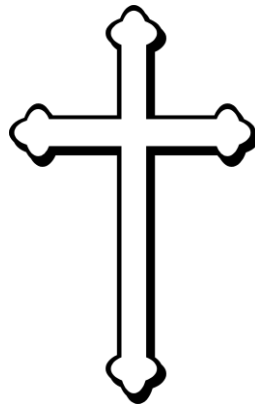




**St Stephen with St John
Westminster**
www.sswsj.org

Meeting of Parishioners
and
Annual Parochial Church Meeting



Sunday, 31st May 2026



The Meeting of Parishioners & Annual Parochial Church Meeting

AGENDA

Sunday, 31st May 2026 at 11.00am at
St. Stephen's, Rochester Row

MEETING OF PARISHIONERS
followed by **THE ANNUAL PAROCHIAL CHURCH MEETING**

MEETING OF PARISHIONERS

1. Notice convening the meeting
2. Minutes of last year's meeting held on Sunday, 18th May 2025
3. Matters arising from last year's meeting
4. Election of Churchwardens
5. Date of next meeting

ANNUAL PAROCHIAL CHURCH MEETING

1. Notice convening the meeting
2. Apologies
3. Minutes of last year's meeting held on Sunday, 18th May 2025
4. Matters arising from last year's meeting
5. Status of Accounts to the year ending 31st December 2025
6. Vicar's Report (*Delivered during sermon*)
7. Annual Report
8. Plans for Church
9. St Stephen's Week
10. Stewardship
11. Election to the PCC
12. Appointment of Independent Examiner
13. Any Other Business: (*Parishioners are welcome in this item to raise any questions about the life of the parish*)
14. Date of next meeting

**The Vicar's Report during the Service on Sunday, 18th May 2025 at 11am at
St Stephen's Church, Rochester Row, London SW1P 1LE**

Introduction:

Friends, as we gather for our Annual General Meeting, we do something deeply spiritual - we reflect, we remember, we give thanks, and we look ahead. It is tempting to see AGMs as purely administrative or routine. But the life of the Church, in all its planning and reporting, is about how we have tried to follow Jesus together - and how we are being called to keep following him into new places. So much of what we have achieved is summed up in one of our best annual reports, and if you haven't done already, I urge you to do so. Once again I have to say a huge thank you to Jessie for collecting, writing, editing, piecing together and producing this for us. Also for all those who made/wrote contributions.

We have had much change to contend with this past year: Helena leaving to take a position not a million miles from here, to our new curate - David (& Fran). Jeremy taking up a post in Australia, to new church wardens (more about that later in our meeting of parishioners), Lindsay taking up a new post in Reigate. Our gratitude and thanks to Liz, Tony, Pam, Mike, who's term of office finishes, new fresh faces to come. Sad news of the death of Lawson Crawford and Harry Greenway. Now today's readings, from Acts and John's Gospel, speak powerfully to moments of transition, challenge, and renewal - just like this moment in the life of our church.

1. A Church That Learns to Change — Acts 11:1–18

In Acts 11, Peter finds himself explaining a bold and controversial move: eating with Gentiles, something devout Jews had long avoided. But Peter doesn't start with his own authority. He tells a story - about a vision, a prompting from the Spirit, and an experience that overturned his assumptions. He explains how God gave the Gentiles the same gift he had given the first Jewish believers - the Holy Spirit.

“Who was I to hinder God?” Peter asks. It's a powerful question. And it becomes a turning point. The early church begins to realize that God's grace is bigger than their boundaries. The Church grows by learning to let go of what was, to say yes to where God is moving now.

So we ask: what visions has God given us in the last year?

Where has God pushed us beyond our comfort zones?

Maybe it was a new ministry that began.

Maybe it was a painful challenge that taught us deeper reliance on Christ.

Maybe it was welcoming new people, or letting go of old patterns.

Looking back, can we see how God has led us - sometimes through disruption - toward greater faithfulness?

2. A Church That Loves as Christ Loves — John 13:31–35

Jesus, on the night of his betrayal, gives his disciples a new commandment: “Love one another. Just as I have loved you, you also should love one another.”

This is not sentiment. It's not just kindness. This is love patterned after the cross - self-giving, forgiving, patient, and enduring.

This is the heartbeat of the Church.

It's not our budget or our building or even our worship style.

It's our love - for each other, and for the world - that marks us as Christ's disciples.

Now that love has been shown by all those who have contributed to the governance of our church. Vital and dedicated work and I personally am extremely grateful for all those serve on our PCC and our Officers. Also bell ringers, particularly to Laurence and Stephanie who call us to worship. Matthew Blaiden, and our wonderful choir for all you do to enhance and lead our worship.

We are very fortunate at St Stephen's to have a good strong staff team and people - Deacon Lee and David. For David and Tamara for preaching and being part of our extended team. Alex and Will our vergers. Brilliant CW's Suzanne and Matthew, for Michael our Treasurer and Julie Churchyard our bursar. Ann Mills-Duggan. Helen, Ellie and Doug and all who teach our Junior Church, for our young people. For Nadine for all her hard and dedicated work not just at T@3 but for her love for this place. And our parish administrator Jessie, who works tirelessly behind the scenes and is a most vital and most valued member of the team. All these and you have shown in some way that Love

And as we look ahead: how might we deepen that love? How might we model it more clearly to the world around us?

3. Called to Love, Called to Change

Both passages today remind us that the Church is always in motion.

Not just doing more, but becoming more like Jesus.

Learning to change. Learning to love.

And trusting that the same Spirit who moved in Peter and the apostles is still moving among us.

As we look back on the year that's gone, we give thanks for:

- The ministries we've sustained, Evergreen, T@3, Zumba, Stitches, our Gardening club, and various concerts and choirs.
- Tamil group (Thank you to Sue Wates and her role) Our School, and other school and community many community's and all those people we have welcomed.
- Art Projects - not just our transatlantic Slow Arts - thank Marc. But our links with Art extended with exhibiting Ann Grebby's installations in Lent.
- For our creative worship, Daily Offices - Morning and Evening prayer is the pulse of the place.
- Our Links with the wider church - our friends in CHT NYC. Our links with Myanmar continue and are so important during these difficult times and also earthquake
- The faithfulness God has shown.

And as we look ahead, we do so not just with plans and reports, but with hearts open to the Spirit.

"Who are we to hinder God?"

"By this everyone will know that you are my disciples — if you have love for one another."

May we be a church that loves deeply and changes boldly, for the sake of Christ and his kingdom.
Amen.

Minutes of the Meeting of Parishioners
followed by the Annual Parochial Church Meeting held on Sunday, 18th May 2025 at 11am at St
Stephen's Church, Rochester Row, London SW1P 1LE.

MINUTES OF THE MEETING OF PARISHIONERS

Minutes of both the Meeting Parishioners followed by the Annual Parochial Church Meeting held on Sunday 14th May 2024 at 11am at St Stephen's Church, Rochester Row, London SW1.

Chairperson of both meetings: Graham Buckle, Vicar

MINUTES OF THE MEETING OF PARISHIONERS

1. Notice convening the meetings –

1. the notice was given.

2. Minutes of last year's meeting held on Sunday 12th May 2024 –

2. Andrew Campbell proposed approval, Liz Szewczyk seconded, everyone approved.

3. Matters arising from last year's meeting

3. no matters were arising

4. Election of Churchwardens

Both Suzanne Mercer and Matthew Morony resigned. Graham acknowledged all their work. Suzanne's support on the Church building was appreciated. Matthew's support in identifying challenges with governance with buildings was acknowledged. Gifts were provided by Graham on behalf of the congregation and the Parish. Liz Szewczyk will be deputy churchwarden; Matthew and Suzanne will both assist with the transition to the two new churchwardens. The nominees introduced themselves: Beulah Adeoye was proposed by Alison Seedat seconded by George Duwoju. Philip Perkins was proposed by Pam Ashley and seconded by Michael Duggan. There was a unanimous vote in favour.

5. Date of Next meeting

It was agreed this would be the 10th May 2026.

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING

1. Notice convening the meeting

The notice was given. Graham reminded everyone that ONLY those on electoral Roll can vote. .

2. Apologies

Apologies were recorded for Belle Chan, Stephen Waldron, Mike Bolton, Catrin and Elinor Szewczyk, Lee and Fran Jones, Amanda Kershen.

3. Minutes of last year's meeting held on Sunday 12th May 2024

Liz Szewczyk proposed their approval, Gerard McHale seconded, all voted in favour.

4. Matters arising from last year's meeting

No matters arising.

5. Accounts to the year ending 31st December 2024

Michael Duggan introduced the accounts on page 23 of the Annual Report. There is a small surplus, £31,900. In 2023 the Church had a £73,000 deficit, we are therefore recovering the funding. Spire works 2023 meant greater expenditure. Our expenditure increased in staffing, number of hours increased and ensuring salaries are in line with inflation. Direct contribution to the common fund, that pays for clergy salary, accommodation, salaries, and pensions have gone up to historical levels, in 2023, we had decreased our contribution substantially. Subject to the advice of the independent examiner, Michael Duggan proposed the accounts, Andrew Campbell seconded them and everyone approved.

