

The Diocese of London  
The Parish of The Holy Cross Greenford Magna



Holy Cross Church, Greenford

# Annual Report

for the year ending  
31 December 2024

and

## Agenda

for the

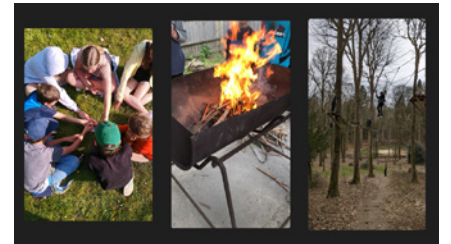
**ANNUAL MEETING OF PARISHIONERS**

and

**ANNUAL PAROCHIAL CHURCH MEETING**

Holy Cross Old Church

Sunday 18 May 2025 at 11.00am



# Contents

Rector's Introduction	3
Agenda and Minutes	4
Annual Meeting of Parishioners (for the Election of Church Wardens)	
Annual Report and Accounts	7
of the Parochial Church Council for the year ended 31 December 2024	
The Parochial Church Council: Parish activities	9
Ealing Deanery Synod	9
Safeguarding report	9
Buildings Report	9
Churchwardens' Report	10
Edward Betham Governors	11
Happy Choo Choo Nursery	12
Greenford Parochial Charities (Reg. Charity No.212726)	12
Betham Charity (Reg. Charity No. 1002075)	12
9th Greenford Scout group report	13
Events	13
Christmas Market	13
Panto Report	14
Worship and Ministry	14
Baptism	14
Servers Report	14
In Thanksgiving	15
Ray Allen	15
Accounts for the Year ended	16
31 December 2024	

# Rector's Introduction

## Welcome to our Annual Report for 2024

Welcome to our celebration of 2024. This Report reflects something of our life together at Holy Cross as we seek to respond to God's call to be his people in this place.

The story is told of an elderly Anglican nun being asked *What is the Church for?*

Her response – the fruit of many years of prayer and reflection – was to say that the task of the church is the praise of God, to enter into the pain of the world and to seek the repentance of the church.

Every Sunday we gather to offer thanks and praise to God and many of our festivals and family occasions are celebrated with wonder and joy.

The pain of the world is all around us – the violent conflicts in the Middle East, Ukraine, Sudan and the Democratic Republic of Congo. And on the streets of our city, including the anti-immigrant riots last summer.

So too the need for repentance and renewal within the church, so painfully aware of safeguarding failures.

In the midst of all this we seek to know and love and serve God, and to pray and work for true peace – the establishment of right relationship and justice amongst all peoples.

Throughout the Gospels Jesus goes ahead and invites his disciples to follow. After his Resurrection he *goes before them to Galilee*. God is always inviting us into the new. At the end of 2024 I announced that I would be moving to be vicar of Holy Trinity, Eltham. I go with deep thanksgiving for all I have received and confident that *the One who calls is faithful* (1 Thessalonians 5.24)

*Lord God, you have called your servants to ventures of which we cannot see the ending, by paths as yet untrodden, through perils unknown. Give us faith to go out with good courage, not knowing where we go but only that your hand is leading us and your love supporting us; through Jesus Christ, our Lord. Amen.*

**The Revd Graham Miller**  
Rector

# Agenda and Minutes

## Annual Parochial Church Meeting

held on  
Sunday 26th May 2024 at 11am  
Old Church

Meeting of Parishioners (for election of Church Wardens)

### 1. Apologies Received:

Dawn Petit-John, Sarah Newman, Patricia Boateng, Natalie Putros, Becky Ofosu, Richard Hilburn, John Bennett, Christine Sawyer, Pauline Avery, Linda Pope, Brian Radville

### 2. Adoption of Minutes from 26th March 2023

These minutes were adopted as a true record. Proposed by Peter Hounsell and seconded by Jacky Mitchell.

### 3. Matters Arising

None.

### 4. Election of Churchwardens

There were two nominations for Churchwardens:

Mathew Collins  
Proposed Annabel Radville  
Seconded Marilyn Scantlebury

Marilyn Scantlebury  
Proposed Michelle Stanton  
Seconded Tony Nayager

Marilyn Scantlebury and Matthew Collins were duly elected as Churchwardens.

We note our enormous thanks to both of them for all that they do and all they shoulder to help our community as well as the tasks and responsibilities that they oversee.

*Meeting of Parishioners closed at 11:11.*

## Annual Parochial Church Meeting

held on  
Sunday 26th May 2024 at 11:15am  
Old Church

### 1. Apologies Received:

Dawn Petit-John, Sarah Newman, Patricia Boateng, Natalie Putros, Becky Ofosu, Richard Hilburn, John Bennett, Christine Sawyer, Pauline Avery, Linda Pope, Brian Radville

### 2. Adoption of Minutes from 26th March 2023

Members of the PCC previously adopted these minutes as a true record of the meeting.

### 3. Matters Arising

None.

### 4. Church Electoral Roll

There are 201 names on the roll as of the day of the meeting. Jacky Mitchell advised that in 2025 the roll will be renewed.

### 5. Deanery Synod Report

Frances Hounsell advised that anyone is able to attend Deanery Synod meetings they do not have to be a Synod Representative. It is a good way to learn what is happening with other churches in the Ealing area.

### 6. Safeguarding Report

Mandy Fitzmaurice, Safeguarding officer, advised that the PCC have been receiving safeguarding training as required by the diocese. The safeguarding policy and action plan is adopted by the PCC each



year. The action plan highlighted the need to ensure that any visiting musicians complied with the current safeguarding checks. Work is also being done to update the notice boards in both churches to set out how any concerns can be reported.

We would like to note our thanks to Mandy for her work with this developing role and undertaking the Leadership training.

