



**ST JAMES' +
ST EDMUND'S**
LIFE + HOPE

**Annual Report and Financial Statements of the
Joint Parochial Church Council of the
Ecclesiastical Parishes of**

**St Edmund's, Whalley Range
and
St James' with St Clement, Moss Side**

Life + Hope for All

For the year ended 31st December 2025

The members of the Joint Parochial Church Council (JPCC), who are the trustees of the charity, present their annual report and financial statements for the year ended 31 December 2025

Objectives and Activities

The Joint Parochial Church Council (JPCC) serves the parishes of St James with St Clement and St Edmund's. We are committed to our shared vision of Life + Hope for All as a welcoming, multi-ethnic, all-age Anglican church community.

The JPCC supports and oversees the mission and ministry of both churches, encouraging worship, discipleship, pastoral care, evangelism, and community engagement. Our churches offer prayer, scripture, music, sacrament, and practical service, seeking to share the love of Christ in Moss Side and Whalley Range.

Each church develops its own local priorities through Mission Action Planning, within the shared oversight of the JPCC. Further details of parish life and activities are available in our Annual Church Life report at: www.stedsandstjames.org.uk/apcm

The trustees have regard to the Charity Commission guidance on public benefit and believe the parish provides benefit to the community by:

- Providing accessible places of public worship, prayer, learning, and pastoral support for all.
- Promoting Christian faith, values, and service for the wellbeing of individuals and the wider community.
- Maintaining and developing the church buildings of St James and St Edmund's as safe, welcoming spaces for worship and community use.

Achievements and Performance

During 2025, the Joint Parochial Church Council (JPCC) continued to make encouraging progress across worship, discipleship, mission, pastoral care, and community engagement. The year also included a Benefice Vision Day, where members from across the parish gathered to pray, reflect, and discern future priorities for St James' and St Edmund's. This helped shape a renewed strategic focus for the years ahead. Key highlights include:

Worship and Spiritual Life

- Offered a wide range of worship opportunities across our churches, nurturing different traditions, ages, and cultures.
- Started a new 9.30am service at St Edmund's, supporting lay leaders serving at the 10.30am service and widening public access to worship.
- Developed regular monthly Café Church gatherings, creating an informal and welcoming space for worship, conversation, food, and invitation.

- Celebrated baptisms, funerals, memorial services, renewal of wedding vows and key seasonal festivals throughout the year.
- Partnered with local funeral directors to lead our All-Souls Thanksgiving Memorial Service.
- Continued bilingual and multicultural worship, including regular Urdu and Marathi ministry.
- Hosted outreach services including Christmas Carols (in church, the park and at Picadilly Train station) and creative Holy Week and Easter worship.
- Through the Vision Day, identified a priority to grow accessible, Spirit-led worship rooted in Scripture and open to newcomers.

Discipleship and Faith Formation

- Offered Bible study groups and opportunities for learning and prayer across the parish. These are home based or gathered at St Edmund's for The Chosen film series prayer and study.
- Continued to encourage discipleship through access to New Daylight Bible reading notes, helping members grow in daily prayer and Scripture engagement.
- Prepared children and families for baptism and 11 candidates were confirmed.
- Encouraged intergenerational worship and greater participation by children and young people, intentionally at St Edmund's and continued to include youth at St James'.
- St James' youth and St Edmund's youth are central to musical worship provision, playing the music groups.
- Continued to grow lay ministry through the gifts of readers, leaders, and volunteers.
- Jessica completed her ALM Prayer Ministry training and was authorised and Amit was appointed ALM Chaplain in the Diocese.
- Held a Benefice Vision Day, helping shape future priorities for mission and ministry.
- Identified future priorities for lay leadership development, preaching support, and theological learning opportunities.

Pastoral Care and Community Support

- Continued pastoral visiting in homes, hospitals, and care settings.
- Supported families through baptisms, funerals, thanksgiving services, and times of bereavement.
- Established a weekly Bereavement Café at St James', offering companionship, listening, and hope to those grieving.
- Vision Day discussions highlighted the need for stronger pastoral visiting networks and support for isolated members.
- Continued Mothers' Union witness and service in strengthening family and community life. MU commissioned to take a lead with pastoral care logistics and visiting.

Schools, Children and Young People

- Maintained strong partnership with St Mary's Church of England Primary School through governance, assemblies, visits, and school-church links.
- Ran a monthly after school Biggest Stories club in St Mary's School sharing bible stories.
- Supported children and families through seasonal events, worship, and community activities. This church year seasonal pattern of festival celebration is particularly strong at Grace Community.
- Encouraged youth engagement through sports and creative events e.g. the Grace Community Cricket afternoon.
- Hosted First Kick Foundation Youth Club at St James' and The Claremont Exclusive local youth club and now co-lead this Wednesday Night Youth provision under our Life + Hope Youth.
- Continued to develop intergenerational ministry and pathways for younger people into worship and service.
- Continued to provide space and support at St Edmund's for Happy Cats Toddler Group, Rainbows, Brownies and Guides and Included Learning (AP).

Ecumenical and Community Engagement

- Played a leading role in Churches Together in Hulme, Moss Side and Whalley Range.
- Revd Tom served as Chair and Amit as Co-Chair, helping strengthen shared Christian witness across the area.
- Continued the valued tradition of supporting the Churches Together Good Friday Walk of Witness.
- Introduced new shared community initiatives including a Churches Together community litter pick.
- Hosted joint worship, prayer gatherings, and local community events at St James' and St Edmund's.
- Continued to strengthen unity and shared witness with neighbouring churches.