6. Vicar's Report

It was delivered during Sermon. Graham acknowledged the work of Jessie, her tirelessness and excellent work. The congregation appreciated it.

7. Annual Report (including Fabric Report and Treasurer's Report)

A Fabric The church is in desperate need for development and repairs (Boiler) for many years we had plan afoot to change it. We are now in receipt of the energy audit so we can move forward. Graham showed the congregations plans for the church, the hospitality area, accessible toilets. Movable pews will give us more scope to be creative with the space. Fundraising will be necessary. Graham asked for volunteers for a small working group to work on the project. It will be launched on the 175th anniversary. Michael Duggan asked Graham about the vision for the space. The church will become a versatile space to hold creative worship, community events for all the community groups. We would be able to host concerts and events. Pam asked how long it will take. Will depend on the fundraising efforts.

B Anniversary Graham then presented the leaflet for St Stephen's Week, which will launch the 175th anniversary commemoration year. He then presented the plan for the Week. It will start with a Sunday Eucharist, hot dog lunch, choral evening song and slow art session at the Windsor Castle pub. The Monday will see a talk on Dickens and tea at 3. The Wednesday will see a school recital, Zumbathon of 175 minutes. Both our curates, David, and Lee Barford will be ordained in our church on the Thursday, with the Bishop of London presiding. On the Friday Meg will be doing a guided tour of Vincent square at 2pm - afternoon tea in Vincent square gardens and in the evening, Annabelle Gordon will do a recital. Sunday will be David's first Eucharist and this will be followed by a picnic in shared garden.

Ann Mills Duggan then presented a project for the anniversary: our Church in 100 images. The congregation will be asked to submit photos of the church community, history, and spirit. We'll curate these on social media and hold a physical exhibition at the AGM. The photos should be accompanied by a photo of and a description of what the church means to us.

C Stewardship - Julie presented the accounts for 2024 in first instance - In 2023, 50% expenditure was for the spire work and has dwarfed everything. 2024 there was less cost. Largely the two years are equivalent removing the spire. We spend our money on utilities, insurance, costs of St Stephen's house and staff. All churches in London contribute into the common fund depending on their possibility. That money is used to provide housing and stipend for clergy - provision for their pensions. Other support costs included safeguarding and property. Not very much difference in our income from 2023 to 2024. The one area where we can make a difference is in voluntary contributions. There is a challenge for the church not knowing how much income it will receive so it is asking people, we ask everybody to commit regularly - in an amount that is possible for them. There is no right answer to the amount - each person circumstances are different. Church is not immune to your growing costs. Due to inflation the value of what we are giving is going down. Julie, recommended using different events, like pay rises or promotion as a prompt to increase giving if possible. She also recommended that everybody considers a will, even if one doesn't own anything. Occasionally people will leave money to the church. That money tends to come as a lump sum and can be used for special project. Liz suggested to look at Free Wills Month, as an opportunity to raise awareness on the importance of legacies.

8. Churchwardens' remarks

Suzanne shared how rewarding it has been to be a churchwarden and all the work that goes on in this church. She thanked Graham for his tireless work and the rest of the clergy. The Church only has 2 FTEs - a very small amount of people doing a huge amount of fabulous work for which we are very grateful. She thanked Matthew, and the PCC. We need the involvement of the church community to makes it work, people giving their time in whatever way they can. If members of the congregation have time to give no matter how little, Suzanne encouraged everyone to participate. Matthew seconded everything that Suzanne said and thanked everyone.

9. Election of sides people

Pam Ashley, Philip Perkins and Tommy Omeh and Tamara Kazenbach were proposed. Suzanne Standing proposed, Diana Copper seconded, everyone approved.

10. Safeguarding Officer's Report

Safeguarding is a very high priority for the Diocese, we need to make the Church a safe place for everyone. Jason has stepped down, and Mike Bolton, has been nominated by PCC as safeguarding officer. We need a volunteer to be the evidence checker. This involves liaising with the diocese and making sure that people have done their safeguarding certificate and staff. We haven't had any issues to date.

11. Elections of PCC

The following were proposed:

George Durowoju, Belle Chan, proposed by Dr Nicholas Davies, Nadine DeKeyser, Doug Hurcombe, Gilly French, Diana Copper, Liz Szewczyk (Deputy Church Warden – Co-opted)

12. Appointment of Independent Examiner

Heather Cheesman, Chichester was Accounting was proposed by Michael Duggan, Diana Copper seconded, everyone approved.

13. Any Other Business

Graham thanked Stephanie for her tireless work on the bells and in the Church.

14. Date of next meeting.

10th May 2026

Signed.....
(Chairperson)

Date

ANNUAL REPORT OF THE PAROCHIAL CHURCH COUNCIL FOR THE YEAR ENDED 31ST DECEMBER 2025

Aims and Purposes

St. Stephen's PCC has the responsibility of co-operating with the Incumbent, the Revd. Graham Buckle, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelical, social, and ecumenical. It has also maintenance responsibility for St Stephen's House at Hide Place, London SW1P 4NJ.

Objectives and Activities

Our aim as a church is to be a welcoming community that celebrates the joy and the challenge of the Christian faith; and to be a place to which we come to worship God, to go out and live more faithfully in the wider world.

"The parish church that is genuinely open to God's mission and accessible to its community, and where people with unlike life stories can encounter one another as friends in our highly compartmentalised society, is an ancient idea that is always fresh." - Richard Chartres, former Bishop of London

We believe that our mission is substantially expressed through faithfully sustaining the life of an Anglican parish church in the centre of London, rooted in worship and in the local community.

In particular:

- building up the church community on the foundation of the existing diverse congregation,
- building on our work with young people to rejuvenate the congregation,
- to engage with local issues of poverty, homelessness, and isolation.
- becoming more outward looking to reach out and communicate better with local people and other churches and faith groups.

When planning the activities for the year, the Vicar and the PCC have considered the Charity Commission's guidance on public benefit and the specific guidance on charities for the advancement of religion.

Achievements and Performance

It has been an encouraging and significant year for St Stephen's Church as we reflect on our ministry, community engagement, and shared life together.



Over the past year, a wide range of services and events has strengthened fellowship and supported our mission. These have been well received and are a source of genuine encouragement and gratitude. While there is still more to do in fostering growth and commitment, we have seen positive signs of increased engagement, particularly during major festivals. Attendance and enquiries have risen, offering a hopeful indication of renewed interest in church life and faith.



One of the most significant events was St Stephen's being chosen to host the Two Cities Ordination Service, reflecting its ongoing importance within the wider Diocese and its vital role in supporting vocation, formation, and the life of the Church. It meant that David and Lee, together with the other deacons of the Two Cities Area, were priested not only in their own church, but during the week of our 175th anniversary year of ministry in the local community.

Throughout this long history, St Stephen's has sought to be a consistent presence of worship, pastoral care, and service. In a changing and often challenging world, the Church continues to stand as a sign of hope, faith, and love.

We were also pleased to welcome our friend John Beddingfield, who preached at the beginning of our celebrations and remained with us throughout, including at a special hot dog lunch marking our transatlantic friendship.

The anniversary week included a range of events, including the annual Zumbathon (with thanks to Amanda), a lecture by Dr Pamela Bickley on the relationship between Angela Burdett-Coutts and Charles Dickens, a parish picnic, and a Slow Art session held at the Windsor Castle pub (with thanks to Marc Woodhead). Ann Mills-Duggan also initiated a "100 Images" photographic project capturing the life of St Stephen's.

We were also encouraged by the preparation of confirmation candidates: Fran and Katerina at Easter, and Sarah, Rita, Rennin, Clemence, and Jordel at Advent, all of whom were confirmed at St Paul's Cathedral. These occasions reflect ongoing journeys of faith and discipleship within the parish.

Overall, the year has been marked by stability, encouragement, and steady progress. We give thanks for all that has been achieved, and for the faithful service of those who continue to support the ministry of St Stephen's. We look ahead with hope and prayer, seeking to build on these firm foundations.



Liturgy and Worship

The parish continues to gather faithfully as the people of God, with worship remaining at the centre of our common life. Provision for live streaming via Facebook Live and Zoom has been maintained. While online attendance remains modest, it continues to provide valuable inclusion for those unable to attend in person.

Morning and Evening Prayer remain integral to the daily rhythm of parish life. Midday Prayer, introduced at Advent in 2024, has continued throughout the year, strengthening the pattern of daily prayer.

Weekday services are well attended, including by those passing through the area. The weekday Eucharist is now held at 5:00pm on Mondays and 12:30pm on Wednesdays.

Sunday worship has remained broadly stable in attendance, and it is particularly encouraging that several new families have joined the congregation and are becoming active members of parish life.

