

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



Holy Cross Church, Greenford

Annual Report

for the year ending
31 December 2025

and

Agenda

for the

ANNUAL MEETING OF PARISHIONERS

and

ANNUAL PAROCHIAL CHURCH MEETING

Holy Cross Old Church

Sunday 17 May 2026 at 11am



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Introduction

Welcome to our Annual Report for 2025

Welcome to our Annual Report for 2025 where we aim to share aspects of our life as a parish.

2025 has been a year of change for Holy Cross Church as we bade farewell to one Rector and prepared for the arrival of a new one, but by God's good grace the community of this Church has Re negotiated the last twelve months in a spirit of prayer, hope and expectation.

Rev Graham Miller's ministry at Holy Cross had lasted 11 years, and now he was leaving to take up his vocation in new surroundings. For the congregation, and more particularly for the churchwardens and PCC, it was important to maintain our regular worship and our community life, whilst preparing for the future.

We have been blessed in being able to find clergy to cover nearly every week of the year, and to celebrate the Eucharist with us, and to mark the major feasts at Holy Week & Easter, and at Christmas. These visiting priests have brought their own special qualities to their preaching and the conduct of the Eucharist.

As part of the process of recruitment of a new Rector the PCC were required to prepare a Parish Profile and to consult with the congregation over its content. This is a challenging process, since in looking at ourselves and the life of the parish we had to identify not only those things that we felt we

did well, but also to reflect on those things that we haven't been doing or not doing as well as we might. We hope then that the new Rector will help us maintain the former and grow and develop the latter.

As we look outside the doors of the church we see change all around us at home and across the world, and we continue to be saddened by the death and destruction being caused in places such as Ukraine and Palestine. We pray for peace and an end to oppression and as Christians we look forward to a better world where our values may flourish.

We end the year with the hope of new beginnings as we welcome Rev Simon Tsang to be the 59th Rector of the parish in a 700-year-old tradition going back to 1326, at the same time as Bishop Sarah is installed as the first female Archbishop of Canterbury. May their ministries be for our greater glory and may the Christian life in this parish and across the Anglican Communion be refreshed and renewed.

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. With change comes uncertainty and often anxiety but together we can convert this to a new positive energy and celebrate the joy of being a Christian community in Greenford in 2026.

Agenda and Minutes

Annual Meeting of Parishioners 2026

(for the Election of Church Wardens)

Agenda

1. Apologies for absence received
2. Adoption of the Minutes of the meeting held on 26 March 2025
3. Matters arising from the Minutes
4. Resolution to revoke extension of Churchwardens term to more than 6 years
5. Election of Churchwardens

Attendance is recorded for our archived Minutes.

Annual Parochial Church Meeting 2026

Agenda

1. Apologies for absence received
2. Minutes of the meeting held on 18 May 2025 (Adopted by the PCC Standing committee *on 27 April 2026*)
3. Matters arising from the Minutes
4. Church Electoral Roll
5. Deanery Synod Report
6. Safeguarding Report
7. Churchwardens' Report

Break for discussion and Celebration
Slide-show

8. Reports from Church activities
9. Accounts for the year ended 31 December 2025
10. Elections
 - 10.1 Parochial Church Council: 4 members for 3 years and 1 member for 2 years
 - 10.2 Ealing Deanery Synod – 2 members for 3 years
 - 10.3 Betham Trust: 4 members for 4 years
 - 10.4 Greenford Parochial Charities: 2 members for 4 years
11. Appointment of an Independent Examiner
12. AOB

Annual Parochial Church Meeting

held on

Sunday 18 May 2025 at 11am

Holy Cross Old Church

Meeting of Parishioners (for election of Church Wardens)

1. Apologies Received:

Apologies for absence were received from John Bennett, Dawn Petit-John, Natalie Putros, Patricia Boateng, Elaine Francis, Christine Sawyer, Pauline Avery, Linda Pope.

2. Adoption of Minutes from 20 May 2024

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

3. Matters Arising

There were no matters arising.

