee (continued)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees report.

We have nothing to report in respect of the following matters where the Charities (Accounts and Report) Regulations 2008 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 8), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor Responsibilities for the audit of the financial statements

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

The Parochial Church Council of St Mildred's Lee

Independent Auditor's Report to the Members of The Parochial Church Council of St Mildred's Lee (continued)

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

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

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

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

.....
Timothy Sullivan (Senior Statutory Auditor)
For and on behalf of Field Sullivan Limited, Statutory Auditor

9 Hare & Billett Road
London
SE3 0RB

Date:.....

Field Sullivan Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

The Parochial Church Council of St Mildred's Lee

Statement of Financial Activities for the Year Ended 31 December 2025

	Note	Unrestricted £	Restricted £	Total 2025 £	Unrestricted £	Restricted £	Total 2024 £
Income and Endowments from:							
Voluntary income	3	142,268	1,010,319	1,152,587	140,721	87,649	228,370
Church activities	4	1,874	-	1,874	13,139	330	13,469
Investment income	5	1,751	114,829	116,580	-	140,138	140,138
Other income	6	10,550	666	11,216	-	-	-
Total income		<u>156,443</u>	<u>1,125,814</u>	<u>1,282,257</u>	<u>153,860</u>	<u>228,117</u>	<u>381,977</u>
Expenditure on:							
Charitable giving		(180)	254,221	254,041	(15,386)	(22,812)	(38,198)
Church activities	8	(141,309)	(65,482)	(206,791)	(125,128)	(2,377)	(127,505)
Church management	11	(2,965)	(682)	(3,647)	(2,237)	(96)	(2,333)
Total expenditure		<u>(144,454)</u>	<u>188,057</u>	<u>43,603</u>	<u>(142,751)</u>	<u>(25,285)</u>	<u>(168,036)</u>
Net movement in funds		11,989	1,313,871	1,325,860	11,109	202,832	213,941
Reconciliation of funds							
Total funds brought forward		<u>116,312</u>	<u>2,409,260</u>	<u>2,525,572</u>	<u>105,203</u>	<u>2,206,428</u>	<u>2,311,631</u>
Total funds carried forward	23	<u><u>128,301</u></u>	<u><u>3,723,131</u></u>	<u><u>3,851,432</u></u>	<u><u>116,312</u></u>	<u><u>2,409,260</u></u>	<u><u>2,525,572</u></u>

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 23.

The notes on pages 15 to 28 form an integral part of these financial statements.

The Parochial Church Council of St Mildred's Lee

**(Registration number: 1128995)
Balance Sheet as at 31 December 2025**

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	17	591,965	387,987
Current assets			
Debtors	18	31,570	58,673
Cash at bank and in hand	19	<u>3,247,785</u>	<u>2,359,602</u>
		3,279,355	2,418,275
Creditors: Amounts falling due within one year	20	<u>(9,888)</u>	<u>(280,690)</u>
Net current assets		<u>3,269,467</u>	<u>2,137,585</u>
Total assets less current liabilities		3,861,432	2,525,572
Creditors: Amounts falling due after more than one year	21	<u>(10,000)</u>	-
Net assets		<u>3,851,432</u>	<u>2,525,572</u>
Funds of the charity:			
Restricted income funds			
Restricted funds		3,723,131	2,409,260
Unrestricted income funds			
Unrestricted funds		<u>128,301</u>	<u>116,312</u>
Total funds	23	<u>3,851,432</u>	<u>2,525,572</u>

The financial statements on pages 12 to 28 were approved by the trustees, and authorised for issue on 16 May 2026 and signed on their behalf by:

.....
Rev Thomas Wesley Cellan Lake
Chairman and trustee

The Parochial Church Council of St Mildred's Lee

Cash Flow Statement for the Year Ended 31 December 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash income		1,325,860	213,941
Adjustments to cash flows from non-cash items			
Depreciation	17	13,013	5,958
Investment income	5	(116,580)	(140,138)
Profit on disposal of fixed assets		<u>(3,738)</u>	<u>-</u>
		1,218,555	79,761
Working capital adjustments			
Decrease/(increase) in debtors	18	27,103	(23,770)
(Decrease)/increase in creditors	20	<u>(270,802)</u>	<u>26,901</u>
Net cash flows from operating activities		<u>974,856</u>	<u>82,892</u>
Cash flows from investing activities			
Interest receivable and similar income	5	116,580	140,138
Purchase of tangible fixed assets	17	(216,991)	(92,418)
Proceeds from sale of fixed assets		<u>3,738</u>	<u>-</u>
Net cash flows from investing activities		(96,673)	47,720
Cash flows from financing activities			
Proceeds from loans	21	<u>10,000</u>	<u>-</u>
Net increase in cash and cash equivalents		888,183	130,612
Cash and cash equivalents at 1 January		<u>2,359,602</u>	<u>2,228,990</u>
Cash and cash equivalents at 31 December		<u><u>3,247,785</u></u>	<u><u>2,359,602</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The notes on pages 15 to 28 form an integral part of these financial statements.

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025

1 Charity status

The charity is domiciled in England and Wales.

The address of its registered office is:
St Mildred's Church
Helder Grove
SE12 ORB

2 Accounting policies

Statement of compliance

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). They also comply with the Charities Act 2011.

Basis of preparation

The Parochial Church Council of St Mildred's Lee meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The charity's functional and presentational currency is Sterling (£). All values are rounded to the nearest £1.

Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Judgements and key sources of estimation uncertainty

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the periods in which the estimate is revised where revisions affects only that period, or in the period of the revision and future periods where the revisions affects both current and future periods.

In preparing financial statements certain judgements, estimates and assumptions have to be made that affect the amounts recognised in the financial statements. The trustees consider the following to be significant:

The annual depreciation charge for property, plant and equipment is sensitive to changes in the estimates for useful economic life and residual value. These estimates are reassessed annually and, when necessary, adjusted to reflect current circumstances.

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Income and endowments

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Grants receivable

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Investment income

Bank interest is recognised as investment income in the Statement of Financial Activities on an accruals basis, in the period in which it is earned.

Income is recognised gross and allocated to unrestricted funds unless subject to donor-imposed restrictions. Accrued income is included in debtors where not received at the reporting date.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Activities directly relating to the work of the church

The diocesan parish share is accounted for when paid. Any parish share unpaid at the year end is provided for in these accounts as an operational (though not a legal) liability and included in creditors in the Balance Sheet.

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

The charity is exempt from tax on its charitable activities.

Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Buildings	50 year straight line
Solar panels	25 year straight line
Furniture, fixtures and fittings	15 year straight line
Boilers and heat pumps	15 year straight line
Other items	10 year straight line
Computers/IT equipment	5 year straight line

Trade debtors

Trade debtors are amounts due to the church for goods supplied or services rendered in the ordinary course of activities.

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 the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if they do not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

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

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Pensions and other post retirement obligations

A defined contribution pension scheme is operated on behalf of the charity by NEST. Contributions are charged to the statement of Financial Activities as they become payable in accordance with the rules of the scheme.

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

3 Voluntary income

	Unrestricted funds General £	Restricted funds £	Total 2025 £	Total 2024 £
Grants, including capital grants;				
Grants from other charities	-	747,100	747,100	-
Planned giving - Tax efficient	101,006	24,669	125,675	131,450
Planned giving - Tax recovery	29,272	49,052	78,324	36,106
Planned giving - Other	2,542	4,220	6,762	33,512
Other tax efficient	4,083	181,781	185,864	7,617
Collections	1,303	-	1,303	2,037
Sundry donations	4,062	3,497	7,559	17,648
	<u>142,268</u>	<u>1,010,319</u>	<u>1,152,587</u>	<u>228,370</u>

4 Income from church activities

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Other fundraising activities	-	-	330
Use of church	1,235	1,235	12,930
PCC Fees	639	639	209
	<u>1,874</u>	<u>1,874</u>	<u>13,469</u>

5 Investment income

	Unrestricted funds General £	Restricted funds £	Total 2025 £	Total 2024 £
Interest receivable and similar income;				
Interest receivable on bank deposits	1,751	114,829	116,580	140,138
	<u>1,751</u>	<u>114,829</u>	<u>116,580</u>	<u>140,138</u>

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

6 Other income

	Unrestricted funds General £	Restricted funds £	Total 2025 £
Other income	10,550	666	11,216
	10,550	666	11,216