Special services—including Epiphany (with the Blessing of Chalk), Burma Sunday, Blessing of the Backpacks, Harvest, Animal Blessing, and Michaelmas (with the parish barbecue)—have provided distinctive and creative expressions of worship.

Young People

Work with young people and schools remains a vital part of parish life.

Our partnership with Burdett-Coutts and Westminster Under School continues through weekly collective worship. We also maintain strong links with Grey Coat Hospital School, particularly in supporting confirmation preparation and occasional services.

Junior Church continues to flourish and remains a distinctive feature of parish life. We are grateful to all volunteers who sustain this work.

New initiatives this year have included our Brick Building Project. What began as a summer activity for our young people led by Nadine, developed into a large-scale LEGO model of the church, completed over several months. It has become a much-loved feature, attracting visitors and reflecting creativity within parish life.



Another new initiative introduced the Blessing of Backpacks at the start of the school year. Family-focused events such as the Pancake Party, Young People's Good Friday Service, Summer Barbecue, and Crib Service continue to be well supported and help strengthen intergenerational parish life.

Our School: Burdett Coutts Primary School

The relationship between the school and St Stephen's Church remains strong and central to school life. Weekly worship provides opportunities for pupils to take an active role, including reading, serving, singing, and supporting the music, with many children participating enthusiastically.

Throughout the year, the church hosts a range of additional services and events, including the Remembrance Service, Mothering Sunday, Ascension Day, and the school's Founder's Day and Leavers' Service. The choir also contributes to major occasions such as the Festival of Nine Lessons and Carols and diocesan services at St Paul's Cathedral, alongside joint services with St Matthew's School.

Additional opportunities enrich pupils' spiritual and musical development, including choir trips, recording projects, and church-based activities such as Christian Club and bellringing. These experiences deepen pupils' understanding of worship, build confidence, and foster respect for different faith traditions.

We are very grateful for the breadth of opportunities offered through our partnership with St Stephen's, which significantly enhances the life and learning of the school.

*Derek Carden
Head of Music, Burdett Coutts Primary School*

Community Outreach



St Stephen's continues to look outward, seeking to place the wider community at the heart of its mission. We aim to be a place of welcome for all, especially those who are vulnerable or in need.

We are deeply grateful for our volunteers, whose commitment sustains much of our outreach work. Particular thanks go to Nadine and her team. From Monday to Thursday, the church hosts a wide range of community activities including choirs, orchestras, dance groups, afternoon teas, the food bank, and other initiatives.

Partnerships remain an important strength. We continue to work closely with local schools, art groups, Kingsway College, Queen Mary's Hostel, Garside, and Dean Abbott House, where services are regularly held.

We have also welcomed new community groups using our space, including the John Lewis Community Choir, the Chelsea Opera Group, and the occasional Tai Chi class. The Society of Ordained Scientists

continues to hold its annual study day at St Stephen's.

These activities reflect our ongoing commitment to being a Church for the community. We pray that all who encounter St Stephen's may feel welcomed, supported, and enriched.

Gardening Group

Our Gardening group of dedicated volunteers continue to meet on Mondays. They have done a marvellous job maintaining and creating new spaces for our church.

One of these new spaces includes Joanna's Bench and Memorial Garden. A bench was dedicated in memory of Joanna Smith, with a special blessing service held in April. The area is now well used by both parishioners and visitors and has become a place of rest and reflection

In Sally's words:

Thanks to David's hard work, we were awarded £2,000 from the Council to support improvements to the garden. We hope, weather permitting, to open the garden to the public for a few days each week. You may already have noticed the addition of new benches and planters; while there is still much to be done, good progress is being made.

In the meantime, regular maintenance has continued, including sweeping, weeding, planting, and the ongoing task of clearing litter. Efforts are also underway to encourage wildlife through the installation of birdhouses and feeders, though this remains a challenge given the surrounding roads.

The spaces around the Church are there to be enjoyed by everyone—whether in moments of joy or quiet reflection, together or alone, and even by those who simply pause to take in the surroundings as they pass by.

Our heartfelt thanks to Sue, Kyle, Rebecca, Jill, and Sally.

Evergreen Club

The Evergreen Club continues to offer companionship, activity, and support for older members of the community. Nadine's work has been especially impactful, with the club increasingly functioning as a quasi-food bank, ensuring that those facing hardship receive practical help with dignity and care.

We continue to host events for Over-50s on Mondays, in partnership with OpenAge. Our gardening group has worked hard to maintain the grounds outside of the church, and our crafting groups continue to thrive. We are grateful to Sally, who leads our ever popular Creative Clay sessions and Nadine, who leads Stitchers in various creative endeavours, including turning our Christmas tree into tree ornaments to be sold to raise money for the church.

International Links

We were fortunate to welcome John Beddingfield twice during the year, visiting us from New York City. His first visit was during our 175th anniversary celebrations and ordinations, and he returned again in the autumn for our Harvest Thanksgiving, as part of a clergy pilgrimage from the Diocese of New York organised by our own Vicar, Graham. Many from the congregation have also visited, and a number from St Stephen's have travelled to the Church of the Holy Trinity in return.



Together with our Lent preachers, occasional Zoom gatherings for worship, and “Slow Art” sessions, these exchanges have contributed to a fruitful and important relationship that we greatly value.

We continue to keep in close contact with our friends in the Church of the Province of Myanmar. The situation there remains very difficult, and they are continually in our prayers. We seek to support them in whatever ways we can.

Music

Matthew Blaiden continues as Director of Music, playing for the majority of services. We also remain grateful for the ongoing support of Rosemary Field, Organist Emeritus. During the summer, Izzy Wideman deputised while Matthew was on leave.



Within our choir, we continue to benefit from the support of a wide pool of occasional singers, particularly at major services such as Choral Evensong and the Carol Service, for which we remain very grateful. However, the reduced number of singers forming the regular Sunday morning core has persisted through 2025. In the context of these ongoing challenges, I remain deeply grateful to those who sing regularly on Sunday mornings. Their commitment and flexibility have ensured the continued strength of our musical worship week by week during term time. We are especially grateful to those who have increased their involvement, including Ellie James.

In addition to weekly services, the choir sang Choral Evensong at the conclusion of St Stephen’s Week, led the music for the joint Palm Sunday service with St Matthew’s, as well as provided the music for the Two Cities Ordination service. The choral year culminated in the Service of Lessons and Carols.

There were fewer concerts and recitals in 2025, nevertheless, Associate Musicians and visiting performers continued to contribute high-quality events.

In January, we hosted an 80th birthday organ recital by the composer, pianist, and organist Michael Chant. In February, *Floreat* gave a Candlemas concert. During Lent, a series of Friday evening organ recitals featured Stellaria Ciampolini, Yvette Murphy, Rosemary Field, Luke Mitchell, Luke Jones, and Matthew Blaiden, offering thoughtfully curated programmes of seasonal music.

As part of St Stephen’s Week in June, we welcomed back Associate Musician Annabel Gordon from New York for a cello recital with Matthew Blaiden, and it was also a pleasure to have her contribute to services over the Christmas period.

Our Associate Musicians, the choral ensemble *Floreat* (directed by Gilly French), have also contributed significantly, singing for BCP Choral Eucharists and for the celebratory Eucharist on 24 June marking the 175th anniversary of St Stephen’s dedication.

The Director of Music, together with the wider church community, expresses sincere thanks to all—musicians, clergy, congregation, and audiences—who contribute to and support the musical life of St Stephen’s.

Eco Church Report

In 2025, the Eco Church Committee has continued to engage with the Diocese of London's Net Zero objectives and wider environmental initiatives. We have regularly attended the Westminster Forum, sharing best practice with neighbouring parishes and receiving guidance from the Diocese, as well as identifying potential funding opportunities.



Following the award of the Eco Church Bronze Award in 2024, this year has focused on planning the next steps towards achieving a Silver Award, with 2026 as a target. This will require progress on the two principal recommendations of the 2024 Energy Audit: the full conversion of church lighting to LED and the replacement of the heating system.

Alongside these larger projects, care for creation continues to be reflected in the church's worship, particularly in the autumn, and in practical steps to adopt more environmentally responsible practices in the day-to-day life of the parish, including the use of environmentally sustainable cleaning products.

Personnel

We continue to be well supported by a committed staff team. We give thanks for our clergy—Graham, David, and Lee—and we also marked the departure of Jeremy, who has moved to undertake temporary ministry in Australia.

Much of the Church's life depends on the work of our lay team. We are grateful to Jessie (Parish Administrator), Julie (Bursar), Alex (weekday Verger), Will (weekend Verger), and Matthew (Director of Music), whose work is essential to the life and smooth running of the parish.

We would like to take this opportunity to express our sincere appreciation to the members of the PCC, the Standing Committee, our clergy, and the entire congregation for their dedication, support, and faithful service throughout the year. The life of St Stephen's depends on the generosity of time, gifts, and prayer offered by so many, and we are deeply grateful.