4. Resolution to extend the term of Churchwarden to more than six years

The Churchwardens Measure of 2001 provides a maximum term of office for Churchwardens of six consecutive years after which time they are not permitted to hold office for two years. This provision may be overruled by the parishioners at the Annual Meeting.

Marilyn Scantlebury was appointed Churchwarden at the Annual Meeting held on 7 April 2019. She has therefore completed the maximum 6 years.

Following the departure of Rev Graham Miller to a new parish in March 2025, and after much deliberation and prayers, Marilyn has agreed to stand again for the office of Churchwarden. This will provide much needed continuity to the parish during the period of this interregnum, until the next Rector is appointed, hopefully within the next year.

To make this happen, this meeting needs to pass a resolution to revoke the provisions of the Churchwardens Measure as permitted under section 3.

The Resolution

'This resolution revokes the provision of the Churchwardens Measure 2001 which requires a Churchwarden to stand down after a period of Six consecutive years, to provide continuity within the parish during this period of interregnum. This resolution will remain in place until it is revoked by a subsequent Annual Meeting.'

Proposed by Jacky Mitchell
Seconded by Frances Hounsell

5. Election of Churchwardens

There were two nominations for Churchwardens:

Marilyn Scantlebury

Proposed Antoinette Scott
Seconded Peter Hounsell

Peter Hounsell

Proposed Jill Marsh
Seconded Kath Kingsbury

Marilyn Scantlebury and Peter Hounsell were duly elected as Churchwardens.

Meeting of Parishioners closed at 11:14

Annual Parochial Church Meeting

held on

Sunday 18 May 2025 at 11:15am

Holy Cross Old Church

1. Apologies Received:

Apologies for absence were received from John Bennett, Dawn Petit-John, Natalie Putros, Patricia Boateng, Elaine Francis, Christine Sawyer, Pauline Avery, Linda Pope,

2. Adoption of Minutes from 26 May 2025

Members of the PCC Standing Committee adopted these minutes as a true record of the meeting at a meeting held on 27 April 2026

3. Matters Arising

There were no matters arising

4. Church Electoral Roll

There are 82 names on the renewed electoral roll as of the day of the meeting.

5. Deanery Synod Report

Frances Hounsell reported that during the year the Holy Cross representatives had participated in the General Synod by-election which resulted in Philip Rice being elected. Meetings attended also dealt with the Ministry Experience Scheme; a demonstration of Godly play; recruitment of school governors for Edward Betham and William Perkin Schools as well as the Betham Trust.

6. Safeguarding Report

Parish safeguarding officer, Mandy Fitzmaurice, advised that she has been attending training sessions with the Willesden area safeguarding team. The PCC and senior church members undergo DBS checks and mandatory training – basic, foundation and leadership. The PCC has also reviewed and adopted the parish safeguarding statement which promoted the welfare of vulnerable children and adults within the parish.

7. Churchwarden's Report

Andrew Vigor provided an update on the fabric of the church buildings. Routine safety checks continue in both churches on the gas heaters and new church boilers as well as the gutters and gullies as identified in the 2023 Quinquennial inspection. The contract with the pest control company is continuing on a precautionary basis as there is no evidence of and mouse activity. A contractor has been appointed to carry out the repairs needed to the new church flat roofs. Work has also started on clearing out the shed and garages outside ahead of carrying out fence repairs next year. Andrew thanked everyone who has assisted on building projects throughout the year especially Michael Connolly

The wardens report was presented by Marilyn who summarised what has been a very eventful year which began with Fr Graham being away on extended study leave from January to April. During that time visiting clergy covered our services and we soon got used to the variety this provided. The rest of the year was uneventful.

In November Fr Graham announced that he had been appointed as Vicar of Holy Trinity Church Eltham, South London and he would be leaving Holy Cross after 11 years. The time between the announcement and Fr Graham's last day provided an opportunity to reflect on all that he had achieved and the legacy he would leave behind. There was a parish celebration to give thanks for his Ministry and wish him well in the next step of his journey of faith.