## **7. Churchwarden's Report**

### **Fabric of the Church**

Andrew Vigor reported that the parish room had been refurbished last summer. It was a great team effort and was appreciated by the new nursery. A big thank you to everyone who helped with that. The heating in the new church has been serviced and is now working well.

Andrew would like to thank Michael Connolly for fitting the brand-new pump system in the basement as well as cleaning out the whole area.

Looking forward, there is still quite a long list of things that need to be done including work on the roof of both churches. The old church will need a professional survey to be undertaken first. There has not been any progress with the boundary wall but the diocese are now dealing directly with Ealing council.

We note our thanks to Andrew for his work.

The wardens started by acknowledging the work of the congregation to ensure we can worship each week, that everything is safe and goes to plan or helps to support the daily life of the church, from servers, setting up the church, parish breakfast, music and more. The social events this past year have been fun and although the preparation can be hard, the event itself

has always been lovely and a good way to develop our sense of community and help the church to feel alive.

*Lettings* – Marilyn shared that Happy Choo Choo Nursery are now well established and settled in well, and the sports camp shall be returning in the summer. However, we do have some slots available for lettings so if anyone knows of groups or singular events who are looking for a venue, please do get in touch with Marilyn.

Marilyn advised that this is her 6th year as a warden and she would need to stand down next year. She has enjoyed her time as warden and has also learnt a lot about herself. Marilyn thanked everyone who has helped her, both personally, and within the life of the church to keep everything running.

We also share our thanks to Father Graham for all that he does to help us, inspire us, keep spirits high and lead us in our worship.

## **8. Reports from Church Activities**

There was a slideshow of pictures from the last year reflecting on our wonderful and diverse community and events.

*Betham Charity* – Peter Hounsell advised that they have been carrying 2 vacancies for the last year and asked people to consider becoming a Betham trustee. The trust meets 3 times a year, during term time and considers funding for school projects.

There is a correction to be made on page 22 of the report, the section on Carol singing currently implies it was organised by us however, it was organised by St Barnabas Church, and we were invited to join in with them.

**9. Accounts for the year ended 31st December 2023**

Barry Fitzmaurice, Treasurer, presented the accounts for the year. He noted that our income from the congregation has gone down by 8% in 2023, but income from regular lettings has gone up. Barry advised that our common fund contribution for the year was less than the previous year as we try to manage our funds responsibly maintaining a sensible reserve fund and policy.

We note thanks to Barry for all he does to put the accounts together, but also thanks to Andrew, Marilyn, Matthew and Jill Marsh for their assistance with administrative tasks within finance.

**10. Elections**

We began with a note of thanks to those who are standing again and for those who are being elected for the first time.

**PCC**

Patricia Boateng  
Proposed Dennis Ishimishere  
Seconded Ella Muswere

Rebecca Mitchell  
Proposed Matthew Collins  
Seconded Barry Fitzmaurice

Dennis Ishimishere  
Proposed David Chung  
Seconded Rebecca Ofusu

**Betham Trustees**

Emily Marsh  
Proposed Peter Hounsell  
Seconded Caroline 'Anjela' Jeffrey.

**Greenford Parochial Charity**

Jill Marsh  
Proposed Emily Marsh  
Seconded Marilyn Scantlebury.

**11. Appointment of an Independent Examiner**

John Quinn has been elected as our independent examiner and we note our thanks to him for all he has already done, and all he will continue to do. Proposed by Barry Fitzmaurice and seconded by Marilyn Scantlebury. This was then agreed by all 19 people in attendance.

**12. AOB**

No other business.

Father Graham shared a final note of thanks to everyone who has helped to prepare for the meeting today and for everyone present for participating.

*APCM ended at 12:04*

# The Parish of Greenford Magna Holy Cross Church

Registered Charity No: 1155128 (England & Wales)

Ferrymead Gardens, Greenford, Middlesex, UB6 9NJ

## Annual Report and Accounts of the Parochial Church Council for the year ended 31 December 2024

The Parochial Church Council (PCC) presents its Annual Report and Independently Examined Accounts for the year ended 31st December 2024.

Holy Cross Church, Greenford is a parish within the Willesden Episcopal area of the Diocese of London. Day to day management is provided by the Rector and PCC in accordance with the Church Representation Rules 2022 and the Charities Acts of 2011 and 2022.

In addition to developing our mission in accordance with the doctrines and practices of the Church of England the PCC has the responsibility to oversee the management of the Buildings, Finances and Safeguarding.

As charity trustees PCC members are required to carry out the following six key duties:

1. Ensure the charity is carrying out its purposes for the public benefit
2. Comply with the charity's governing document and the law
3. Act in the charity's best interests
4. Manage the charity's resources responsibly
5. Act with reasonable skill and care
6. Ensure the charity is accountable

PCC members who served during the year to 31st December 2024 were:

### **Ex. Officio members**

#### **Incumbent:**

The Revd Graham Miller\* – Chair

#### **Wardens:**

Marilyn Scantlebury\* – Joint Vice Chair

Matthew Collins\* – Joint Vice Chair

**Deanery Synod Representatives (3)**

Frances Hounsell  
Jacqueline Mitchell  
Rebecca Ofusu

**Elected Members:**

Andrew Vigor\*  
Barry Fitzmaurice\*  
Dawn Petit-John - until 17 September 2024  
David Chung  
Dennis Ishimishere - until 17 August 2024  
John Bennett  
Natalie Putros – until 3 June 2024  
Patricia Boateng  
Rebecca Mitchell\*  
Richard Hilburn  
Sarah Newman - until 26 May 2024  
Amanda Fitzmaurice – co-opted 17 June 2024  
Tebsey Varkey – Co-opted 9 September 2024