Electoral Roll and Church Attendance

The renewal of the Electoral Roll this year has been a significant and, at times, demanding process, as all existing members were required to come off the previous roll and submit a fresh application. This has involved a considerable collective effort across the parish.

We are grateful to all who responded so promptly and conscientiously in completing their forms, demonstrating a clear commitment to the life and governance of the Church. Particular thanks are due to our Electoral Roll Officer/Parish Administrator Jessie, who oversaw and administered the process, ensuring that applications were distributed, received, and recorded accurately and efficiently.

This full renewal has not only enabled us to maintain an up-to-date and accurate Electoral Roll, but has also served as a valuable moment to reflect on membership, participation, and our shared responsibility in the life of the parish.

The electoral roll was 129 at 31st December 2025. Attendance at church and on Zoom on a usual Sunday is about 52 adults and 7 children under 16. There have been 3 baptisms, 2 weddings and 4 funerals in church during 2025. The clergy also officiated at 4 funerals held at the crematoria.

PCC

The governance of the Church remains a vital part of parish life. During the year, there were changes in the membership of the Parochial Church Council. We thank Suzanne and Matthew for their service as Churchwardens and welcome Beulah and Phil into these roles, along with new PCC members appointed at the Annual Meeting.

We are grateful to all PCC members and committee members for their continued service and commitment.

PCC Meetings

The full PCC met 6 times during the year. Finance, Communications, Charitable Giving and Standing Committees met between meetings and their deliberations were discussed and received by the full PCC.

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

Reports from the Pews

1. Church Wardens Report

It has been an interesting and eventful year in the life of St Stephen's, marked by transition, encouragement, and a renewed sense of vision. Following our appointment as the new churchwardens, we were formally inducted at Diocese Level at Our Saviours's. It has been both a privilege and a responsibility to serve in this role, and we are grateful for the warm support and guidance we have received from clergy and congregation alike as we have grown into our duties.



A significant highlight of the year was the ordination service, presided over by Bishop Sarah, who has since been appointed Archbishop of Canterbury. This was a joyful and affirming occasion, reminding us of the wider life of the Church and our shared calling. Our responsibilities as churchwardens have also included ongoing oversight of Napier Hall and St Stephen's House, both of which continue to play an important role in fostering fellowship and outreach within our community.

Beulah Adeoye and Phil Perkins
Churchwardens

2. Assistant Curate's Report

2025 has been a significant year in the life of the parish, marked by the 175th anniversary of the consecration of St Stephen's, and in my own ministry through the completion of my diaconal year and ordination to the priesthood. It has been a year of transition, growth, and joy.

Over the past year, my ministry has included preaching, leading worship, pastoral care, preparing candidates for baptism and confirmation, supporting mission and community engagement, and accompanying parishioners through key life events.

The liturgical life of the parish remains central, drawing on both the Book of Common Prayer and Common Worship, with a continued commitment to inclusive liturgy and the participation of young people. A particular focus this year has been developing confidence in presiding at the Eucharist, an important step in my formation.

Pastoral ministry has remained at the heart of parish life. It was a joy to officiate at two weddings and to prepare both couples for marriage. I also officiated at my first baptism and supported confirmation candidates, with seven parishioners confirmed at St Paul's Cathedral.

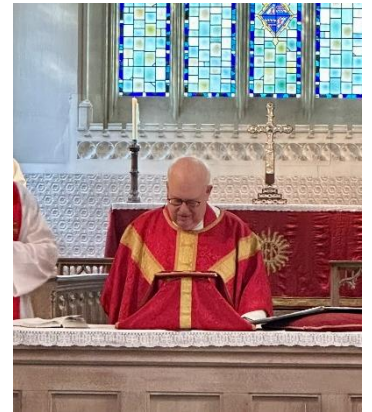
Engagement with the parish's outward mission has continued through the December mission project with ordinands from St Augustine's College of Theology and participation in the Vincent Square Ward Neighbourhood Safety Panel. This work is sustained through regular supervision and the Diocese of London's IME2 programme.

Above all, this ministry is grounded in prayer, both in daily intercession and in the public worship of the Church. I am very grateful for the support and encouragement of the parish as I continue to grow in ministry at St Stephen's.

Rev'd David Jones
Assistant Curate

3. Self Supporting Minister Report

My time as a self-supporting minister was shaped by my ordination to the priesthood at the end of June 2025. In the first half of the year, alongside preaching and serving at Evensong at St Stephen's, I undertook short placements at central London Church of England churches in the evangelical and charismatic traditions, broadening my experience of the Church. I also continued with Tea at 3 and preached regularly at the monthly Spanish-language services at St Katherine Cree.



Following ordination, I began presiding at the Eucharist at St Stephen's, St Katherine Cree, and St Matthew's. I also completed IME2, the diocesan post-ordination training programme focusing on the practical, administrative, and legal aspects of priestly ministry.

Alongside parish ministry, I continued my work in the ethics of emerging technologies, publishing a conference paper on AI and completing a consulting project for the German government on quantum computing ethics.

I would highlight two initiatives this year. The first is "God and the Machine", our annual programme exploring Christian responses to challenges such as artificial intelligence and climate change. Through online panel discussions with international speakers—working with partners in New York and California—we have created a space for thoughtful engagement with rapidly changing technologies and their impact on society.

The second is the re-establishment of links with Queen Mary's Hostel in our parish, which supports women experiencing homelessness and mental health challenges. In December, we held a "Lessons and Carols" service in the hostel, which was warmly received. We have since agreed to offer similar events several times a year.

Lee Barford
Self supporting Minister

4. Weekday Verger's Report

This year marks my fourth year at St Stephen's as weekday verger and building caretaker. There are many aspects of the role that I value, particularly the opportunity to work with our younger members. It has been encouraging to see a significant increase in attendance at the Baby and Toddler group on Wednesdays, with numbers almost doubling compared to the previous year. At least twice a month, I plan activities which seek to convey aspects of the Christian faith. As a trained musician, I have also particularly appreciated the opportunity to encourage musical and creative engagement among the children, reflecting the core ethos of the church.

I am very grateful for the ongoing support of Vicky, Shelia, Sam, and all the parents and carers who attend and contribute to these sessions.

Our regular weekly activities continue to flourish. Tea@3, led by Nadine, remains a well-supported and much-valued gathering, bringing together members of the community each Monday afternoon. Sincere thanks are due to Nadine and Janet for their continued work in making this such a welcoming and enjoyable occasion.

Finally, I would like to express my thanks to Sally for her leadership of the creative clay group. Her patience, generosity, and expertise have created a supportive and engaging environment, and the work produced is a testament to her skill and encouragement.

Alex Maltby
Weekday Verger

5. Bell ringing at St Stephen's

This has been another good year for bell ringing at St Stephen's. We have been following a slightly different rota for Sunday ringing which means that once a month we ring before the morning service and once a month we ring before the evening service, with the usual after morning service ringing happening on the other Sundays. As well as making sure the residents of Westminster are made aware that there is an active church nearby we also try to mark special occasions with bell ringing. This year we celebrated David Jones's ordination with a special ring after his first Eucharist and we also celebrated the 21st birthday of one of our regular ringers. We are often approached by bell ringers from other parts of the country who wish to ring our bells and we are pleased to welcome them.

Stephanie Pattenden
Steeplekeeper

6. Report from Charitable Giving

St Stephen's is committed to donate 5% of its annual budget to charitable causes. Beulah Adeoye and Belle Chan joined the Charitable Giving Subcommittee in June 2025. The charitable giving subcommittee met to discuss disbursements for the 2025 financial year. These included disbursements to Christian causes, local charities and a small percentage of international charities and emergency situations.

The PCC approved the proposals for 2025 in September 2025 and the disbursements were made to the following charities in November 2025:

- Cardinal Hume Centre
- St Vincent's Family Project
- Open Age
- Unfold
- Pimlico Toy Library
- The Passage
- South Westminster Legal Advice Centre
- The Seafarer's charity
- St Andrews' Youth club
- Embrace the Middle East
- The Church Urban Fund
- St Augustin
- Livability
- Christian Aid
- United Society for the Proclamation of the Gospel
- Rainforest Trust
- The Jerusalem and Middle East Church Association (JMECA)

In addition, we provided funding for two meals at the Trinity Church New York Community meal and provided support for the Diocese in Burma.

Diana Copper
Charitable Giving Officer, PCC minute secretary

7. Stewardship Report 2025

The Standing Order (BACS) giving scheme has remained stable over the past year, ending with 22 members, including two who have sadly died (RIP). We are grateful to one member who increased their giving, and there were no reductions across the scheme.

The CAF Donate online scheme continues to be a valuable source of income, supporting both regular stewardship giving and one-off donations. There are currently seven regular donors using this platform, and we also receive an annual donation through the Charities Aid Foundation cheque scheme.