Mission and Social Action

- Continued active partnerships with CMS and a range of mission partners. Mission Partner Kaleem from Pioneers prayed weekly with us at St James'.
- Expanded hospitality and mission through café projects and community gatherings at St James.
- Our St James' Place of Welcome Cafe, and St Edmund's Coffee Morning session have continued, for refreshments, conversation, crafts, games and talks. Enjoyed by congregation members but open to all.

- Continued visible Christian presence in local neighbourhood life and civic partnerships.
- Through the Vision Day, reaffirmed a call to be a more outward-facing church that listens well, welcomes generously, and invites others to belong.

Creation Care and Wellbeing

- Cared for two bee colonies at St Margaret's community garden site, supporting biodiversity and environmental awareness.
- Encouraged wellbeing through regular 'Muddy Walks', fellowship, and outdoor community activity.
- Supported practical care for neighbourhood spaces through litter-picking and stewardship initiatives. Kept our church gardens in good order nurturing fruit trees at St James' and log pile habitats at St Edmund's

Communications and Digital Ministry

- Continued to develop our digital presence through a weekly parish newsletter, social media, and website updates. Launched a new website and use ChurchHubb web office.
- Sought to improve communication of worship, events, and mission opportunities
- Used digital tools to strengthen connection, publicity, and administration.
- Vision Day priorities included improved visibility, clearer welcome pathways, and refreshed communications.

Buildings and Governance

- Sought to maintain church buildings to ensure they remained safe, welcoming, and suitable for worship and community use. There remains significant work to be done (see buildings reports in Appendix 3).
- Continued to host community groups, celebrations, and local organisations within parish buildings. Groups include MSV Housing Association, Manchester Mind a Dementia Care Group and Boaz Trust...
- Continued to provide 'in kind' support to local charities (Manchester Refugee Network & Longsight Moss Side Community Project) through low-cost space rental at St James'.
- Held a bi-monthly JPCC Meeting and started Wider Ministry Team Meetings
- Conducted ongoing mission planning and review through JPCC leadership.
- Participated actively in Deanery, Diocesan, and wider Church of England life.
- Continued careful financial stewardship while investing in mission, ministry, and parish facilities.
- Held a Benefice Vision Day, with strategic priorities emerging to guide future planning and growth.

Financial Review

At each meeting during the year the JPCC reviewed the Statement of Financial Activities and the Balance Sheet at that point in time, and the Treasurer reported on significant items of income and expenditure. During 2025 our General Income (not restricted) totalled £107,093 (2024 was £106,305), of which £58,501 was direct donations to the churches through the collection plate, standing orders and one-off gifts. (2024 was £58,019)

Our General Expenditure was £113,897 (2024 was £111,364) - a deficit of £6,804 (2024 was £5,059) and we finished the year with £63,754 in the General Fund (see accounts Balance Sheet – Appendix 1).

Major items of expenditure in 2025:

Parish Share - £64,301.46
Church running costs - St. Edmund's £7,376.34
Church running costs - St. James £4,598.07
Church utility bills - St. Edmund's £2,191.29
Church utility bills - St. James' £5,438.51
Wages for Church Staff - 0
Cleaner - £5,170.00

plus Building fund expenditure (heating & lighting) £18,515.94

Parish Share is our contribution to the diocesan fund which pays for clergy housing, stipends and pensions. The combined Parish Share for the two parishes in 2025 was £64,301.46 For 2026 it will be £67,520.

The JPCC allocated 10% of the previous year's general giving for giving to Missions. In 2025 a total of £6,905 was given from PCC funds. See Note 12 in the accounts for details.

Reserves Policy

It is JPCC policy to try to maintain a balance on free reserves (net current assets) which equates to at least three months unrestricted payments within the current accounts held with CAF Bank and RBS. The JPCC is blessed by having received a legacy of £52,855 in 2022 from a former member of St. Edmund's, of which £30,000 has been placed in a CCLA Church of England deposit account, so there are no cash-flow concerns, however the JPCC is keen to ensure that this is not frittered away in day-to-day expenditure and seeks to raise awareness within the congregations of the need to increase giving.

Safeguarding

The JPCC believe they have fulfilled their duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have due regard to House of Bishops' guidance on

safeguarding children and vulnerable adults). During 2025, our policy has been reviewed and updated in line with updated Diocesan guidance, and this is now being implemented.

Safeguarding children, young people, and vulnerable adults remains a central priority in the life of our churches and an essential expression of our Christian faith. We are grateful to Gani Martins for her faithful service as Parish Safeguarding Lead. During the year Gani stepped down from this role, and we thank her for the care, diligence, and commitment she has given to strengthening safeguarding practice across St Edmund's, St James, the Grace Community, and the Marathi congregation.

A new volunteer is currently being safely recruited to take on this important responsibility. In the meantime, safeguarding oversight continues through the clergy and leadership team, with safer recruitment, DBS checks, and training requirements being maintained.

The Parish Safeguarding Dashboard continues to be actively monitored to support compliance, action planning, and good practice. Safeguarding remains a standing item at every PCC meeting, ensuring regular review, accountability, and the opportunity to address any concerns promptly. We remain committed to making our churches safe, welcoming, and well-governed places for all.

For Safeguarding Policy visit - <https://www.stedsandstjames.org.uk/safeguarding>

Volunteers

The members of the JCC would like to thank all who give their time, gifts, and energy to make our churches lively and welcoming communities. We offer particular thanks to our churchwardens for their faithful and tireless service, and to our treasurer for the careful stewardship of parish finances and for helping the Council understand our accounts clearly.