Our next step was to engage with the diocese to work through their process to find a new rector and ensure we were able to worship each Sunday.

Marilyn thanked everyone who contributed to the work of the parish during what has been a challenging year. She also thanked the following for the valuable contributions they had made to the work of the PCC during the past year Matthew Collins, Dawn Petit-John, Patricia Boateng, Natalie Putros, John Bennet and David Chung.

8. Reports from Church Activities

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

There were reports from Happy Choo Choo Nursery, 9th Greenford Scouts and Rainbows as well as reflections on the Pantomime, Christmas Market, Advent and Christmas.

Greenford Parochial Charities (Charity no 212726) reported on the donations made to The Salvation Army, Age UK, Homestart Ealing and Ealing Night Shelter

Betham Trust (Charity no 1002075) provided a contribution of £4,376 to the refurbishment of the Reception classrooms at Edward Betham school during the year.

Jill Marsh provided a moving tribute to Ray Allen who had recently passed away. Ray had been a churchwarden at Holy Cross for many years and continued to support church activities, including the pantomime for many years after his return to Lincoln. Before his retirement he had been a valuable member of the WMCA Ealing team. Ray will be sadly missed by many.

9. Accounts for the year ended 31 December 2024

Barry presented the Accounts which had been examined by the Independent Examiner John Quinn. The report detailed a surplus of Income of £15,673 for the year, Bank balances of £ 38,564 and Net assets of £106,586. There has been a reduction in the contributions made under the planned giving scheme

The meeting thanked Barry for all that he does with the church finances and preparing the accounts.

Adoption of the accounts was proposed by Barry Fitzmaurice and seconded by Jill Marxh

10. Elections

The following appointments were made:

PCC

Until 2028

Andrew Vigor

Proposed Frances Hounsell

Seconded Annabel Radville

Jill Marsh

Proposed Kath Kingsbury

Seconded Chyрил Husbands

Kath Kingsbury

Proposed Jill Marsh

Seconded Malinka Pavlena

Antoinette Scott

Proposed Marilyn Scantlebury

Seconded Annabell Radville

To fill casual vacancies until 2027

Michelle Stanton
Proposed Marilyn Scantlebury
Seconded Amanda Fitzmaurice

Peter Mansell
Proposed Barry Fitzmaurice
Seconded Cynthia Brown

To fill a casual vacancy to 2026

Jenny Quick
Proposed Frances Hounsell
Seconded Alan Kingsbury

Betham Trustees to 2028

Peter Hounsell
Proposed Jenny Quick
Seconded Malcolm Ede

Christeen George
Proposed Peter Hounsell
Seconded Annabell Radville

Greenford Parochial Charity

No appointments were made.

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 in attendance.

12. AOB

Marilyn advised that Diocese has a process to be followed by a parish in vacancy. This involves putting together a Parish Profile which is a statement of who we are now and where we would like to be in the future. Guidance will be provided by the Archdeacon and Area Dean. Once the profile is complete, we will then conduct interviews and hopefully appoint someone. This process is likely to take around 12 months

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 2025

The Parochial Church Council (PCC) presents its Annual Report and Independently Examined Accounts for the year ended 31st December 2025

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 2025 were:

Ex. Officio members

Incumbent:

The Revd Graham Miller* – Chair – Resigned effective 9 March 2025

Wardens:

Marilyn Scantlebury* – Joint Vice Chair
Peter Hounsell* – Joint vice chair from 18 May 2025
Matthew Collins* – Joint Vice Chair to 17 May 2025

Deanery Synod Representatives: (3)

Frances Hounsell
Jacqueline Mitchell
Rebecca Ofusu

Elected Members:

Andrew Vigor*
Barry Fitzmaurice*
Rebecca Mitchell*
Richard Hilburn
Amanda Fitzmaurice
Tebsy Varkey
Kath Kingsbury – from 18 May 2025
Jenny Quick – from 18 May 2025
Michelle Stanton – from 18 May 2025
Peter Mansell – from 18 May 2025
Antoinette Scott – from 18 May 2025
Jill Marsh – from 18 May 2025
David Chung to 17 May 2025
John Bennett to 17 May 2025
Patricia Boateng to 18 February 2025