\*Member of Standing Committee

**Appointed Officers:**

Electoral Roll Officer – Jacky Mitchell

Secretary - Rebecca Mitchell

Safeguarding Officer - Amanda Fitzmaurice

DBS Checker – Christine Sawyer

Childrens' Champion – Dawn Petit-John

Gift Aid Officer – Andrew Vigor

Treasurer – Barry Fitzmaurice

Jill Marsh – Church Administrator

**Independent Financial Examiner:**

John Quinn  
56 Cleveland Road, West Ealing  
London, W13 8AJ

**Bank:**

HSBC Bank  
Holborn Circus, 31 High Holborn,  
London, EC1N 2HR

**Architect:**

Ian Angus Dip Arch RIBA AABC  
Carden and Godfrey  
33 Clerkenwell Close,  
London WC1R 0AU

**Church Electoral Roll**

At the 31 December 2024 the Church Electoral Roll stood at 182. The Roll will be renewed in 2025

*Jacky Mitchell, Electoral roll Officer*



# The Parochial Church Council:

## Parish activities

### **Ealing Deanery Synod**

The February meeting was held on Monday 5th at 7.30pm in St. Mellitus Church, Hanwell.

There was a short presentation on the work of the Ministry Experience Scheme by two of the participants. This sponsors a placement in a parish for those between 18 & 30 to explore the work of the church and their own faith.

The main focus of the meeting was a demonstration of Godly Play by Jeanny Wang who had a placement at Holy Cross.

The July meeting was held on 2nd at St Barnabas, Northolt Park. Requests were made for volunteers to stand as school governors for Edward Betham and William Perkin Schools and for trustees to the Betham Trust. Applications for the Mission Funds were heard and agreed.

No-one from Holy Cross was able to attend the October meeting.

Reps were asked to vote in a by-election to the General Synod. Phillip Rice was elected standing on his experience in financial matters on support for the Parish model of ministry.

*Frances Hounsell*

### **Safeguarding report**

The purpose of safeguarding at the Holy Cross is to promote the welfare and Champion the well-being of vulnerable groups: children and adults with care and support.

Members of the safeguarding team have met throughout 2024 to review and update procedures. We have continued to update the safeguarding dashboard. Mandy continues to attend drop-in safeguarding sessions with the Willesden safeguarding team, for advice and to keep up to date with changes.

All members of the PCC are DBS checked and many have completed basic and foundation safeguarding training from the diocese. Safeguarding is a standing agenda item for all PCC meetings.

The parish safeguarding Policy statement is on display in both churches and the Parish website, along with useful telephone numbers and information about how to respond to safeguarding concerns.

We are grateful to all those who work to ensure we maintain good safeguarding practice, always remembering, safeguarding is everyone's responsibility.

*Mandy Fitzmaurice*  
*Church Safeguarding Officer*

### **Buildings report for 2024**

Happy Choo Choo Nursery have settled in well to the Parish Room which we decorated in 2023.

We have renewed our contract with a contractor who is inspecting regularly for rodents in the New Church. At present we appear to be clear of mice since they assisted us in dealing with the infestation last year. Ongoing food storage in the kitchen needs to be to a minimum and any necessary food items stored in sealed containers and out of reach in the wall cupboards.

Gas safety tests and servicing have been carried out on the Old Church Heaters, Parish Room Boiler and the Cookers in the kitchen. The New Church Heaters will be serviced and certified in April 2025.

Throughout 2023 we regularly had to pump out the boiler room basement when the old pump failed. Our thanks to Michael Connolly who installed a new pump and thoroughly cleaned out the basement in 2024.

Some of the work arising from the 2023 Quinquennial Inspections still remains to be done, in particular:

New Church; The Flat Roofs and associated guttering especially over the kitchen need professional attention to stop water ingress, a builder has been appointed for the kitchen Flat Roof and we are waiting for him to start. It is still proving difficult to find builders who are not already very busy. Roof tiles and condition of the brickwork also need further attention. Gutters and ground gullies have now been cleared but the gullies need a spring clean.

Old Church; The roof needs to be surveyed professionally, especially on the south side where there is an issue with slipping tiles. Work is going to be needed when funds allow.

Gullies were cleared in 2024 but need a spring clean. We've had a big clear out of the Play area to the right of the concrete garage. The fences will need repair this year.

Help is always welcome especially with cleaning and tidying up – inside and out. My thanks to everyone who helped in 2024 – no names but you know who you are!

*Andrew Vigor*

### **Churchwardens' Report 2024**

We started the year with Fr Graham was on a sabbatical for the first four months. During this period, we welcomed visiting clergy every Sunday and while this was a bit stressful at first, we soon became used to seeing different people each week and this enriched our worship. Happily, some of these clergy have now become regulars at Holy Cross. Thank you to everyone who took on additional responsibilities during this time.

The PCC met regularly during the year to conduct church business as well as

reflecting on our worship. During these reflections we found that individually each one of us were moved by different aspects of our celebrations such as All-age masses, Pentecost, Easter and Christmas. During the year we saw a reduction in the number of PCC members as some people had to stand down in order to focus on more pressing family matters. I would like to thank everyone who has been on the PCC during the year for their support, both physical and spiritual during the year.

We have welcomed a number of new faces in the congregation on Sunday mornings which has been very encouraging, as are the increase in numbers attending. The pattern of using the Old church for the 9.30 service during the winter months has worked well along with August being in the Churchyard. This has become our new normal. We have also welcomed a number of new families into the church for baptism of their children.

Our Social events have continued with quiz nights, the parish BBQ and Christmas market, all of which have been well attended and enjoyed by all who attended. They have also generated much needed additional funds for the church. A huge thank you to all involved in making these events happen. A group from the church also attended the beautiful candle lit Advent Service at St Pauls Cathedral.

We have also welcomed Edward Betham C of E Primary School for their school masses in the new church throughout the year. The presentations by the children based on the seasons of the church are always very well written and beautifully delivered. Personally, I am always moved by their beautiful singing!