We also give thanks for our authorised lay and ordained ministers. During the year, we were delighted to welcome Revd Elizabeth as she began her curacy with us. We also celebrated Revd Kausar's appointment as our Associate Priest. We thank them, together with all who serve, for their valued contribution to the worship, mission, and pastoral life of our churches.

Risk Management

The most significant risks to the churches, financial and otherwise, arise from the need to sustain and grow regular giving in order to support ministry, mission, future staffing of an administrator, and the care of our buildings. These are addressed through continued discipleship, generous stewardship teaching, community engagement, and encouraging growth in worship attendance and participation.

In relation to safeguarding, the churches regularly review policies and procedures, seek to follow safer recruitment practices, and ensure that training and oversight remain up to date, supported by the diocese.

Structure, Governance and Management

The JPCC is a Body Corporate established by the 'Scheme for a Joint Parochial Church Council for the benefice of Saint Edmund Whalley Range and Saint James with Saint Clement Moss Side' approved by the Bishop of Manchester on 1st June 2021, and is governed by the Parochial Church Council Powers Measure (1956) as amended, and the Church Representation Rules that came into effect on 2nd January 1957 (most recently updated in 2011).

The method of appointment of the JPCC members is set out in the above mentioned scheme and comprises all clergy licensed to the benefice, the Churchwardens of the parishes, the licensed Readers, those elected to the Deanery Synod, and other members who are elected at the Annual Parochial Church Meeting held in each parish, by those on the Electoral Roll. Members of the congregation are always urged to join the Electoral Roll, and to stand for election to the JPCC.

The JPCC 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 JPCC are to be spent. New members receive initial training into the workings of the JPCC. The full JPCC met six times during the year (bi-monthly) with a Standing Committee meeting in the months between totalling six meetings a year. A membership list can be seen in Appendix 2.

Fabric Report

Our 2025 Annual Fabric Reports are prepared in accordance with Section 50 of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018 and can be seen in full in Appendix 3. The reports for St Edmund's Church and St James' Church show two buildings serving their communities faithfully, with important maintenance priorities ahead.

St Edmund's has seen valuable progress through glazing repairs, alarm servicing, entrance accessibility improvements, and ongoing chair refurbishment, but now faces more significant concerns around roof leaks, damp, boundary walls, electrical compliance, and internal redecoration.

St James' remains generally in good structural condition, with reliable core services and a successful heating upgrade to the extension area, while priorities now focus on presentation, storage reorganisation, electrical testing, security improvements, updated signage, and addressing cleanliness and anti-social behaviour in the side pathways.

Deanery Synod Report

The Manchester South Stretford Deanery Synod met across 2025–2026 to review diocesan vision, safeguarding responsibilities, wellbeing, and future planning. Parishes highlighted the need for better communication, practical support, and attention to clergy workload. Safeguarding remained a major priority, with requirements for PCC members to complete

Basic and Foundation training, hold DBS checks, and support Parish Safeguarding Officers. Synod also discussed the new membership scheme for the 2026–2029 triennium and ongoing national work following Living in Love and Faith. PCCs were encouraged to engage actively, elect new Synod representatives, and participate in upcoming meetings on parish renewal and growing younger.

Reference and Administrative details

The Churches are situated in Whalley Range and Moss Side Manchester:

- St Edmund's Church, 16 Alexandra Road South, Whalley Range, Manchester, M16 8EZ
- St James' with St Clement, 95a Princess Road, Moss Side, Manchester, M14 4TH

Correspondence address: St Edmund's Rectory, 1 Range Rd, Manchester, M16 8FS.

Our website address: www.stedsandstjames.org.uk

Tel: 0161 226 1291

The registered status certificates can be seen in Appendix 4.

St.James' and St.Edmund's PCC Accounts for 2025
Statement of Financial Activities to 31/12/2025

| Notes | General | Building | Restricted | Designated | Total | |
|--------------------|--|--------------------|-------------------|-------------------|---------------------|------------------|
| Income | | | | | | |
| 2 | Planned Giving | £42,726.92 | | | £42,726.92 | |
| | Loose collections at services | £7,468.25 | | | £7,468.25 | |
| 3 | Other giving | £8,305.45 | | | £8,305.45 | |
| | Grants & Legacies | £1,000.00 | £16,135.00 | £0.00 | £17,135.00 | |
| 4 | Building Fund Income | | £381.66 | | £381.66 | |
| 5 | Hall Income & gross income from all trading | £33,625.00 | £12,000.00 | | £45,625.00 | |
| | Gift Aid claims | £10,598.79 | £0.00 | £0.00 | £10,598.79 | |
| 6 | Fees and other income | £3,368.98 | | £135.97 | £3,504.95 | |
| | Total Income | £107,093.39 | £28,516.66 | £135.97 | £135,746.02 | |
| Expenditure | | | | | | |
| | Parish Share | £64,301.46 | | | £64,301.46 | |
| 7 | Clergy expenses and Rectory costs | £5,767.90 | | | £5,767.90 | |
| 8 | Honoraria & Salaries | £5,170.00 | | £0.00 | £5,170.00 | |
| 9 | Church running costs, Outreach and Training | £21,121.41 | | | £21,121.41 | |
| 10 | Cost of Trading (inc. Hall Costs & Traidcraft) | £9,671.99 | | | £9,671.99 | |
| | Transfer to Building Fund | | | £0.00 | £0.00 | |
| 11 | Capital Expenditure | £503.02 | £18,515.94 | | £19,018.96 | |
| 12 | Mission Giving | £6,905.00 | | | £6,905.00 | |
| 13 | Other expenses | £457.00 | | £121.00 | £578.00 | |
| | Total Expenditure | £113,897.78 | £18,515.94 | £121.00 | £132,534.72 | |
| | Surplus of income over expenditure | -£6,804.39 | £10,000.72 | £14.97 | £3,211.30 | |
| | | General | Building | Restricted | Fixed Assets | Total |
| 1.2 | Giving to other missions - net movement in funds | | | -£20.00 | | -£20.00 |
| 18 | Specified income & expenditure - net movement | | | -£295.65 | | -£295.65 |
| 1.5 | Asset revaluation | | | | | |
| | Depreciation on Digital Piano - Yamaha CVP503 | | | | -£81.00 | -£81.00 |
| | Depreciation on Digital Organ - Johannus Opus 7 | | | | -£256.00 | -£256.00 |
| | Miss Hunter Legacy | | | £10.67 | | £10.67 |
| 14 | Poor Fund CBF Investment Fund Shares | | | -£80.54 | | -£80.54 |
| | RBS Shares | | | £142.33 | | £142.33 |
| | Net Movement in Funds | -£6,804.39 | £10,000.72 | -£228.22 | -£337.00 | £2,631.11 |
| | Opening balance | £70,558.10 | -£11,938.67 | £3,459.67 | £337.00 | £62,416.10 |
| 17 | Totals in Funds | £63,753.71 | -£1,937.95 | £3,231.45 | £0.00 | £65,047.21 |