*Member of Standing Committee

Appointed Officers:

Secretary - Rebecca Mitchell
Treasurer – Barry Fitzmaurice
Safeguarding Officer - Amanda Fitzmaurice
Children's Champion – Richard Hilburn
DBS Checker – tbc
Gift Aid Officer – Andrew Vigor

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: to October 2025

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

Church Electoral Roll

The electoral roll was renewed after forms were made available for people to reapply for enrolment on to the electoral roll, and a new roll was started. As of 31 December 2025 the Church Electoral Roll stood at 85.

Jacky Mitchell, Electoral roll Officer

The Parochial Church Council:

Parish activities

Ealing Deanery Synod

There were three Deanery Synod meetings in 2025:

26 Jan at Emmanuel Church, Southall with presentations on safeguarding & the Mothers Union.

3 Jul at St Gabriels's, North Acton with the allocation of the Mission Fund bids.

12 Nov at Oak Tree Fellowship, Acton with a presentation the Met. Police's Project Adder [dealing with drug abuse].

Unfortunately, due to a number of factors including transport disruption, short notice and clashes with other meetings, our reps were unable to attend these meetings.

The elected churchwardens, Marilyn and Peter, were sworn in at the Archdeacon's Visitations in Ealing and Harrow, respectively.

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.

I have continued throughout 2025 to review and update procedures and continued to update the safeguarding dashboard. I have attended drop-in safeguarding sessions with the Willesden safeguarding team, for advice and to keep up to date with changes.

We are working with the members of the PCC to conclude DBS checks and many have completed basic and foundation safeguarding training from the diocese. Safeguarding is a standing agenda item for all PCC meetings. Dawn stepped down as children's champion and Richard took over the responsibility. I continue to be the DBS checker.

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 2025

New Church; The Flat Roofs and associated guttering, especially over the kitchen are having professional attention to stop water ingress. The roof over the kitchen has now been done and the kitchen wall and the wall adjacent to the kitchen are now drying out. We have quotes for work on the remaining flat roofs which will be done in 2026.

Once they dry out, it would be good to get these internal walls adjacent to the Flat Roofs redecorated by the end of summer 2026.

Roof tiles and condition of the brickwork also need further attention. Gutters have been cleared. They need re-setting and repair before the Autumn of 2026. Ground level gullies need to be cleared

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. 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.

The Parish Room floor has been repaired with fresh tape in the joints to remove a trip hazard and prolong the life of the flooring.

Gas safety tests and servicing have been carried out on the Parish Room Boiler and the Cookers in the kitchen. The New Church Heaters have current certification. They will be serviced and re-certified in Spring 2026.

Old Church; Gas safety tests and servicing have been carried out on the Old Church Heaters. 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 have been cleared and will be cleaned again in 2026. Fences to the Play Area need repair.

Help is always welcome especially with cleaning and tidying up – inside and out. My thanks to everyone who helped in 2025 – no names but you know who you are!

Andrew Vigor

Churchwardens' Report 2025

The last year has been an extraordinary one for the parish, falling into three unequal parts. At the turn of the year, we prepared for Rev Graham Miller's impending departure to take up a new post as Vicar of Holy Trinity Eltham. At the beginning of March, a farewell party was held for him in Betham Hall, a joyous celebration of his ministry at Holy Cross, tinged with sadness, and a week later he celebrated his last Eucharist with us on the first Sunday of Lent as we wished him success in his new ministry.

As we entered the vacancy, the churchwardens were responsible for ongoing worship and the task of finding clergy to cover each week as well as for Holy Week and Christmas fell mainly to Marilyn. This is something that we managed to achieve for most Sundays, with only the occasional need to use the Service of the Word led by members of the congregation. On one of these occasions, we marked the 80th anniversary of VE day, with a service which included the actual sermon delivered in Ravenor Park by Rev Donald Harris, Rector of this parish. There was also a small exhibition of World War 2 memorabilia in the new church.