At the end of November Fr Graham announced that he was leaving Holy Cross and moving to Holy Trinity Church, Eltham in the Diocese of Southwark. This was a

shock! I have been a warden for the last six years and during that time have developed a meaningful working relationship with Graham. At this time, I was reminded that as change is a constant in our lives we should make an adjustment and carry on. The time between the announcement and Graham's last day went very quickly. We reflected on the 11 years Graham was at Holy Cross, and how he steered the parish through the challenges we faced, especially during Covid when the church was closed. However, the legacy of Graham's ministry will continue. His last service was on Sunday 9 March 2025. It was a wonderful celebraion of his time in the parish and thanksgiving for his ministry. We would also like to wish him much success as he continues his journey in faith at Holy Trinity, Eltham and hold him in our prayers. He will be missed!

As a parish we now face the challenge of looking to the future and finding ourselves a new Rector. The Diocese have a process in place for parishes to follow when managing a vacancy and recruiting a new vicar. They have met with the Wardens and PCC and advised us of the keys steps and we are working through that process. During a vacancy the responsibility for running the parish lies with the Wardens and PCC. We will continue to work as a team and be guided by God to do our best for our pariish.

My thanks to everyone for your help in and around the church throughout the year. Your support and assistance is very much appreciated. We hope you are able to continue to support your church during the current vacancy and recruitment of a new vicar. If you're able to offer help, please speak with the wardens or a PCC member. Thank you.

*Marilyn Scantlebury (Churchwarden)*

## **Edward Betham Governors**

The governing board consists of 16 governors; currently we are 13, and still seeking three foundation governors. Although, we are short on governors, we have managed to remain committed to our work. We have continued to attend our full governing board meetings, and committee meetings to ensure that the school budget is spent wisely, our pupils achieve their best and school rules are followed through our policies. We have carried out singular as well as group monitoring visits and have seen first-hand how the school continues to do well and make our pupils flourish. The governors were able to raise money for new software (Connecting steps) which measures the progress of pupil on the SEND register, this has been proven to be a valuable resource for teachers, pupils and their families.

In May 2024, we had an ungraded Ofsted visit. The school remains good. The governors and staff worked tirelessly to maintain our standard. The school community worked together and demonstrated our school's Christian vision, with faith, hope and love we can achieve our goal.

But that is not the end; our work continues as we will have another SIAMS inspection in the next academic year.

*Silva Hilburn, Chair of governors*

## Happy Choo Choo Nursery

It's been a fantastic year at Happy Choo Choo Nursery in Greenford. Our teachers have been caring for up to 18 children aged 2-4 years old. We started 2024 by learning about different occupations in life. We tried our hands at being a hairdresser, astronaut, postman, and vet. Next, we celebrated World Book Day by talking about our favourite stories, and we wore costumes based on characters from the books.

In the summer term, we took care of 5 little caterpillars, which transformed into butterflies after 6 weeks. We also said goodbye to 5 children who were ready to start new adventures in big school.

During the autumn term, we explored space, planets, light and dark, and also discovered the power of our Earth.

We ended 2024 with a fantastic Christmas show, "The Littlest Christmas Tree," and a Christmas party with a special guest (Santa).

It has been a year full of learning opportunities and fun!

*Magdalena Sarzalska*

## Greenford Parochial Charities (Reg. Charity No.212726)

The Greenford Parochial Charities amalgamates a series of charitable gifts made between 1649 and 1856 and has been in its present form since 1919. The Charity's endowment is invested in low-risk funds. The trustees cannot sell the shares, and the charity's disposable income is derived from the dividends on these shares.

The charity has six trustees: the rector and the two churchwardens are ex officio; the remaining three are elected at the APCM for a term of four years. The elected trustees during 2024 were Sarah Reilly (until the APCM), Jill Marsh (from the APCM) and

Peter Hounsell who also acts as Clerk and Treasurer. There is one vacancy.

The trustees meet in November to review the financial position and to agree the disbursement of the charity's income.

The trust's income in 2024 was about £1,200. Donations totalling £1,500 were made to

- The Salvation Army (working with older people and families)
- Age UK, Ealing (working with older people)
- Homestart Ealing (supporting local families)
- Greenford Baptist Church (the local centre of Ealing Foodbank, and a venue of the Ealing Churches Winter Night Shelter).

*Peter Hounsell (Clerk/Treasurer to the Trustees)*

## Betham Charity (Reg. Charity No. 1002075)

The Betham Charity manages the financial legacy of Edward Betham. This money is invested in managed funds similar to those of Greenford Parochial Charities and only the income can be spent. It is used to fund particular projects and improvements in the school.

There are eight trustees: the Rector (ex-officio) and seven elected at the Annual Parochial Church Meeting. Trustees during 2024 were Sarah Reilly (until APCM), Andrew Vigor, Jacky Mitchell, Emily Marsh and Peter Hounsell. Christeen George has been co-opted to one of the vacancies.

The trustees hold a meeting in each of the three school terms. The Headteacher attends meetings, reports on the work of the school and makes suggestions for projects that the Trustees might support.

The charity receives an income of about £3,000 per annum but has built up reserves that has allowed it to make grants exceeding that amount if required. During 2024 the Charity paid £4,376 to the school which included a contribution to the cost of refurbishment of the Reception classes' outdoor area (which took place in 2023) and support for a Year 2 visit to the floating classroom.

The Betham Trustees also appoint two governors to the Edward Betham School Governing Board.

*Peter Hounsell (Clerk/Treasurer to the Trustees)*

### **9th Greenford Scout group report**

2024 was an action packed year for 9th Greenford (Holy Cross) Scout Group. As well as the busy weekly section nights where the young people work towards badges, there were a number of weekend activities; including a wide game on the tube in

London, the group BBQ, sports days, Church parades and a trip to the Docklands.