Accounts prepared by Mr Charles T Parker, St.James and St.Edmund's PCC Treasurer

Accounts approved on behalf of St.James & St Edmunds PCC by The Revd.Tom Studman, Chairman

Independent examination carried out by

PETER BOARDMAN

St.James' and St.Edmund's PCC Accounts for 2025

Balance Sheet as at 31/12/2025

| Notes | Fixed Assets | 2025 | 2024 |
|-------|--|-------------------|-------------------|
| | Investments:- | | |
| | Miss Hunter Legacy | £246.45 | £235.78 |
| 14 | Poor Fund 1 CBF Investment Fund Shares | £1,934.14 | £2,014.68 |
| | RBS Shares | £371.53 | £229.20 |
| | Total Investments | £2,552.12 | £2,479.66 |
| 1.5 | Tangible Fixed Assets | | |
| | Digital Piano - Yamaha CVP503 | £0.00 | £81.00 |
| | Digital Organ - Johannus Opus 7 | £0.00 | £256.00 |
| | Total Fixed Assets | £2,552.12 | £2,816.66 |
| | Current Assets | | |
| | CAF Current Account | £27,285.77 | £22,049.71 |
| | RBS Current Account | £1,698.29 | £1,477.24 |
| | CCLA Account | £30,000.00 | £30,000.00 |
| | Unpresented items | £0.00 | -£76.18 |
| | Petty Cash | £300.00 | £300.00 |
| | Debtors and Prepayments | | |
| | Owed by St. Margaret's | £0.00 | £204.94 |
| 15 | Owed by Inland Revenue for Gift Aid claims | £3,456.75 | £2,430.75 |
| | Hall rental due | £2,990.00 | £1,695.00 |
| | St. James' Kitchen refurbishment | £0.00 | £0.00 |
| | St. James' & St Edmund's LED lighting upgrade | £0.00 | £4,000.00 |
| | Other Payments in advance & Debtors | £0.00 | £0.00 |
| | Total Current Assets | £65,730.81 | £62,081.46 |
| | Current Liabilities (Creditors) | | |
| | Clergy Expenses | £0.00 | £0.00 |
| | Staff Salaries (Tax & Insurance) | £0.00 | £0.00 |
| | Gas, Elec & Water for December paid the following year | £2,586.72 | £1,752.02 |
| 12 | Mission Giving | £450.00 | £440.00 |
| | Building Work | £0.00 | £0.00 |
| | Other creditors | £199.00 | £290.00 |
| | Total Current Liabilities | £3,235.72 | £2,482.02 |
| | Net Current Assets | £62,495.09 | £59,599.44 |
| | Net Total Assets | £65,047.21 | £62,416.10 |
| | Represented By: | | |
| 16 | General Fund | £63,753.71 | £70,558.10 |
| 17 | Building Fund | -£1,937.95 | -£11,938.67 |
| 18 | Mother's Union Fund | £380.09 | £675.74 |
| | Specified funds | £0.00 | £0.00 |
| 1.2 | Mission funds | £33.20 | £53.20 |
| 14 | Poor Fund 2 | £266.04 | £251.07 |
| | Fixed Assets & Investments | £2,552.12 | £2,816.66 |
| | | £65,047.21 | £62,416.10 |
| | Represented By: | | |
| | Accumulated funds at beginning of the year | £62,416.10 | £105,445.30 |
| | Net movement in funds | £2,631.11 | |
| | | £65,047.21 | |

St. James' and St. Edmund's PCC Accounts for 2025

Note 1 to the accounts

| Note | Description |
|-------------|--------------------|
|-------------|--------------------|

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|-----|-----------------------------|
| 1.1 | <u>Basis of preparation</u> |
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These Accounts are prepared on an Accruals basis which means that Receipts and Payments have been adjusted for debtors and creditors at year-end, however 'commitment' (the concept of full payment being due when an order is placed, rather than on receipt of invoices) is not used in these accounts.

These Accounts conform with the Financial Reporting Standards for Smaller Entities (FRSSE) 2015, having been produced taking into account the guidelines in the Statement of Recommended Practice (SORP) for the FRSSE 2015.

| | |
|-----|------------------------|
| 1.2 | <u>Fund accounting</u> |
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General funds are those not subject to any restrictions regarding their use and available for the general purposes of the PCC.