We are especially grateful to all clergy who led our Sunday worship during the year, bringing to us their different voices, sermons and personalities. Initially this was all very strange but we soon became used to the changes which seemed to enhance our worship. With their help we were able to conduct Weddings, Baptisms and funerals throughout the year. Rev Mund has also helped us with school visits from Costons school and conducted a number of funerals. Another of the team is Rev David Brammer, Chaplain to the Twyford Academy Trust, who was with us throughout all of Holy Week providing much needed continuity during the busiest week in the church calendar. David has been with us for Holy Week during the last four years, with and without Fr Graham. It was with great joy that we welcomed Bishop Lusa to celebrate the Midnight Mass of Christmas with a large congregation in attendance. We have come to know all of our visiting clergy well and see them as part of our Holy Cross family. We extend our thanks and gratitude for all they have done. God Bless you all.

The third part of the year started in June when we were pleased to be offered the services of the Rev Vanessa Thornborough, a curate at St Edmund, Yeading to be priest-in-charge on a six month secondment. As well as leading our worship most Sundays, during this time she was able to prepare and lead baptisms, and a wedding thus allowing this church to be at the heart of the Christian life of Greenford. Her time with us provided beneficial learning experiences for us all. Her husband John quickly became a familiar face in the congregation and helped in a number of practical ways in and around the churches.

Vanessa also responded to need amongst some church members for a Bible study class, and started a weekly meeting, the Upper Room, on Thursday evenings as well as experimenting with Morning Prayers in the Old Church on Fridays.

Vanessa chaired our PCC meetings, as we carried on the regular business of the church. Following the APCM on 18 May a number of new members joined the PCC, and Peter Hounsell was elected as Churchwarden to serve alongside Marilyn who had been granted a dispensation to serve for a seventh successive year to provide continuity during the vacancy. Teams of PCC members were set up to organise worship, choosing hymns, readers and intercessors, and for buildings and social events. The task of the Worship Team was made easier as in the period before his departure Fr Graham had compiled a worship calendar up to 2027 and prepared a series of printed service books for all the liturgical seasons as well as most of the festivals. We are very grateful for all who have been involved in serving our congregation during this time. Thank you, we couldn't do it without you.

In addition to the routine parish work the PCC was tasked with preparation of the Parish Profile as part of the process to recruit a new Rector. Richard Hilburn has provided a separate report on this process. The PCC is made up of a diverse group of people with varying thoughts and opinions who were able to come together to produce a document which we all felt was an accurate reflection of our parish, and more importantly help us to attract a new vicar to be our next rector. We would like to thank all PCC members for their time and dedication contributing to its production. A huge thank you to Richard Hilburn whose video of the parish using a drone was inspired! We also appreciated the responses received to the parish profile consultation.

We have not had a formal Director of Music for some years but Joao Barata, a very talented pianist, has been providing the music to accompany our congregational singing during this time. We very much enjoyed his music but due to other commitments he advised that he was unable to continue. Before we could even take this

in, we received an email from a student at the Royal College of Music who was moving to the area and was looking for an opportunity to play piano in a church. Needless to say, we responded immediately and Yihan Jin joined us in October. This is one occasion where my mother would say that the Lord moves in mysterious ways, his wonders to perform! We very much enjoy the music Yihan plays especially during communion and hope that some of our youngsters will have opportunities to show off their own musical talents in the future.

The social life of the church continued with a BBQ in mid-July which was held in the area between the two churches; a bring and share Harvest Lunch in October and a Christmas Lunch. Events that combined social with fund-raising purposes included a Dinner Crawl in September, a Quiz Night in October and the Christmas Market, which brought in over 500 people. These are reported on separately below.

Edward Betham School has continued to celebrate school masses in the church and together with children from William Perkin School joined us for Education Sunday in February.