The group participated in 2 camps in 2024, a group camp in May and a larger District camp in September. Both gave the young people chances to experience new activities and enjoy the great outdoors!

We raised over £275 for the Church by catering for their Christmas fair (and passing the profits back to the Church). Continuing in the Festive spirit, each section made Christmas cards for the elderly residents of the Neem Tree Care Center, which were greatly received.

2 Section leaders left this year to move onto new endeavours and we have been joined by one new Leader and one new Trustee. You may have seen that the area to the left of the hut has been cleared and we laid a base for a new shed and once the weather improves, this will be finished.

## **Events**

### **Christmas Market**

After months of planning Holy Cross Christmas Market took place on Saturday 23rd November and the general consensus seems to be that it was successful. The earlier date seems to have been beneficial and our visitor numbers were up. Stallholders commented that they particularly enjoyed the friendly atmosphere and several asked that they be notified of future events. It was particularly pleasing that we were able

to fulfill the PCC's wish that the Market would have a community focus with the participation of AGE UK, the WI, the Litten Nature Reserve, London Borough of Ealing community engagement team and Springhallow School.

The Scouts offered to cater the hot food and they did a brilliant job including a spotless clear up.

*Frances Hounsell*

## Panto report

Holy Cross Players 2025 pantomime was Space Wars, featuring details from some well-known space shows; Dr Who, Star Wars and Star Trek. It was performed 9-11th January 2025 in the Royal British Legion Club, Greenford.

We had smaller cast than in previous years who started rehearsals in September and dedicated their Sunday afternoons to making Space Wars come to life to deliver a great performance. Between the commitment of the cast and the help from our backstage crew, the performances themselves went very smoothly. Ticket sales were slower than in normal, but we still had some

performances that sold out. We received great audience feedback, included a standing ovation!

The profits every year are donated to charity and this year, we chose to raise money for Bowel Cancer UK in memory of Ray Allen who passed suddenly last year to this disease. Ray had been a member of our cast for years and still returned for a cameo role after he moved away. We miss him.

We will soon start working on our January 2026 show and if you would like to get involved, please get in touch via [holycrosspanto@gmail.com](mailto:holycrosspanto@gmail.com) or via our Instagram channel (@hcppantomime).

# Worship and Ministry

## Baptism

*Taejah Dawn Drury* - baptism age 4 months old.

We joyfully celebrated Taejah's baptism day, a beautiful occasion filled with love, family, and faith. Surrounded by our church community, we witnessed her commitment to a life guided by Christ. As parents, we are proud to mark this day as the beginning of Taejah's spiritual journey. Thank you to everyone who shared this special day with us.

*Vicklyn Drury*

My twin boys *Joshua* and *Zachary* were baptised on the 29th September 2024 at Holy Cross along with their cousin *Juliet* who was visiting from America.

The Baptism was part of the family service which was truly a heartwarming and joyous occasion. The church was filled with love and warmth and Father Graham's words were touching, emphasising the importance of faith and the support of the church family. There is a real sense of family at Holy Cross and we have all experienced nothing but welcoming love whenever we go.

*Jess Jones*

## Servers Report 2024

Another busy year for our servers who have been extremely well rehearsed and have coped brilliantly swapping from New Church to Old Church and back again. Many thanks to the parents for getting all the children and young people to the church in plenty of time for the services. Two of our teenagers have been training to be MC and Thurifer. Kojo already trained as Thurifer and is now taking on the role of MC and Scarlett is being trained as Thurifer now. They are both doing extremely well. Benji has also trained as Thurifer and will be taking on the role of MC shortly and David will start training to be an Acolyte. Again my thanks go to Andrew, Jackie and Rebecca for supporting me all through the year. If any adult or child would like to be a server, training is given – we don't throw servers in at the deep end! Please speak to me if you would like to join the team, it is a very rewarding experience

*Annabel Radville*



# In Thanksgiving

## Ray Allen RIP

Ray Allen was known for his dedication, kindness, and endless enthusiasm. His faith and commitment to his community touched countless lives, leaving a lasting legacy of love and service.



Ray had early dreams of becoming a jockey but was refused due to his inability to swim! Instead, he took his first job on a farm, learning how to drive the tractor and look after the horses. At twenty-one, he became involved in youth work as a voluntary leader at the village Youth Club. Around the same time, he discovered amateur dramatics. His most memorable performance was at the Royal Albert Hall playing the part of a clown

In 1974, Ray attended the YMCA Training College in Walthamstow. He dedicated 31 years to the YMCA, and in 2005, he was honoured to be the President of the Association of Professional Staff of YMCAs. After retiring, he returned to Lincoln, continuing his work with the community.

I met Ray at Holy Cross Church where he was a church warden and at the heart of church life. He was a constant presence at services and events, enthusiastically taking part, helping and sometimes organising them. His passion for theatre remained strong, and he performed annually at the Holy Cross Players' Panto. He later became Chairman of

the ACTION Community Theatre in Lincoln, fostering creativity in the community.

Ray's love for quizzes led to an appearance on *The Weakest Link* and later saw him as part of a winning team on *The Chase*. He also dedicated himself to education as a foundation governor at Edward

Betham Primary School, especially enjoying the school trips to the Isle of Wight.

Even after relocating to Lincoln, he visited often. We enjoyed trips to the Ideal Home Show, visits to the seaside and even a 70s weekend at Butlins! He was more than a friend—he was part of our family attending many life events of joy (and sometimes sadness).


Ray had an incredible gift for remembering people, never forgetting birthdays or anniversaries. His generosity, warmth, and steadfast Christian faith were constants in our lives.

Despite health challenges, Ray remained grateful and positive, never complaining, always appreciating those around him. He was a dear friend, a true gentleman, and a man who embraced life fully.