Restricted funds are funds which are to be used in accordance with the specific restrictions imposed at the time of the gift, and include Gift Aid Tax recoverable where appropriate, and are noted in the accounts. These include Grants received for specific purposes and Poor funds.

Designated funds are funds that are set aside by the PCC for specific purposes, without being legally restricted, or money which has been given to the PCC to support a particular project but where the recipient has made it clear that this gift is unrestricted and the PCC is free to reallocate the money elsewhere.

Money which is given in church specifically for other causes, eg collections for specific charities, passes through the church bank account but does not form part of the Income and Expenditure. In order to reconcile these accounts with the cash in the bank the net movement in 'Giving to other missions' is shown as a single line entry on the Statement of Financial Activities.

These accounts include transactions, assets and liabilities for which the PCC can be held responsible. They do not include the accounts of church groups that owe an affiliation to another body, nor those that are an informal gathering of church members, or other users of the buildings.

| | |
|-----|---------------------------|
| 1.3 | <u>Incoming Resources</u> |
|-----|---------------------------|

These are recorded in the Statement of Financial Activities when the PCC receives the actual money as either cash, cheques or BACS transfers. Future income is not anticipated in the accounts.

| | |
|-----|---------------------------|
| 1.4 | <u>Resources Expended</u> |
|-----|---------------------------|

Expenditure is recorded at the time of payment, with adjustment made for outstanding invoices at year end (creditors). It is church policy to ensure that all invoices are paid within 2 weeks for receipt or by their due date, whichever is sooner.

| | |
|-----|---|
| 1.5 | <u>Valuation, Capitalisation and Depreciation of Fixed Assets</u> |
|-----|---|

Consecrated and beneficed property is excluded from the accounts by S96(2)c of the Charities Act 1993. No value is placed on moveable church furnishings held by the 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 on the buildings whether maintenance or improvement is written off as incurred.

Expenditure on tangible moveable stand-alone fixed assets which cost less than £2,000 is written off as incurred. In December 2010 the digital organ and digital piano in St. Edmund's were purchased. These are moveable and sellable objects so they were put into the accounts as assets at full value in 2010 and depreciated by 20% each year to 2024. As the book-value of these assets at the end of 2024 was only £337 and they are 15 years old, they have been written off this year. In recent years repairs have been carried out on both the digital organ and digital piano and they remain in regular use, as does the digital piano in St. James.

St.James' and St.Edmund's PCC Accounts for 2025

Notes to the accounts

Note Description

| | | |
|---|---|--------------------------------|
| 2 | Planned Giving includes giving by Standing Order and through the envelope scheme. Income tax is recovered from the Inland Revenue from givers who have signed up for Gift Aid, and from all donations of less than £20 in envelopes and by standing order from those who have not signed up for Gift Aid, and all the loose collections at services, up to a maximum total of £8,000. | |
| 3 | One-off gifts from church members and visitors, including | |
| | Gift for chair refurbishment | £500.00 |
| | Gift to support employment of an administrator | £5,000.00 |
| | St. Edmund's Gift Day | £350.00 |
| | St. James' Gift Boxes & Gifts | £330.00 |
| | Other gifts through the year | £2,125.45 |
| | | £8,305.45 |
| 4 | Building Fund Income | |
| | Diocesan Grant for lighting at St. Edmund's | £8,250.00 |
| | Diocesan Grant for lighting at St. James | £7,885.00 |
| | PCN Commission Parking | £381.66 |
| | MRSN Hall Hire to March 2026 | £12,000.00 |
| | | £28,516.66 |
| 5 | Hall Income | |
| | Happy Cats | £1,040.00 |
| | Guides, Brownies, Rainbows | £1,420.00 Inc £420 debtors |
| | Manchester Ladies Choir | £1,020.00 |
| | Included Learning | £2,960.00 inc £1,120 debtors |
| | MSV - Ground Rent | £6,750.00 |
| | MSV - Room Hire | £570.00 |
| | MRSN - Office Hire (St. James' vestry) | £1,810.00 inc £1,350 debtors |
| | LMCP - Office Hire (St. James' large office) | £10,860.00 |
| | Mount Zion Spiritual Baptist Church | £660.00 |
| | Church of God Universal | £3,100.00 |
| | Others including one-offs | £3,435.00 Inc £100 debtors |
| | | £33,625.00 |
| 6 | Fees and other income | |
| | Statutory fees retained by PCC | £273.00 |
| | Interest on bank accounts | £1,375.56 |
| | St. Margaret's share of shared costs | £1,714.42 |
| | Sale of Honey | £6.00 |
| | Poor Fund Dividends - see note 14 | £135.97 |
| | | £3,504.95 |
| 7 | Clergy expenses and Rectory costs | |
| | Council Tax on Rectory | £3,111.26 |
| | Water Rates on Rectory | £655.02 |
| | Rectory phone and internet | £819.08 |
| | Clergy mobile phones | £0.00 |
| | Open AI Chat GPT subscription | £140.00 |
| | Travel | £791.39 |
| | Dropbox - computer file storage & sharing | £95.88 |
| | Other Clergy expenses | £155.27 |
| | | £5,767.90 |