7 Expenditure on charitable giving

	Unrestricted funds Designated £	Restricted funds £	Total 2025 £	Total 2024 £
Tithe - Development fund	-	(254,221)	(254,221)	22,812
Tithe - General Fund	180	-	180	15,386
	180	(254,221)	(254,041)	38,198

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

8 Expenditure on church activities

	Note	Unrestricted funds General £	Restricted funds £	Total 2025 £	Total 2024 £
Working and other expenses		2,090	85	2,175	1,275
Staff costs		18,653	-	18,653	18,213
(Profit)/loss on disposal of tangible fixed assets		(3,738)	-	(3,738)	-
Church hall costs		-	176	176	-
Fundraising costs		-	5,184	5,184	499
Diocesan Assessment		60,000	-	60,000	55,000
Conferences and training		-	-	-	1,011
Resources		343	-	343	521
Publicity and Outreach		598	-	598	810
Curate's support costs		12,023	-	12,023	5,465
Upkeep of churchyard		570	-	570	70
PA, Audio Visual and musicians		1,196	-	1,196	984
Copyright licence		1,019	-	1,019	1,150
Upkeep of services		558	-	558	353
Education and young people		530	-	530	603
Newsletter		544	-	544	457
Catering and social events		1,338	-	1,338	1,040
Cleaning		5,589	-	5,589	5,694
Governance costs		4,920	-	4,920	-
Depreciation		11,136	1,877	13,013	5,958
Church running costs	9	14,437	-	14,437	17,547
Church maintenance	10	9,503	58,160	67,663	10,855
		141,309	65,482	206,791	127,505

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

9 Church running costs

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Water rates	312	312	218
Light, heat and power	6,158	6,158	9,399
Insurance	7,703	7,703	7,468
Pest control	264	264	462
	<u>14,437</u>	<u>14,437</u>	<u>17,547</u>

10 Church maintenance

	Unrestricted funds General £	Restricted funds £	Total 2025 £	Total 2024 £
Repairs to buses	-	1,514	1,514	650
Roofing and guttering	5,200	-	5,200	2,300
Electrical repairs	1,996	-	1,996	1,393
General repairs and renewals	1,482	-	1,482	627
Fire safety	96	-	96	207
Monitoring and repairs to vestry arch	594	-	594	2,673
Boiler maintenance	-	-	-	922
Plumbing repairs	135	-	135	1,233
Window repairs	-	-	-	850
Major building repair/renovation	-	56,646	56,646	-
	<u>9,503</u>	<u>58,160</u>	<u>67,663</u>	<u>10,855</u>

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

11 Expenditure on church management

	Unrestricted funds General £	Restricted funds £	Total 2025 £	Total 2024 £
Printing, postage and stationery	872	52	924	377
Trade subscriptions	371	-	371	552
Telephone and fax	416	-	416	446
Computer software and maintenance costs	1,130	-	1,130	510
Bank charges	176	630	806	448
	<u>2,965</u>	<u>682</u>	<u>3,647</u>	<u>2,333</u>

12 Analysis of governance and support costs

Governance costs

	Unrestricted funds General £	Total 2025 £
Audit fees		
Audit of the financial statements	<u>4,920</u>	<u>4,920</u>
	<u>4,920</u>	<u>4,920</u>

13 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any other benefits from the charity during the year.

During the year 8 of the trustees (or their spouses) incurred out-of-pocket expenses totalling £9,463. All expenses were incurred for the day-to-day running of the charity's activities.

During the year, one of the trustees provided the charity with a loan of £10,000 to support the construction of the new church hall.

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

14 Staff costs

The aggregate payroll costs were as follows:

	2025 £	2024 £
Staff costs during the year were:		
Wages and salaries	17,961	18,213
Pension costs	692	-
	<u>18,653</u>	<u>18,213</u>

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

15 Auditors' remuneration

	2025 £
Audit of the financial statements	<u>4,920</u>

16 Taxation

The charity is a registered charity and is therefore exempt from taxation.