In the autumn, these methods were supplemented by the introduction of the Parish Giving Scheme (PGS), which is now our preferred channel for stewardship giving. One member has already joined. The PGS supports both one-off online donations and regular giving via Direct Debit, offering improved donor management, lower costs, and reduced administrative burden for Gift Aid recovery.

Full details are available via our website:

www.parishgiving.org.uk/donors/find-your-parish/rochester-row-st-stephen-westminster

Stewardship giving through Gift Aid envelopes has also continued, with nine regular users now contributing increased amounts. Additional Gift Aid has been reclaimed from one-off donations by parishioners and visitors, particularly at concerts and funerals.

Total receipts from stewardship and Gift Aid met budget expectations for the year, maintaining the increased levels seen in 2024. My thanks, as always, go to Julie, our Bursar, for her friendly and invaluable assistance—particularly in helping to establish the PGS this year.

We are all encouraged to review our stewardship prayerfully and regularly, especially in light of the ongoing challenges facing both our church and the wider community we serve. The PCC continues to allocate 10% of this income to our nominated charities, including our support for Myanmar.

If you would like to join the PGS or BACS scheme, or have any questions about regular giving, please do get in touch. Bequests also remain a valuable supplement to our planned income, and further information can be provided on how to include the church in your will.

Steve Waldron
Stewardship Officer

Trusts Connected with the Parish

The Napier Hall Trust: It is responsible for the maintenance, upkeep, and management of the Napier Hall.

Pepys Twining Trust: The income arising may be used to maintain the Napier Hall or any other church hall in the parish.

The trustees of these two charities are the Vicar and churchwardens.

St. Andrew's Church Hall Trust: the net income is divided equally between St Peter's Eaton Square and St Stephen's Rochester Row. The trustees elected by the PCC are the Vicar, Ms Janet Davey, Mr Edward Barker and Mrs Elizabeth Szewczyk. Jane Franses represents St Peter's Eaton Square as trustee.

Rebecca Aldridge Charity: This fund is available for pastoral purposes at the sole discretion of the Vicar, the sole trustee.

Bessborough Gardens Trust: The Managing Trustee is the PCC and its investments have been included in the attached PCC accounts. The income arising may be used for the purpose of furthering the

religious and other charitable work of the Church of England in the parish of St Stephen with St John, Westminster.

The St Stephen's Westminster Bells Fund: The charity was established to provide funding to rehang the bells of St Stephen's Church and to carry out all necessary ancillary work to make this possible. Two of the six trustees are also members of the PCC.

Administrative Information

St. Stephen's church is located in Rochester Row, London SW1P 1LE. It is part of the Diocese of London, within the Church of England. The correspondence address is The Parish Office, St Stephen's House, Hide Place, London, SW1P 4NJ.

PCC members who have served during the period from 1st January 2025 (unless otherwise noted) until the date of this report are as follows:

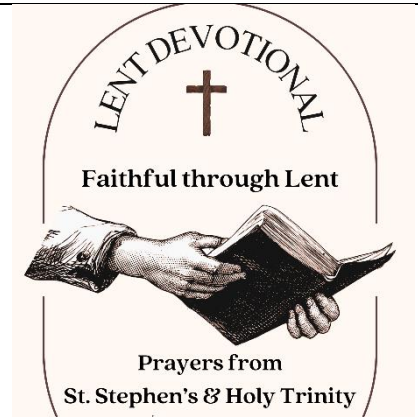
Graham Buckle (Vicar)
David Jones (Curate)
Lee Barford (Self Supporting Minister)

Suzanne Standring (Churchwarden) until May 18th 2025
Matthew Morony (Churchwarden) until 18th May 2025
Beula Adeoye (Churchwarden) since 18th May 2025
Philip Perkins (Churchwarden) since 18th May 2025

Pam Ashley until 18th May 2025
Michael Bolton until 18th May 2025
Andrew Campbell (Deanery Synod)
Belle Chan since 18th May 2025
Diana Copper (Minute Secretary)
Nicholas Davies since 18th May 2025
Nadine de Keyser since 18th May 2025
Michael Duggan (Deanery Synod, Treasurer)
George Durowoju since 18th May 2025
Gilly French since 18th May 2025
Doug Hurcombe since 18th May 2025
Ann Mills-Duggan
Anthony Omeh until 18th May 2025
Elizabeth Szewczyk
Steve Waldron (Deanery Synod)

Registered Charity No. 1132179
CCL Licence: 6175

2025 in Pictures



St Stephen's 175 YEARS

Sunday 22nd June
 10am - Parish Eucharist - John Goodingfield
 12pm - Hot Dog Lunch. All very welcome.
 6pm - Choral Evensong
 7pm - Slow Art at Windsor Castle Pub

Monday 23rd June
 12pm - Talk on Dickens by Dr. Pamela Dickoy
 5pm - Festive Teas 5.20m vs for tea, cakes and conversation

Tuesday 24th June
 12-30pm - School Recital
 2pm - Song Evcharist - music by Floreat

Wednesday 25th June
 7:00pm - Zambathon - entry fee £6 to support St Stephen's

Thursday 26th June
 6pm - Two Cities Ordination, including our own carols David Jones and Lee Barford, by the Bishop of London

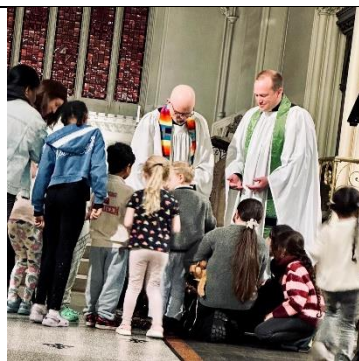
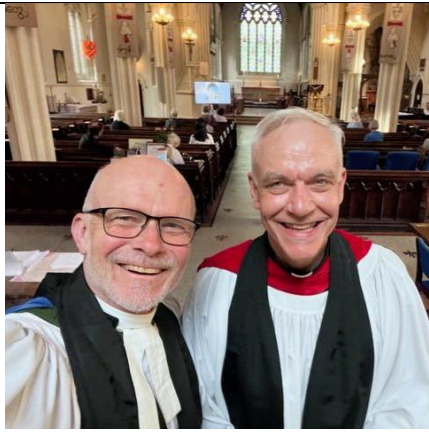
Friday 27th June
 2pm - Guided Walk and Talk around Vincent Square followed by afternoon tea
 6:45pm - Recital featuring Annabel Gordon & Olivia Martinez

Sunday 29th June
 10am - David Jones' First Evcharist
 12pm - Parish Picnic

Monday 30th June
 5pm - Lee Barford's First Evcharist

WWW.SSW62.ORG







**Westminster (St Margaret) Deanery Synod
Triennium 2023-2026**

A message from the Area Dean, Revd Simon Buckley.

In March 2025 I was persuaded to accept the request from the Bishop of London to take over the role of Area Dean, and am grateful to Fr John Pearson-Hicks for agreeing to act as Area Sub-Dean. We meet with the Area Staff (Bishop, Archdeacons, along with other Area Deans and Finance and Safeguarding Officers for the Two Cities) every month and relay back to that meeting news from the parishes and chaplaincies of our deanery and use it as an opportunity to raise matters of concern that have come to our attention.

The Annual Parochial Meeting is therefore a good moment to thank the clergy and lay representatives of parishes for playing a part, not just in building up their own churches, but of encouraging and supporting their neighbours in ministry. Thank you for hosting meetings and contributing to our life together. It is also an opportunity to remind PCCs and church community that the content of Deanery Synod meetings should reflect the matters that concern the parishes we serve, and so I welcome suggestions of topics for discussion or that speakers might address.

In 2025 we initiated ending our meetings with compline, and that has been well received as a way to bring us together not just for business or fellowship but in relationship to the God who, in Christ, calls us to his service.

With my prayers for your parish in the year ahead,
Fr Simon

Westminster St Margaret's Deanery Synod Report to the Annual Parochial Church Meeting

January – December 2025

St Stephen's Rochester Row is represented at Westminster St Margaret's Deanery Synod by **Andrew Campbell, Michael Duggan and Steve Waldron**. The following report summarises the business and discussions of the two Deanery Synod meetings held during 2025, for the information of the Annual Parochial Church Meeting.

Overview

Westminster St Margaret's Deanery Synod met three times during 2025. The first meeting, held in January, focused on governance matters and a wide-ranging discussion about the future of the Church of England. The second was the annual Deanery Garden Party in June, held jointly with the City Deanery and attended by the Bishop of London. The third, held in October at St James's Piccadilly, covered education and church schools, an update on the major restoration project at St James's, and environmental and sustainability initiatives. All meetings were chaired by the Revd Simon Buckley, with Richard Carter as Lay Chair.

Meeting 1: Monday 20 January 2025

Burdett Coutts School, Westminster

1. Governance and Leadership

Acting Area Dean

The meeting was opened in prayer and chaired by the Revd Simon Buckley as Acting Area Dean. The Revd Philip Chester, the outgoing Area Dean, had intended to share reflections on his tenure but was unable to attend due to illness. His remarks were deferred to a future meeting.