| | | | |
|----|--|--|-------------------|
| 8 | Honoraria & Salaries | | |
| | Church Cleaner (both churches) | | £5,170.00 |
| 9 | Church running costs | | |
| | Mission and Evangelism (inc Training) | | £1,363.05 |
| | CCLI copyright licence - St. Edmund's | | £511.86 |
| | CCLI copyright licence - St. James | | £525.86 |
| | Church Database (iKnowChurch) | | £429.00 |
| | Church Giving Envelopes & Fundraising | | £154.15 |
| | Church running costs - St. Edmund's | | £6,649.98 |
| | Church running costs - St. James | | £3,857.71 |
| | Church utility bills - St. Edmund's | | £2,191.29 |
| | Church utility bills - St. James | | £5,438.51 |
| | | | <u>£21,121.41</u> |
| 10 | General costs of trading include half of all utility bills which are assigned as Hall costs. | | |
| | Cost of Trading (inc. Hall Costs) - St. Edmund's | | £3,282.78 |
| | Cost of Trading (inc. Hall Costs) - St. James | | £6,389.21 |
| | | | <u>£9,671.99</u> |
| 11 | General Capital Expenditure - St. Edmund's | | |
| | Replacement Windows | | £365.00 |
| | Ceiling tiles | | £98.02 |
| | General Capital Expenditure - St. James' | | |
| | Plumbing repairs | | £40.00 |
| | Building Fund Expenditure - St. Edmund's | | |
| | LED Lighting | | £5,500.00 |
| | Building Fund Expenditure - St. James' | | |
| | LED Lighting | | £5,170.50 |
| | Heating in new hall | | £7,640.00 |
| | Kitchen equipment | | £70.00 |
| | Cushions for window seats | | £135.44 |
| | Total Capital Expenditure | | <u>£19,018.96</u> |
| 12 | Mission Giving from PCC funds: | | |
| | Overseas Church Mission Society (Marcia and Noemi) | | £1,000.00 |
| | Overseas House of Joshua in the Philippines (Mary & Ramil) | | £1,000.00 |
| | Overseas Tearfund | | £1,000.00 |
| | Overseas Christian Relief Uganda (Maria's care school) | | £1,000.00 |
| | Overseas Greenline (Chidinma) Hospital In Nigeria | | £450.00 |
| | Overseas St Monica's school in Pakistan | | £450.00 |
| | Overseas Mount Pleasant School, Jamaica | | £450.00 |
| | Overseas Indian Evangelical Mission | | £450.00 |
| | Home The Hideaway Youth Project Ltd. | | £450.00 |
| | Home Pioneers (Kaleem & Azra) | | £655.00 |
| | | | <u>£6,905.00</u> |
| 13 | Bank charges including foreign transactions fees | | £157.00 |
| | Independent Examination of 2025 accounts | | £300.00 |
| | | | <u>£457.00</u> |
| | Payments from Poor fund to help people in need | | £121.00 |

- 14 Poor Fund 1 - an investment account containing historic assets, which pays quarterly dividends into Poor Fund 2 - our operating fund for receipt of dividends from Poor Fund 1 which are specified for the use of relief of poverty, and the grants from Diocesan and National hardship funds, for helping specific individuals. [Note this is just a fund within the accounts - not a separate bank account]
At the start of the year there was £251.07 in Poor Fund 2. Payments of £121.00 were made and dividend income was £135.97. Total in Poor Fund 2 at the end of the year = £266.04
The balance shown in Poor Fund 1 is the current value of the historic investments.
- 15 Gift Aid for Oct-Dec is treated as income for this year but actually received the following year.
- 16 The value of the General Fund is the money available for future spending across the two churches.
- 17 In 2024 the kitchen of St. James' was replaced at a total cost including appliances of £32,665.94 resulting in the building fund (which is only a fund within the accounts, not a separate bank account) going negative, to minus £11,933.68. This was reversed by the addition of £12,000 from MRSN for building hire 2025-2026 in March 2025.
In 2025 grants totalling £16,135 were received from Manchester Diocese for installing LED lighting in both churches, and it was agreed we would use any surplus to fund heating improvements in the Life and Hope Hall at St. James. Total cost of the lighting improvements was £10,670.50 and the Heating was £7,640, which, with other building work expenditure (see note 11), resulted in the building fund ending the year still negative at minus £1,802.51. This will be reversed by the receipt of £12,000 from MRSN for building hire 2026-2027 due in May 2026.
- 18 Mothers Union Fund
- | | |
|--|----------------|
| Opening Balance | £675.74 |
| Transfer to Manchester Diocese Mothers Union a/c | -£400.00 |
| Income at Summer Fair | £130.00 |
| Expenses for Summer Fair | <u>-£25.65</u> |
| Closing Balance | £380.09 |

Independent examiner's report to St James' and St Edmund's Joint PCC

I report on the accounts for the year ended 31st December 2025, which are set out on the Statement of Financial Activities, Balance Sheet and accompanying notes, which have been prepared under the accounting policies set out under Note 1 to the accounts.

Respective responsibilities of Trustees and Independent Examiner

As trustees of the charity, the members of the JPCC are responsible for the preparation of the accounts. They consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 ("The 2011 Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act); and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

Independent Examiner's statement

In the course of my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in, any material respect, the requirements
 - to keep proper accounting records in accordance with s.130 of the 2011 Act);
or
 - to prepare accounts which accord with these accounting records
have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:



Name:

PETER BOARDMAN

Date:

25/3/2026

Address: Accountancy and Business Support (UK) Ltd
108 Whitworth Road
Rochdale
OL12 6DQ

Appendix 2

JPCC Membership of St James Moss Side and St Edmund's Whalley Range

Post APCM 2025

Ex Officio

18 maximum, plus any members of Diocesan and General synod.