Ray, you will be deeply missed. Rest in peace.  
XX

*Jill Marsh*

# Accounts for the Year ended 31 December 2024

 <b>CHARITY COMMISSION FOR ENGLAND AND WALES</b>		<b>Independent examiner's report on the accounts</b>	
<b>Section A Independent Examiner's Report</b>			
Report to the trustees/ members of	<small>Charity Name</small> Holy Cross Greenford Magna		
On accounts for the year ended	31 December 2024	Charity no (if any)	1155128
Set out on pages	1		
	I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.		
Responsibilities and basis of report	As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").		
	I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.		
Independent examiner's statement	I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect: <ul style="list-style-type: none"> <li>accounting records were not kept in accordance with section 130 of the Act or</li> <li>the accounts do not accord with the accounting records</li> </ul> I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.		
Signed:		Date:	17 April 2025
Name:	John Michael Quinn		
Relevant professional qualification(s) or body (if any):			
Address:	56 Cleveland Road West Ealing London W13 8AJ		

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## Financial Report of the the Parochial Church Council (PCC) of the Parish of Greenford Magna

### Basis of the Accounts

The Receipts and Payments Account for the year ended 31 December 2024 comprise the Statement of Receipts and Payments, the Statement of Assets and Liabilities, and the notes to the accounts ("the accounts").

The Statement of Receipts and Payments are actual transactions, both income and expenses, through the PCC bank accounts during the year ended 31 December 2024. The Statement of Assets and Liabilities is a balance sheet valuation of PCC assets and liabilities as at 31 December 2024. The notes to the accounts include further detail and analysis to the Statement of Receipts and Payments and Statement of Assets and Liabilities that allow a better understanding of the underlying transactions.

The accounts have been reported as operating funds and capital funds. Operating funds represent the usual ongoing PCC transactions. Capital funds represent larger non recurring capital expenditure. The accounts are also reported as restricted and unrestricted funds. Restricted funds are those which the PCC must use for a specified purpose, whereas unrestricted funds can be utilised at the discretion of the PCC. Funds can also be considered designated and non-designated, although these are both considered as unrestricted funds.

### Common Fund (Diocesan parish contributions)

The work of the church is financed through parishes. The vehicle used to collect the money is the Common Fund towards which every parish makes a contribution, and which is managed by the London Diocese. The Common Fund is used to manage current and future clergy related costs of Stipends, training and support. It is also used to help parishes which may need financial support. The Common Fund is referred to as the Diocese parish contributions in the accounts, and accounts for 43% of total payments during the year 2024.

The Church of England receives no money from the state for mission or ministry. Generous giving by congregations enables the London Diocese to live out our Vision 2030; for every Londoner to encounter the love of God in Christ.

### Regular Committed Giving and Gift Aid

The PCC remains committed to (1) promoting the mission of the church (2) maintaining the infrastructure of the church buildings and environment (3) ensuring the church can operate safely and effectively.

The PCC is very grateful for all of the monetary and non monetary contributions from the Holy Cross congregation. These contributions directly allow the parish to continue its work in the local community and as part of the London Diocese. The PCC will continue to monitor and manage the parish financial resources to ensure the parish is self sufficient, whilst continuing to meet its obligations.

Regular committed giving is the most efficient form of financial contributions by the congregation, as this gives more certainty to the PCC receipts and is easier to administer. The PCC would encourage all donors and committed givers to make contributions in a tax efficient method. Gift Aid is available for contributions, subject to certain HMRC requirements.

### Future Developments

Every five years, the PCC have a Quinquennial inspection, where church buildings and the environment are inspected by an architect or chartered building surveyor approved by the London Diocese, with the aim of identifying areas which may need maintenance or repair and recommendations for improvements. There was an inspection during May and June 2023 which identified a number matters, both short term (within 18 months) and long term (greater than 18 months). This included Fire Precautions/prevention works, and increased roof maintenance and repairs, in both the old and new church. The PCC continues to review the recommended works, and other maintenance requirements, trying to be cost effective as the available funds are limited. Both churches are "listed buildings" and any works are generally specialized and expensive.

Receipts and Payments Account for the Year Ended 31st December 2024										
Type	Note	Unrestricted Funds 2024	Restricted Funds 2024	Operating Funds 2024	Capital Funds 2024	Total Funds 2024	Total Funds 2023	Total Funds 2022	Total Funds 2021	Total Funds 2020
		£		£	£	£	£	£	£	£
Voluntary Receipts	1	20,307	-	20,307	-	20,307	21,215	23,180	26,525	29,543
	2	9,276	-	9,276	-	9,276	9,721	8,565	6,661	5,814
		375	-	375	-	375	10,370	3,842	2,803	75
		-	44	44	-	44	1,310	-	-	128
		4,659	-	4,659	-	4,659	8,092	5,273	5,055	13,144
		34,617	44	34,661	-	34,661	50,708	40,860	41,044	48,704
Other Voluntary Receipts										
		-	-	-	-	-	-	866	-	-
		3,288	-	3,288	-	3,288	4,727	1,012	550	649
3		31,014	-	31,014	-	31,014	33,551	14,660	16,510	10,313
4		21,649	48	21,697	-	21,697	20,710	21,144	21,476	20,670
		-	-	-	-	-	-	15,000	15,000	-
		55,951	48	55,999	-	55,999	58,988	52,682	53,536	31,632
Total Receipts										
		90,568	92	90,660	-	90,660	109,696	93,542	94,580	80,336
Payments										
6		32,216	-	32,216	-	32,216	41,188	52,629	63,001	61,283
7		38,583	-	38,583	-	38,583	48,797	28,538	26,184	26,989
		401	-	401	-	401	1,518	150	-	-
		-	-	-	-	-	1,685	-	-	-
8		3,787	-	-	3,787	3,787	1,256	10,475	7,442	1,095
		74,987	-	71,200	3,787	74,987	94,444	91,792	96,627	89,367
Total Payments										
		15,581	92	19,460	(3,787)	15,673	15,252	1,750	(2,047)	(9,031)
Bank and Cash Balance as at 1st January										
		-	-	22,891	-	22,891	7,639	5,889	7,936	16,967
Excess/(Deficit) of Receipts over Payments during period										
		19,460	(3,787)	15,673	(3,787)	15,673	15,252	1,750	(2,047)	(9,031)
Bank and Cash Balance as at 31st December										
		42,351	(3,787)	38,564	(3,787)	38,564	22,891	7,639	5,889	7,936
The attached notes form part of these Accounts										