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

17 Tangible fixed assets

	Development Project £	Equipment £	Buses and Toilets £	Total £
Cost				
At 1 January 2025	364,157	73,981	25,057	463,195
Additions	216,991	-	-	216,991
Disposals	-	-	(15,317)	(15,317)
At 31 December 2025	<u>581,148</u>	<u>73,981</u>	<u>9,740</u>	<u>664,869</u>
Depreciation				
At 1 January 2025	-	57,664	17,544	75,208
Charge for the year	-	7,398	5,615	13,013
Eliminated on disposals	-	-	(15,317)	(15,317)
At 31 December 2025	<u>-</u>	<u>65,062</u>	<u>7,842</u>	<u>72,904</u>
Net book value				
At 31 December 2025	<u>581,148</u>	<u>8,919</u>	<u>1,898</u>	<u>591,965</u>
At 31 December 2024	<u>364,157</u>	<u>16,317</u>	<u>7,513</u>	<u>387,987</u>

18 Debtors

	2025 £	2024 £
Accrued income	30,024	24,797
Other debtors	1,546	33,876
	<u>31,570</u>	<u>58,673</u>

19 Cash and cash equivalents

	2025 £	2024 £
Cash on hand	63	115
Cash at bank	3,247,722	2,359,487
	<u>3,247,785</u>	<u>2,359,602</u>

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

20 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	-	270,905
Accruals	9,888	9,785
	9,888	280,690

21 Creditors: amounts falling due after one year

	2025 £
Other loans	10,000

22 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 £692 (2024 - £Nil).

23 Funds

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Transfers £	Balance at 31 December 2025 £
Unrestricted funds					
<i>General</i>					
General Fund	116,312	156,443	(144,274)	(15,548)	112,933
<i>Designated</i>					
General Tithe	-	-	(180)	15,548	15,368
Total unrestricted funds	116,312	156,443	(144,454)	-	128,301
Restricted funds					
Development Fund	2,409,260	1,125,814	188,057	(292,108)	3,431,023
Development Tithe	-	-	-	292,108	292,108
	2,409,260	1,125,814	188,057	-	3,723,131
Total funds	2,525,572	1,282,257	43,603	-	3,851,432

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
Unrestricted funds				
<i>General</i>				
General Fund	105,203	153,860	(142,751)	116,312
Restricted funds				
Development Fund	<u>2,206,428</u>	<u>228,117</u>	<u>(25,285)</u>	<u>2,409,260</u>
Total funds	<u><u>2,311,631</u></u>	<u><u>381,977</u></u>	<u><u>(168,036)</u></u>	<u><u>2,525,572</u></u>

The specific purposes for which the funds are to be applied are as follows:

General Fund - General church purposes

General Tithe - Provision of tithe from the General Fund for donation to causes outside the church

Development Fund - Development of the building and a new church hall

Development tithe - Provision of tithe from the Development Fund for donation to causes outside the church

A tithe (10%) of incoming donations, excluding grants received for specific purposes, is set aside for charitable giving to causes outside the church. While the tithe from the General Fund is distributed annually, the tithe on gifts to the Development Fund has been accumulating. In the past the outstanding tithe was treated as a creditor. In the 2025 accounts the debts have been written off and two new funds have been created to represent funds set aside for charitable giving. The transfers from the General Fund to the General Tithe and the Development Fund to the Development Tithe represent the accumulated tithes at year end.

24 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 31 December 2025 £
Tangible fixed assets	8,920	583,045	591,965
Current assets	125,240	3,154,115	3,279,355
Current liabilities	(5,859)	(4,029)	(9,888)
Creditors over 1 year	<u>-</u>	<u>(10,000)</u>	<u>(10,000)</u>
Total net assets	<u><u>128,301</u></u>	<u><u>3,723,131</u></u>	<u><u>3,851,432</u></u>

The Parochial Church Council of St Mildred's Lee

Notes to the Financial Statements for the Year Ended 31 December 2025 (continued)

	Unrestricted funds General £	Restricted funds £	Total funds at 31 December 2024 £
Tangible fixed assets	16,317	371,670	387,987
Current assets	125,464	2,292,811	2,418,275
Current liabilities	<u>(25,469)</u>	<u>(255,221)</u>	<u>(280,690)</u>
Total net assets	<u>116,312</u>	<u>2,409,260</u>	<u>2,525,572</u>

25 Related party transactions

During the year the charity made the following related party transactions:

The person employed as church administrator is the spouse of a trustee. This has been cleared with the Charity Commission. The son of a trustee was employed to carry out churchyard maintenance at a cost of £450, approved by PCC.