12 for 2022/23 as some people have several roles (people with multiple roles in italics)

1 Clergy: Tom Studman, Kausar George

1 Curate: Elizabeth Roney

3 Churchwardens:

St James/Marathi: Barry Simpson

St Edmund/Grace Community: Lyn Ngqobongwana and Malik Nelson

4 Licensed Readers: Amit Chawhan, Addy Lazz-Onyenobi, Yomi Akinade, Martin Tonks

5 Deanery Synod reps:

2 from St James': Pam Schwarz and *Vacancy*

3 from St Edmund's: Addy Lazz-Onyenobi, Yomi Akinade and Alfred Daniel

1 Safeguarding Officer: *Vacancy*

Diocesan Synod: Amit Chawhan

General Synod: Addy Lazz-Onyenobi

Elected Lay Representatives from each congregation and their terms

12 maximum, (3 from each of four congregations)

12 for 2025/26, but serving different terms in years

St James' morning Congregation

Margaret Holmes (3 Years) Roy Walters (1 years), Barbara Gardner (3 years), Hyacinth Lightbourn (3 years)

St James' Marathi Congregation

Sanket Jadhav (3 Years), Anushaka Chawhan (3 Years), Jessica Jamal (1 years)

St Edmund's morning Congregation

Charles Parker (3 years), Carol Smith (1 years), Carol Bullard (2 years)

St Edmund's Grace Community Congregation

Ajay John (3 Years subject to checks), Rafiq Gill (1 years), *JPCC Vacancy*

30 possible members, (plus any members of Diocesan and General synod)

23 for 2025/2026,

Quorum is 8 people (1/3 of total membership and clergy must not exceed laity)

3 Possible Co-options

Appendix 3

Annual Fabric Report for St Edmund's, Whalley Range

1. Introduction

This report is prepared under Section 50 of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018. It provides an overview of the condition of the church buildings, repairs completed, and maintenance priorities.

2. General Condition of the Church Building

Exterior

Outstanding / Requires Attention

- Damp-proof black paint coating to lower brickwork is deteriorating and requires renewal.
- West boundary wall adjoining the Rectory is unstable/collapsing and requires assessment by the Diocesan Buildings Team. Ivy has been removed.
- South boundary wall capstones are weathered; loose sections require securing or removal.
- Pipe hole near the kitchen window on the south side requires sealing or fitting of a vent cover.
- Redundant trailing wire at the south corner of the worship area should be disconnected.
- High-level timber panelling requires weather treatment.
- Plank on west side requires securing.
- South high-level external corner above the lounge requires resealing where boards meet.
- Exterior windows of the accessible toilet require cleaning.
- It is uncertain whether roof and gutter inspections were completed during 2025.
- Wooden shed to rear west of building contains unused items and would benefit from clearance and reorganisation.

In Good Condition / Completed

- Flower bed borders remain in good order and well maintained.
 - Windows are structurally sound and cleaned.
 - Spikes on west wall of small hall removed.
 - Concrete bollard at front path entrance removed to improve accessibility.
-

Interior

Outstanding / Requires Attention

- Small hall paintwork chipped and requires repainting.
- Skylight areas in foyer outside lounge require redecoration.

- Accessible toilet requires improvement for better wheelchair access.
 - Ceiling tiles damaged by water ingress require replacement.
 - Curtains in the main worship space require cleaning or replacement.
-

Windows and Glazing

Completed

- Two double-glazed units in worship area repaired.
 - One double-glazed unit in coffee lounge replaced.
-

Heating and Lighting

Ongoing / Requires Review

- Heating has functioned reliably, though occasional pressure loss continues.
 - It is unclear whether all radiators were checked during 2025.
-

Electrical and Mechanical Services

Completed

- Fire safety testing completed in December 2025.

Outstanding

- Electrical inspection/testing is due and remains outstanding.
-

3. Repairs and Maintenance Completed During the Year

- Alarm serviced and checked (December 2025).
 - Glazing panels replaced in worship area.
 - New glazing unit installed in lounge.
 - Outdoor beds maintained.
 - Ivy removed/pruned from Rectory wall.
 - Front entrance bollard removed for improved access.
 - Chair recovering project commenced August 2025.
-

4. Proposed Repairs and Maintenance for the Coming Year

Priority Works

- Investigate and address roof leaks, damp, and internal water damage.
- Complete electrical inspection/testing.
- Inspect roof coverings, gutters, and rainwater goods.
- Assess vestry wall vent: retain, repair, or remove.
- Review and decide options for accessible toilet improvements.
- Continue chair recovering project (expected completion April 2026).

- Replace damaged ceiling tiles.
- Boundary wall repairs and brick protection works.
- Internal redecoration where affected by damp.

Maintenance Systems

- Introduce a formal maintenance logbook held by the churchwarden.
- Provide a second maintenance book in reception area for visitors/users to note repairs needed.
- Both logs to be reviewed regularly.

5. Quinquennial Inspection (2018) – Items Still Relevant

- Remove moss from roof and keep rainwater pipes clear.
- Arrange electrical inspection.
- Check garage roof and tiles.
- Upgrade accessible toilet facilities.

6. Summary and Recommendations

There remain a significant number of external and internal maintenance items requiring attention. The most serious concern is roof leakage, which is causing ongoing damp and internal deterioration.

Key completed works during the year include glazing repairs, alarm servicing, accessibility improvements to the entrance, and substantial progress with chair refurbishment.

Priorities for 2026 should focus on:

1. Roof repairs and damp prevention.
2. Electrical inspection and compliance.
3. Accessible toilet improvements.
4. Boundary wall safety works.
5. Internal decoration following repairs.
6. Improved maintenance recording and oversight.