**Statement of Assets and Liabilities as at 31 December 2024**

	Note	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £	Total Funds 2022 £	Total Funds 2021 £	Total Funds 2020 £
<b>Assets</b>								
<b>Cash Funds</b>								
Bank and Cash Balances		22,033	16,531	38,564	22,891	7,639	5,889	7,936
Cheques and cash unbanked at year end		283	-	283	311	962	1,489	1,866
		<b>22,316</b>	<b>16,531</b>	<b>38,847</b>	<b>23,202</b>	<b>8,601</b>	<b>7,378</b>	<b>9,802</b>
<b>Other Monetary Assets</b>								
Receivables	5	7,849	-	7,849	6,580	10,206	8,462	11,369
		<b>7,849</b>	<b>-</b>	<b>7,849</b>	<b>6,580</b>	<b>10,206</b>	<b>8,462</b>	<b>11,369</b>
<b>Investment Assets</b>								
Investment Funds Shares at Market Value	9	63,718	1,779	65,497	64,032	58,525	83,226	86,744
<b>Assets Retained for Church's own use</b>								
Freehold Land & Buildings	10	625,000	-	625,000	625,000	625,000	475,000	475,000
<b>Liabilities</b>								
<b>Accruals and Other Creditors</b>								
Accruals and Other Creditors	11	5,607	-	5,607	2,709	23,397	5,741	2,800
<b>Net Assets</b>		<b>713,276</b>	<b>18,310</b>	<b>731,586</b>	<b>716,105</b>	<b>678,935</b>	<b>568,325</b>	<b>580,115</b>
<b>Free Reserves (Net Current Assets)</b>		<b>88,276</b>	<b>18,310</b>	<b>106,586</b>	<b>91,105</b>	<b>53,935</b>	<b>93,325</b>	<b>105,115</b>

The attached notes form part of these Accounts

Approved by the Parochial Parish Council (PCC) on 10 February 2025 and signed on their behalf by;

*Graham Miller*  
**Rev. Graham Miller**  
**Rector and Chair PCC**

*Barry Fitzmaurice*  
**Barry Fitzmaurice**  
**Honorary PCC Treasurer**

Notes to the Accounts for the Year Ended 31st December 2024							
Notes	Unrestricted Funds 2024	Restricted Funds 2024	Total Funds 2024	Total Funds 2023	Total Funds 2022	Total Funds 2021	Total Funds 2020
	£	£	£	£	£	£	£
1 Planned Giving	20,307	-	20,307	21,215	23,180	26,525	29,543
2 Collections at services	4,456	-	4,456	6,048	5,394	5,054	4,208
Cash and cheque Collections	3,920	-	3,920	2,473	1,971	650	-
Contactless Giving	900	-	900	1,200	1,200	958	1,606
Giving Envelopes and Gift Aided Envelopes	9,276	-	9,276	9,721	8,565	6,661	5,814
3 Church activities	265	-	265	540	268	6,038	1,115
Church Lettings-Ad Hoc	29,374	-	29,374	29,103	11,413	6,205	8,677
Church Lettings-Regular	821	-	821	2,590	2,979	3,056	510
Fees for funerals	54	-	54	1,284	-	1,211	11
Fees for weddings	500	-	500	34	-	-	-
Other Fees	31,014	-	31,014	33,551	14,660	16,510	10,313
The London Diocese issues an annual fee structure for weddings and funeral which are adhered to by the PCC. There is no fee for a Baptism. Regular church lettings are to (1) uniformed groups, including Scouts, Cubs, Brownies, Rainbows and Guides (2) Happy Choo Choo Under Fives pre school (3) A local musical band group and (4) Kumon Tutors. During 2023 Kumon Tutors decided to terminate their lettings agreement.							
4 Investment Income	1,729	48	1,777	1,750	2,184	2,516	2,430
Dividends on CCLA Investment Funds	19,920	-	19,920	18,960	18,960	18,960	18,240
Rental Income on Freehold Asset	21,649	48	21,697	20,710	21,144	21,476	20,670
The Miriam Turner Legacy, including income the legacy generates is restricted to aumbrey lamps and the garden of remembrance.							
5 Receivables							
Reclaimable VAT-Listed Place of Worship scheme							
Other							
Gift Aid							
</							