Deanery Education Committee

The Revd John Pearson-Hicks, who has served as Chair of the Deanery Education Committee for many years, informed the Synod of his intention to step down from that role. He agreed to remain in post until the summer to allow the deanery adequate time to identify a successor.

Go Shine Foundation: Schools Consultation

Members were informed of a consultation document concerning a proposal to group six schools into the Go Shine Foundation, one of which is within the deanery. Several questions were raised during discussion. Members were reminded that the consultation remained open, and individuals with concerns were encouraged to engage with the process directly.

2. The Future of the Church of England

The main business of the January meeting was a wide-ranging open discussion on hopes and fears for the future of the Church of England. This generated significant engagement from members across the Synod. Key themes included:

- **Contradictions and integrity:** The need to identify where the Church holds internal contradictions and to address how these are lived out in practice.
- **Opportunities within turbulence:** The current period of institutional uncertainty was seen by some as presenting genuine opportunities for renewal, particularly in relation to the selection of senior appointments.
- **Church finances:** Significant concerns were raised about the Church's financial model. The Synod noted a resolution passed at the end of 2023 — subsequently adopted by many other deaneries and dioceses — calling for a rebalancing of Church finances, including drawing on Church Commissioners' reserves. This matter was scheduled for debate at the forthcoming General Synod.

- **The primacy of local parishes:** There was broad consensus that the future vitality of the Church depends on the health of local parish communities rather than on national organisational structures.
- **Mutual love and ecclesiology:** Discussion touched on how the commandment to love one another should shape relationships within the Church, given the diversity of views held by its members.
- **Church closures:** Passionate appeals were made for an end to imposed church closures, particularly in rural areas.

3. Parish News Shared at the January Meeting

- **St Michael's, Chester Square:** A new incumbent was appointed, with an induction service on 13 March 2025.
- **St Peter's, Eaton Square:** A new assistant priest was due to arrive after Easter 2025.
- **Deanery Garden Party:** Members were informed that the annual Deanery Garden Party would be held on Wednesday 18 June 2025 in the Master's Garden at the Temple, following Wednesday afternoon Evensong at Temple Church. The event was planned as a joint celebration with the City Deanery.

Meeting 2: Wednesday 18 June 2025 — Deanery Garden Party

The Master's Garden, the Temple (following Evensong at Temple Church)

4. Deanery Garden Party

The annual Deanery Garden Party took place on Wednesday 18 June 2025 in the Master's Garden at the Temple, following Wednesday afternoon Evensong at Temple Church. The event was held jointly with the City Deanery and was attended by the Bishop of London.

This was a social occasion with no formal business. It provided an opportunity for clergy and lay members from across both deaneries to gather informally, share fellowship, and enjoy the hospitality of the Temple.

Meeting 3: Wednesday 22 October 2025

St James's Piccadilly

5. Governance Update

Standing Committee reconstituted

Members were informed that the Deanery Synod Standing Committee had been reconstituted. Its membership is now:

- The Revd Simon Buckley — Chair (Area Dean and Rector of St Anne's Soho)
- Richard Carter — Lay Chair
- The Revd John Pearson-Hicks — Sub-Dean
- The Revd Lis Goddard
- Tracy McKeever

The Committee will meet as required, at least once a year, and is responsible for planning Synod meetings — typically three per year, including the annual Deanery Garden Party.

Archbishop of Canterbury

The appointment of Bishop Sarah as Archbishop of Canterbury was noted. Her leaving service had been held at St Paul's Cathedral on 17 January 2025.

6. Education and Church Schools

The Revd John Pearson-Hicks presented an update on church schools in the deanery.

Overall position

All local church schools are currently rated Good or Outstanding by Ofsted, and collective worship and Religious Education provision are strong across all schools.

Challenges

- Falling pupil numbers, linked to housing pressures and widening patterns of school choice.
- A rising number of pupils with Special Educational Needs (SEN), including a Westminster-specific trend of children transferring from the independent to the state sector.

School governors

Vacancies for school governors persist across the deanery. Parishes were encouraged to identify and put forward suitable candidates.

Upcoming actions

- A strategic planning meeting involving the London Diocesan Board for Schools (LDBS) and local authorities was scheduled to consider school provision from 2027 onwards.
- A Heads, Chairs and Incumbents Reception was planned for 20 November 2025.

6. St James's Piccadilly: Restoration and Enhancement Project

The Revd Lucy Winkett presented an update on the major Restoration and Enhancement (REM) Project at St James's Piccadilly, one of Sir Christopher Wren's churches, consecrated in 1684.

Scope of works

The project is shaped by the church's commitments to openness, inclusivity, and a Eucharistic and future-oriented vision. Planned works include:

- Removal of pews
- Restoration of the south door
- Replacement of the organ pipes
- New internal walkways
- Garden redesign and landscaping

Budget and timeline

The total project budget is £22.8 million, of which £2 million has already been spent on the organ and south door. The anticipated programme is:

- Move out: 2027
- Move back: 2028
- Reopening: 2029

Social justice commitments

The project continues St James's longstanding work in asylum and refugee support, homelessness, and environmental and earth justice.

8. Environmental and Green Initiatives

Deborah Colvin presented an update on environmental work across the deanery and the wider Church of England.

National context

The Church of England remains committed to achieving net zero carbon by 2030. The encyclical of Pope Francis on climate change was referenced as a significant global call to action for all Christians.

EcoChurch

The EcoChurch framework, covering five focus areas, continues to be widely adopted across the deanery, with several parishes having achieved Bronze accreditation. An EcoChurch Introductory Webinar was scheduled for 11 November 2025.

Westminster Net Zero Forum

£200,000 has been allocated through the Westminster Net Zero Forum to support parish environmental work and to promote the appointment of local eco-champions.

Two Cities collaboration

A new 'Two Cities' environmental collaboration has been launched across London's dioceses, fostering joint working on sustainability.

Examples from parishes

- **St Paul's Covent Garden:** Underfloor heating installed, achieving a 50% reduction in fossil-fuel use.
- **St Barnabas:** Courtyard greening project funded by a grant of £16,500.
- **St Stephen's:** Received a smaller environmental grant of £2,000.
- **St Giles in the Fields:** Churchyard reclaimed and improved with the support of corporate volunteers.

Actions encouraged for all parishes

- Attend EcoChurch webinars and training events.
- Appoint a parish eco-champion.
- Begin planning for LED lighting upgrades and boiler replacements.
- Promote carbon literacy training among congregation members.

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL 2025 £	FUNDS 2024 £
INCOME AND ENDOWMENTS						
Voluntary income	2a	163,485	170	-	163,655	139,250
Activities for generating funds	2b	112,819	-	-	112,819	96,671
Income from investments	2c	39,250	920	-	40,170	38,412
Income from church activities	2d	2,873	-	-	2,873	2,302
Other income	2e	63,059	-	-	63,059	60,422
TOTAL INCOME		381,486	1,090	-	382,576	337,057
EXPENDITURE						
Church activities	3a	234,122	-	-	234,122	233,466
Cost of raising funds	3b	38,303	2	-	38,305	44,303
Other expenses	3c	31,999	-	-	31,999	27,438
TOTAL EXPENDITURE		304,424	2	-	304,427	305,207
NET INCOME/EXPENDITURE BEFORE OTHER RECOGNISED GAINS AND LOSSES						
		77,062	1,088	-	78,149	31,850
Gains/losses on investment assets						
Unrealised	4b	-16,161	-	-4,806	-20,967	34,064
Realised						
NET MOVEMENT IN FUNDS		60,901	1,088	-4,806	57,183	65,914
Transfer between funds	5	761	-761	-	-	-
NET MOVEMENT IN FUNDS AFTER TRANSFERS		61,661	327	-4,806	57,183	65,914
BALANCES BROUGHT FORWARD AT 1 JANUARY 2024 (2023)		1,147,986	16,889	843,084	2,007,959	1,942,045
BALANCES CARRIED FORWARD AT 31 DECEMBER 2024 (2023)		1,209,647	17,216	838,278	2,065,142	2,007,959

The notes on pages 26 to 35 form part of these accounts

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER
BALANCE SHEET AT 31 DECEMBER 2025

	Note	2025 £	2024 £
FIXED ASSETS			
Tangible Fixed Assets	4a	499,028	501,896
Investment assets	4b	1,168,081	1,189,048
		1,667,109	1,690,944
CURRENT ASSETS			
Debtors	7	108,447	87,328
Short term deposits		150,218	117,985
Cash at bank and in hand		183,736	155,064
		442,401	360,377
LIABILITIES: FALLING DUE WITHIN ONE YEAR			
	8	44,368	43,362
NET CURRENT ASSETS		398,033	317,016
NET ASSETS		2,065,142	2,007,959
FUNDS			
Unrestricted	6	1,209,647	1,147,986
Restricted	6	17,216	16,889
Endowment	6	838,278	843,084
		2,065,142	2,007,959

The notes on pages 25 to 34 form part of these accounts

Approved by the Parochial Church Council on 30 April 2026 and signed on its behalf by:

Rev Graham Buckle, Vicar and Chairman of PCC

Michael Duggan, Treasurer

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES

The PCC is a public benefit entity within the meaning of FRS 102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCC's together with FRS 102 (2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS 102)).