Continued attention to these matters will help ensure the building remains safe, welcoming, and fit for worship and community use.

Annual Fabric Report for St James', Moss Side

1. Introduction

This report is prepared under Section 50 of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018. It provides an overview of the condition of the church buildings, repairs completed, and maintenance priorities.

2. General Condition of the Church Building

Exterior

In Good Condition

- Roof remains in good order, functional, and leak-free.
- Gutters and drainpipes are intact and operational.
- Most church grounds and parking areas are safe and free from hazards.
- Both wheelchair access points from the car park are secure and functional.
- Lawns and planted areas are regularly maintained.
- Church bins are appropriately stored.

Outstanding / Requires Attention

- External paintwork requires cleaning.
 - Windows require external cleaning.
 - New signage is needed with updated church information.
 - Side pathways alongside the church continue to present hazards from rubbish, faeces, and evidence of drug use. Cleaning has been undertaken on an ad hoc basis and a more regular solution is needed.
-

Interior

In Good Condition

- Main internal areas and structures are safe and in working order.
- Toilets are operational.
- Storage areas in hall, kitchen, and offices are functional and generally safe.
- Communion vessels are in good and usable condition.
- Two general access doors and two fire exits are fully functional and accessible.

Outstanding / Requires Attention

- Worship area, reception, corridors, and extension walls require repainting.
 - Ceiling tiles in reception area require replacement.
 - Toilets would benefit from redecoration/painting.
 - Archive areas on first floor and under-eaves spaces are cluttered and require review.
 - Some storage areas contain mixed items belonging to St James and other user groups and require reorganisation.
-

Windows and Glazing

In Good Condition

- Windows and doors are operational.
- Fire exit signage is clear and exits remain accessible.

Outstanding / Requires Attention

- General cleaning required internally and externally.
 - Broken pane in front entrance door requires replacement.
-

Heating and Lighting

In Good Condition

- Heating and drainage systems remain operational and maintained.

Completed During the Year

- Life + Hope extension heating upgraded from 3KW to 12KW (October 2025).
 - This retrofit scheme includes four high-level heaters, receiver unit, and additional power supply.
-

Electrical and Mechanical Services

In Good Condition

- Smoke detectors and bulkhead lights are functioning.
- Electrical ports and equipment are operational and subject to regular checks.
- Audio-visual equipment (projector, mixer, sound system, microphones) is fully operational.
- Electronic fob access system continues to provide secure building access.
- Fire exit through LMCP office remains accessible during office hours.

Completed

- Fire safety testing completed May 2025.

Outstanding / Requires Attention

- Electrical testing is due.
 - Third CCTV camera (inactive since January 2022) requires repositioning or repair.
-

3. Repairs and Maintenance Completed During the Year

- Alarm serviced and checked.
- Toilet flush replaced.
- Disabled toilet leak repaired (with some ongoing faults still noted).
- Outdoor beds and fruit trees maintained.
- Window seating cushions installed in extension area.
- Heating upgrade completed in extension space.

4. Proposed Repairs and Maintenance for the Coming Year

Priority Works

- Internal repainting of worship area, reception, toilets, corridors, and key public spaces.
- Replace broken front door window pane.
- Repair or reposition third CCTV camera.
- Review and improve side pathway cleanliness, security, and safety.
- Replace damaged ceiling tiles in reception.

Storage and Organisation

- Declutter loft and under-eaves archive spaces.
- Develop archive management plan.
- Reorganise extension storage room.

External Presentation

- Install updated external signage.
- Clean exterior paintwork and windows.

5. Quinquennial Inspection (2018)

No major actions currently outstanding.

6. Summary and Recommendations

St James' church building remains in generally good condition, with the roof, heating systems, accessibility, and core services functioning well. The heating upgrade to the extension area has been a significant improvement.

The main priorities now relate to presentation, storage management, safety, and preventative maintenance. Internal decoration, updated signage, glazing repairs, and better use of storage areas would improve the welcome and effectiveness of the building for worship and community use.

There is also an ongoing concern regarding the side pathways of the church, where hazardous littering and anti-social behaviour have occurred. Addressing this should remain a priority alongside regular maintenance.

Priorities for 2026 should include:

1. Internal decoration and presentation improvements.
2. Window and ceiling tile repairs.
3. Storage and archive reorganisation.
4. CCTV and security improvements.
5. Side pathway safety and cleanliness.
6. Continued care of grounds and community-facing spaces.

Appendix 4



St James, Moss Side
is a church which is the responsibility of a parochial church council duly constituted under the Parochial Church Council Powers Measure (1956) as amended, and the Church Representation Rules

The Church is registered with code *624090*
in the diocese of *Manchester*
in the parish of *St. James with St. Clement, Moss Side*

The Parochial Church Council of *St. James with St. Clement, Moss Side*
is a charity for the purposes of the Charities Act 2011

The church address is *95a Princess Road , Moss Side, M14 4TH*



Parochial Church Councils (Powers) Measure 1956



St Edmund's, Whalley Range
is a church which is the responsibility of a parochial church council duly constituted under the Parochial Church Council Powers Measure (1956) as amended, and the Church Representation Rules

The Church is registered with code *624093*
in the diocese of *Manchester*
in the parish of *St. Edmund, Whalley Range*

The Parochial Church Council of *St. Edmund, Whalley Range*
is a charity for the purposes of the Charities Act 2011

The church address is *16 Alexandra Road South , Whalley Range , Manchester, M16 8EZ*



Parochial Church Councils (Powers) Measure 1956