**Notes to the Accounts for the Year Ended 31st December 2024**

Notes		Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Costs 2024 £	Total Costs 2023 £	Total Costs 2022 £	Total Costs 2021 £	Total Costs 2020 £
<b>6</b>	<b>Diocesan parish contributions</b>							
	Church Schools Levy	-	-	-	94	564	517	564
	Common Fund	32,216	-	32,216	41,094	52,065	62,484	60,719
		<b>32,216</b>	<b>-</b>	<b>32,216</b>	<b>41,188</b>	<b>52,629</b>	<b>63,001</b>	<b>61,283</b>
<b>7</b>	<b>Church running expenses</b>							
	Church building running expenses	25,891	-	25,891	28,683	16,679	18,767	18,863
	Education and outreach	3,090	-	3,090	2,769	2,529	1,356	1,067
	Liturg costs	6,725	-	6,725	7,715	7,184	2,346	2,547
	Printing and stationary	1,275	-	1,275	1,773	1,119	1,017	1,458
	Wedding/Funeral/Other Fees (Diocese of London)	351	-	351	4,054	204	468	1,062
	Miscellaneous admin costs	1,253	-	1,253	3,802	823	2,230	1,992
		<b>38,585</b>	<b>-</b>	<b>38,585</b>	<b>48,796</b>	<b>28,538</b>	<b>26,184</b>	<b>26,989</b>
	Church building running expenses include the ongoing costs of maintaining the church buildings including insurance, cleaning, refuse collection and utility costs.							
	<b>Church building running expenses</b>							
	Insurance			4,648	4,508	4,267	4,056	4,026
	Cleaning			8,481	5,478	4,345	4,772	3,824
	Utilities			10,656	14,677	6,103	6,013	5,647
	Waste Collection			-	1,258	489	1,196	1,023
	Internet			635	582	463	256	252
	Other			1,471	2,179	1,012	2,474	4,091
				<b>25,891</b>	<b>28,683</b>	<b>16,679</b>	<b>18,767</b>	<b>18,863</b>
<b>8</b>	<b>Capital Projects</b>							
	Parish Room Boiler			1,500	-	-	-	-
	New Church New Chairs			1,359	-	-	-	-
	Church Roof Repairs			-	-	-	1,200	936
	Church Drain Repairs			-	-	9,480	-	-
	Electrical Remedial Works			588	751	995	4,280	159
	Security - Harrow Fencing			-	-	-	1,962	-
	Roofing repairs 177 Costons Lane			-	505	-	-	-
	Plumbing repairs 177 Costons Lane			340	-	-	-	-
				<b>3,787</b>	<b>1,256</b>	<b>10,475</b>	<b>7,442</b>	<b>1,095</b>

## Notes to the Accounts for the Year Ended 31st December 2024

## Notes

## 9 Investment Funds Shares at Market Value

CBF Church of England Investment Fund-Income Shares

The Holy Cross PCC	The Beth Morris	The Miriam Turner	The Paul Hewish	Total Shares	Market Value
Church Improvements Fund	Legacy	Legacy	Legacy		
Unrestricted	Unrestricted	Restricted	Unrestricted		£
1,469	854	77	1,834	4,234	68,373
					12,789
1,469	854	77	1,834	4,234	81,163
					5,581
1,469	854	77	1,834	4,234	86,744
(680)				(680)	(15,000)
					11,482
789	854	77	1,834	3,554	83,226
(721)				(721)	(15,000)
					(9,700)
68	854	77	1,834	2,833	58,525
68	854	77	1,834	2,833	5,507
					64,032
68	854	77	1,834	2,833	1,465
					65,497

Investments are held with CCLA (<https://www.ccla.co.uk/about-ccla>)

CCCLA are one of the UK's largest charity fund managers, they manage investments for charities, religious organisations and the public sector.

## 10 Freehold Land & Buildings

	Total Funds 2024	Total Funds 2023	Total Funds 2022	Total Funds 2021	Total Funds 2021
	£	£	£	£	£
Freehold Land & Buildings	625,000	625,000	625,000	475,000	475,000

The PCC manage a freehold property in Greenford. During 2022 the PCC adjusted the market valuation for the property based on a high level review of the local market.

The PCC consider the freehold property is owned by the Diocese of London, with the PCC acting as managing agents and receiving rental income.

**Notes to the Accounts for the Year Ended 31st December 2024**

**Notes**

**11 Accruals and Other Creditors**

Diocese of London Church Fees	3,091	2,459	5,429	3,995	600
Diocesan of London Parish Contributions	-	-	10,412	-	-
DBR Leadwork Limited (Roof Project Builder)	-	-	-	-	1,000
Other Creditors	2,516	250	7,556	1,746	1,200
	<b>5,607</b>	<b>2,709</b>	<b>23,397</b>	<b>5,741</b>	<b>2,800</b>

**12 Restricted Funds**

	B/Fwd	Receipts	Payments	Market Valuation	C/Fwd	C/Fwd	C/Fwd	C/Fwd
	01-Jan-24				31-Dec-24	31-Dec-22	31-Dec-21	31-Dec-20
	£	£	£	£	£	£	£	£
Pamela Ingram Legacy-young people	13,027	-	-	-	13,027	13,027	13,227	13,227
Messy Church Grant	647	-	-	-	647	907	1,107	1,107
Miriam Turner Legacy-Investment	1,739	-	-	40	1,779	1,589	1,801	1,576
Miriam Turner Legacy-Dividends	444	48	-	-	493	397	351	305
Diocese	321	-	-	-	321	321	2,000	-
Mothers Union	-	-	-	-	-	488	488	488
Ealing Deanery	1,000	-	-	-	1,000	1,000	-	-
London DioceseEnergy Audit Fund	1,000	-	-	-	1,000	2,641	-	-
Lent Appeal 2024-Christian Aid	44	-	-	-	44	627	627	627
	<b>18,222</b>	<b>48</b>	<b>-</b>	<b>40</b>	<b>18,310</b>	<b>20,997</b>	<b>19,601</b>	<b>17,330</b>

Restricted funds are those which the PCC must use for a specified purpose, whereas unrestricted funds can be utilised at the discretion of the PCC. Funds can also be considered designated and non-designated, although these are both considered as unrestricted funds.

**13 Reserves Policy**

Whilst the PCC does not have a formal reserves policy as at 31-12-2024, they consider the level of financial reserves as at 31-12-2024 are satisfactory. The PCC reviews the level of financial resources available to the church regularly during the year, when considering the current and future needs of the church.