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

Funds

Endowment funds are restricted funds that must be retained as trust capital either permanently or subject to a discretionary power to spend capital as income, and where the use of any income or benefit derived from the capital may be restricted or unrestricted. Full details of their restrictions are shown in the notes to the accounts.

Restricted funds are income funds that must be spent on restricted purposes and details of the funds held and the restrictions provided are shown in the notes to the accounts.

Unrestricted funds represent the remaining income funds of the PCC that are available for spending on the general purposes of the PCC, including amounts designated by the PCC for fixed assets for its own use and for spending on a future project and which are therefore not included in its "free reserves" as disclosed in the trustees' annual report.

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

Income

Voluntary income and capital sources

Collections are recognised when received by or on behalf of the PCC.

Planned giving receivable under gift aid is recognised when received.

Tax refunds are recognised when the income to which they relate is received.

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 reasonably certain.

Funds raised by the fetes, garden party and similar events are accounted for gross.

Other ordinary income

Rental income from the letting of church premises is recognised when the rental is due.

Income from investments

Dividends and interest are accounted for when receivable.

Gains and losses on investments

Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are recognised on revaluation of investments at the end of each accounting year.

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

Expenditure

Grants

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

Activities directly relating to the work of the Church

The diocesan common fund is accounted for when payable.

Liabilities are recognised as soon as there is a legal or constructive obligation and settlement is probable and quantifiable.

Fixed assets

Consecrated land and buildings and movable church furnishings

Consecrated and beneficed property is excluded from the accounts by s10(2) (a) and (c) of the Charities Act 2011.

No value is placed on movable church furnishings held by the vicar and churchwardens on special trust for the PCC and which require a faculty for disposal since the PCC considers this to be inalienable property.

All expenditure incurred during the year on consecrated or beneficed buildings and movable church furnishings, whether maintenance or improvement, is written off as expenditure in the SOFA and separately disclosed.

No cost information is available for St Stephen's House so it is included at a deemed cost being its valuation in the year 2000. As the current value reflects previous valuations (see note 5) the PCC is permitted to retain the book amounts subject to an impairment review where there is an indication that impairment may have occurred. As the useful economic life is considered to be at least 200 years, with depreciation provided at 0.5% on a straight line basis, an annual impairment review will be retained in any case.

Other fixtures, fittings and office equipment

Equipment used within the church premises is depreciated on a straight line basis over 4 years.

With effect from 1 January 2012, individual items of equipment with a purchase price of £1,000 or less are written off when the asset is acquired. Prior to 2012, items of equipment with a purchase price of £250 or less were written off when the asset was acquired.

Investments

Investments are valued at their market value at 31 December.

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 either with the CBF Church of England Funds or at the bank.

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

2. INCOME

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	TOTAL FUNDS	
				2025 £	2024 £
a) Voluntary income					
Planned giving					
Stewardship	29,035	-	-	29,035	27,220
Income tax recoverable	9,071	-	-	9,071	8,703
Open plate collections at services	8,840	170	-	9,010	7,298
Sundry donations	5,536	-	-	5,536	5,211
Donations for use of the church	25,272	-	-	25,272	20,818
Donation from Napier Hall Trust	75,000	-	-	75,000	70,000
Legacies	10,731	-	-	10,731	-
	163,485	170	-	163,655	139,250
b) Activities for generating funds					
St Stephen's House lettings (note 9)	86,427	-	-	86,427	73,326
Mobile phone rental income	26,392	-	-	26,392	23,345
	112,819	-	-	112,819	96,671
c) Income from investments					
Interest receivable	6,023	159	-	6,182	5,546
Dividends receivable	33,227	761	-	33,988	32,866
	39,250	920	-	40,170	38,412
d) Income from church activities					
Fees	1,891	-	-	1,891	914
Fundraising activities	699	-	-	699	886
Income from concerts	283	-	-	283	502
	2,873	-	-	2,873	2,302
e) Other income					
St Andrews Church Hall Trust	28,670	-	-	28,670	27,924
Other income (note 10)	2,389	-	-	2,389	5,060
Charges to Napier Hall Trust (note 12)	31,999	-	-	31,999	27,438
	63,059	-	-	63,059	60,422
TOTAL INCOME	381,486	1,090	-	382,576	337,057

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

3. EXPENDITURE

	Unrestricted	Restricted	Endowment	TOTAL FUNDS	
	Funds	Funds	Funds	2025	2024
	£	£	£	£	£
a) Church activities					
Charitable giving (see page 24)	15,969	-	-	15,969	15,710
Diocesan Common Fund	78,000	-	-	78,000	70,000
Curate/Assistant Priest	21,305	-	-	21,305	15,429
Salaries allocated to church activities (note 11)	23,711	-	-	23,711	21,264
Clergy and staff expenses	5,910	-	-	5,910	12,937
Children and youth work	83	-	-	83	67
Travel expenses	56	-	-	56	91
Church running expenses	25,799	-	-	25,799	21,459
Support costs for running expenses (note 12)	18,393	-	-	18,393	17,645
Church maintenance	10,895	-	-	10,895	6,189
Support costs for church maintenance (note 12)	5,729	-	-	5,729	5,548
Upkeep of services	2,193	-	-	2,193	1,739
Director of Music and organists	11,187	-	-	11,187	11,030
Sundry expenses	1,911	-	-	1,911	1,182
Hospitality expenses	3,440	-	-	3,440	2,319
Concert expenses	-	-	-	-	267
Major repairs (note 13)	9,541	-	-	9,541	30,590
	234,122	-	-	234,122	233,466
b) Cost of raising funds					
Voluntary income (note 12)	2,423	2	-	2,426	2,513
Lettings (note 12)	34,899	-	-	34,899	40,832
Investments (note 12)	981	-	-	981	958
	38,303	2	-	38,305	44,303
c) Other expenses					
Costs allocated to Napier Hall Trust (note 12)	31,999	-	-	31,999	27,438
	31,999	-	-	31,999	27,438
TOTAL RESOURCES EXPENDED	304,424	2	-	304,427	305,207

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

4. FIXED ASSETS FOR USE BY THE PCC

a) Tangible fixed assets	Freehold Land	Equipment	Total
	and Buildings		
	£	£	£
COST/VALUATION			
At 1 January 2025	573,596	36,303	609,899
Additions	-	-	-
At 31 December 2025	573,596	36,303	609,899
DEPRECIATION			
At 1 January 2025	71,700	36,303	108,003
Charge for the year	2,868	-	2,868
At 31 December 2025	74,568	36,303	110,871
NET BOOK VALUE			
At 31 December 2025	499,028	-	499,028
At 31 December 2024	501,896	-	501,896

The freehold land and buildings comprise the Parish Office and St Stephen's House. The gross book value is based on the value estimated by the PCC as at November 1997 for insurance purposes and is considered to be a fair estimate of the current value in use of the property.

Consecrated and beneficed property of any kind is excluded from the accounts by s.10(2)(a) and (c) of the Charities Act 2011. The church building is insured for £26,600,000 and St Stephen's House for £2,326,565.

The cost of the equipment comprises:	Computer equipment	539
	Sound system	6,500
	Household equipment	859
	Fire detection system	4,108
	Electric keyboard	469
	Heating improvements	2,547
	Display panels	1,427
	Kitchen improvements	17,376
	Emergency lighting	2,478
	36,303	

4b) Investments	Endowment	Unrestricted	Total
	Funds	Funds	
Market value at 1 January 2025	784,800	404,248	1,189,048
Revaluation gain / (loss)	-4,806	-16,161	-20,967
Market value at 31 December 2025	779,994	388,087	1,168,081

Investment holdings at 31 December 2025

Endowment: St Johns Trust - 5,616 shares in the CBF Church of England Investment Fund.

Bessborough Gardens Trust - 1,184 shares in the CBF Church of England Investment Fund.

St John's Gardens - 18,393.32 shares of CBF Church of England Investment Fund.

- 63,451.777 shares of Charifaith Common Investment Fund.

- 50,383.39 units of Epworth UK Equity Fund for Charities. *

- 7,088.29 units of Epworth Global Equity Fund for Charities. *

* Previously 53,765.29 units of Epworth Affirmative Equity Fund.

Unrestricted: 17,482.70 shares of the CBF Church of England Investment Fund.

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

5. FUNDS

The movements on the designated and restricted funds during the year were:

	Balances brought forward	Incoming Resources	Outgoing Resources	Transfers/ Revaluation	Balances carried forward
Designated:					
Vicarage redecoration	11,000	-	-	1,000	12,000
Music	763	-	-	-	763
	11,763	-	-	1,000	12,763

The designated funds form part of the unrestricted funds and have been set aside by the PCC for the purposes described.

Restricted:

Barcapel Foundation	2,000	-	-	-	2,000
Bells	6,440	-	-	-	6,440
Burma Travel Exchange Fund					
Burma Travel Exchange Fund	2,056	158	-	-	2,214
Bessborough Gardens Income	-	761	-	-761	-
Charities Fund	5	-	-	-	5
Chasuble	1,875	-	-	-	1,875
Children's Worker	88	-	-	-	88
Display panels	178	-	-	-	178
Flag pole	51	-	-	-	51
Floor and Heating	-	-	-	-	-
Music	1,147	169	-	-	1,316
Night Shelter	1,128	-	-	-	1,128
Toddler Group	1,921	-	-	-	1,921
	16,889	1,088	-	-761	17,216

The Barcapel Foundation Fund is for work with people with dementia.

The Bells Fund is for the rehanging of the bells of the church and to carry out all the necessary work to make this possible. A separate charity, St Stephen's Westminster Bells Fund (Registration Number 1152274) has raised funds for this work and donations have been received from it to fund the cost of the work.

The Burma Travel Exchange Fund is available to support the cost of travel to maintain links between the Anglican Church in Burma and the congregation of the church.

Bessborough Gardens Trust Accumulated Income Fund is available to further the religious and other charitable work of the church in the parish.

The Charities Fund is used for monies given specifically for other charities.

The Chasuble Fund has been given in memory of Elizabeth Brazier for the purchase of a blue chasuble.

The Children's Worker Fund is be used to fund work with children.

The Display Panels Fund represents monies donated for the purchase of display panels for use in the church. The cost has been capitalised and added to fixed assets.

The Flag Pole Fund represents monies donated to restore the flag pole outside the church.

The Floor and Heating Fund is to raise money for the proposed replacement of the church floor and heating system.

The Music Fund is to be used for the development of music at St Stephens.

The Night Shelter Fund is for money donated to support the Night Shelter in Napier Hall.

The Toddler Group Fund is for money received from participants at the Toddler group and is used to fund expenditure of and equipment for the group.

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

The Endowment Fund comprises:	2025	2024
Permanent Endowment	150,950	157,234
Expendable Endowment	687,328	685,848
	838,278	843,082

The endowment fund comprises:

Permanent Endowment

St John Trust: The capital is a permanent endowment, which was originally provided for the erection of a church hall in Monck Street, London SW1. The remainder of the capital cannot be spent for any other purpose without the consent of the Charity Commissioners. The income arising from this investment may be used for the charitable purposes of the PCC.

Bessborough Gardens Trust: The capital is a permanent endowment, originally comprising land and buildings in Bessborough Gardens, London SW1. The income arising may be used for the purpose of furthering the religious and other charitable work of the Church of England in the parish of St Stephen with St John, Westminster.

Expendable Endowment

St John's Gardens Fund: This investment was received from the Trustee of the St John's Gardens Fund and has been designated as Expendable Endowment. The donor expects the capital to be kept as a reserve to provide income which may be used as the PCC sees fit. The PCC could, in the future, and after careful consideration, use the capital for some other special purpose.

6. ANALYSIS OF NET ASSETS BY FUND

	Unrestricted Funds	Restricted Funds	Endowment Fund	TOTAL 2025
Tangible fixed assets	499,028	-	-	499,028
Investment fixed assets	388,087	-	779,994	1,168,081
Current assets	352,531	31,586	58,284	442,401
Current liabilities	-29,997	-14,371	-	-44,368
	1,209,648	17,216	838,278	2,065,142

7. DEBTORS

	2025	2024
Prepayments and accrued income	2,468	7,561
Tax recoverable	34,640	24,767
Napier Hall Trust	42,320	26,726
St Andrew's Church Hall Trust	29,020	28,274
	108,447	87,328

8. LIABILITIES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
Accruals and deferred income	41,608	40,602
Tax and national insurance	-	-
Other creditors	2,760	2,760
	44,368	43,362

9. ST STEPHEN'S HOUSE LETTINGS

INCOME	2025	2024
Rents: Flat A	37,500	35,700
Flat B	27,075	24,472
Flat C (curate's accommodation)	14,448	7,756
Offices	4,968	4,968
Parish Sitting Room	1,800	240
Gas, electricity and water costs reimbursed	636	190
	86,427	73,326

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

10. OTHER INCOME	2025	2024
	£	£
Other income comprises the following:		
Administrative charge to St Andrews Church Hall Trust	350	350
Grant under Listed Places of Worship scheme	1,986	4,710
Miscellaneous	54	-
	2,389	5,060

11. STAFF COSTS	2025	2024
	£	£
Wages and salaries	70,085	65,670
Social security costs	-	-
Pension costs	1,239	1,165
Total gross cost	71,324	66,835
Allocated:		
Church activities (Unrestricted Fund)	23,711	21,264
Organist's fees	11,338	10,215
St Stephen's House, Napier Hall and Support - see note 12	36,275	35,356

During the year the PCC employed on a part time basis two vergers, a cleaner, a director of music, a parish administrator and a bursar.

The PCC enrolled with National Employment Savings Trust (NEST) on 1 June 2012 to provide an opportunity for employees to participate in a pension scheme as required by the Pensions Act 2008.

12. ST STEPHEN'S HOUSE, NAPIER HALL AND SUPPORT EXPENSES	2025	2024
Light, heat, water and council tax	24,489	26,011
Cleaning, repairs and maintenance	17,797	14,384
Insurance	2,242	4,184
Letting agents fees and legal costs	4,851	6,498
Printing, postage and stationery	331	347
Hire of photocopier - see note 14	1,422	1,259
Telephone, fax and internet	2,023	1,764
Other office expenses	88	84
Depreciation of fixtures and fittings	-	-
Depreciation of freehold building	2,868	2,868
Salaries attributed to parish office, property and support	36,275	35,356
Independent examiner	1,400	1,400
Fund raising costs - Digital giving charges and Gift Aid envelopes	394	534
Bank charges	246	244
	94,427	94,933

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

(Continued)

	2025	2024
Allocated:		
Church running expenses	18,393	17,645
Church maintenance	5,729	5,548
St Stephen's House lettings	34,899	40,832
Cost of raising voluntary income	2,426	2,513
Cost of managing investments	981	958
Charge to Napier Hall Trust	31,999	27,438

The costs of running the parish office, St Stephen's House, and Napier Hall, and the accounting and governance costs shown above have been apportioned to the activities to which they relate. Where appropriate, expenditure is allocated to the relevant activity. Items of expenditure which contribute directly to more than one activity have been apportioned to the relevant activities. Staff costs are allocated in accordance with the time spent on each activity. Utilities and other services are apportioned on the basis of usage. Property and insurance costs have been apportioned according to the relevant floor area.

13. MAJOR REPAIRS - CHURCH PROPERTIES

	2025			2024
	Unrestricted	Restricted	Total	Total
EXPENSES				
Proposed heating and floor renewal - professional fees	-	-	-	3,463
Work arising from Quinquennial survey	9,541	-	9,541	27,127
	9,541	-	9,541	30,590

Following the Quinquennial survey our architects drew up plans to repair the stonework on the tower. Work began in the summer of 2022 and was complete at the end of 2023.

Work on the longstanding plans to renew the heating system along with broader plans to include restoration and refurbishment of the floor and undercroft is on hold. These plans also include proposals to improve the toilet and kitchen facilities at the church.

14. OTHER COMMITMENTS

The PCC entered in a new contract for the hire of the photocopier for 2 years from 1 April 2021 at a cost of £1,440 per annum. The contract also includes service and maintenance charged on the basis of usage of the machine. Having allowed this to continue to run for additional year it is expected that a new contract will be required during 2026.

15. RELATED PARTY TRANSACTIONS

The PCC has entered into no material transactions, contracts or other arrangements (including grants) with any related party apart from the following:

The combined buildings of St Stephen's House and Napier Hall are managed by the PCC and an appropriate part of the costs charged to the Napier Hall Trust as explained in Note 12 above. The trustees of Napier Hall Trust are the vicar and churchwardens for the PCC and they determine the amount of the donation (if any) to be paid by the Napier Hall Trust to the PCC each year.

Certain transactions, including donations of any money or in kind from PCC members or those closely connected to them, are unlikely to influence the separate independent interests of the PCC and therefore need not be disclosed.

THE PCC OF ST STEPHEN WITH ST JOHN WESTMINSTER

CHARITABLE GIVING

FOR THE YEAR ENDED 31 DECEMBER 2025

		Unrestricted Funds £	Restricted Funds £
Allocation of Charitable Giving Budget			
Emergency & International Relief:	Currently unallocated	2,780	
Charities benefitting Westminster:	Currently unallocated	6,400	
Christian Causes:	Currently unallocated	6,789	
Other Giving:	Support for Church in Burma		
		15,969	-