Following the completion of the Parish Profile, which was signed off at a section 12 meeting in September, recruitment of a new Rector was put in motion, with advertisements placed in the Church Times and on the Diocese's jobs pages. We are grateful to King's College, Cambridge, our patron for funding the cost of the advertisement. Interviews took place in the church in December, when a panel comprising Bishop Lusa, Archdeacon Catherine, Peter Jones, a fellow of King's College, Cambridge, together with Marilyn Scantlebury and Amanda Fitzmaurice, representing the PCC, interviewed four candidates. The candidates, three of whom were based locally, met with other members of the PCC on the day before the interview

and were shown round the churches and the Rectory, as well as visiting Edward Betham School. Although a decision to appoint was made on the day, the name of the new Rector was not announced until February 2026, allowing all recruitment formalities to be completed. During this time the diocese started discussions with the PCC about redevelopment of the rectory. This is an ongoing project and details will be provided in due course.

Altogether 2025 was a challenging year it was also in many ways a very rewarding one as between us we have maintained the life of the church as a worshipping and caring community and recruited a new Rector. Seeing familiar faces each Sunday morning has been very encouraging. We have also seen new faces and others who we hadn't seen in a while. Our thanks go to the PCC and all of those who have contributed in many different ways to make this possible. Special thanks go to our dedicated Church administrator, Jill Marsh, who amongst many other things produces our weekly notice sheets and keeps us supplied with the necessities of everyday life.

A final note from Marilyn

As I reflect on my time as warden I would like to thank everyone for the support and friendship that you have shown to me over the years and especially during the last 12 months. It has uplifted me when I was feeling fatigued and given me the energy to keep going. I have very much enjoyed getting to know the 8.00 am congregation who are a wonderful community of their own. You will rarely see any of them at a 9.30 mass or vice versa but they are there every week come rain or shine. I have also come to enjoy the simplicity and serenity of the said mass. One of my favourite seasons of the year is our 'al fresco' services in the churchyard during August.

The PCC went into the preparation of the Parish profile believing that we do not provide learning opportunities for children. However, as we worked on the document, we realised that whilst we don't have a Sunday school or activities for young people, we do have a dedicated team of servers, young people who started as small children, who have grown both physically and spiritually in the role and are now senior members of team. I am very proud of them and see them as future leaders within the church. If you or someone you know would like to join the serving team please have a word with wardens or Annabel Radville.

As I look back over my time as a churchwarden, I give thanks for the opportunities it has given me to get to know the people of the parish better. We have shared good times and challenging times, laughing and/or crying together. I very much hope to continue these relationships in the future as I will still be coming to Holy Cross and intend to remain on the PCC.

I would like to thank the members of the PCC for all that they do to maintain the life of this parish. What we do may be a mystery to many of you, but we are very happy to let you know what's required if you feel a calling to become more involved with the life of the church. There are many things to be done and no job is too small so please consider what you can do to contribute to the life of this church and have a word with a warden, PCC member or Fr Simon our new incumbent. All contributions are welcome.

I look forward to the ministry of Fr Simon and pray for him and his family as we start this new journey together.

Love and blessings,

Marilyn Scantlebury and Peter Hounsell

Edward Betham Governors

As always, the Governors at Edward Betham have been very busy, making sure the school is a safe learning environment where every pupil can reach their potential. We continue to meet as a full governing board and as smaller committees on a half termly basis. We update school policies and make sure that they are fair and are followed by the school community. The Headteacher provides us with an update on attainment, progress, behaviour, safeguarding and other school news. We take joy in seeing how staff at the school care and provide quality education for our pupils.

We were saddened when Fr Graham left us in the last academic year, and we are sincerely thankful for all his work for the many years he was with us. As always, we look ahead, and we are looking forward for Fr Simon joining us in May 26. We were fortunate to have three new governors join us this academic year, after many years of being short on numbers. We have a new Betham Trust governor who also attends Holy Cross Church with her grandchildren. We have an LDBS governor, who volunteered because her children attended Edward Betham in the 90s. The new Ealing Deanery governor, was a teacher at Edward Betham and she has moved to another school to become a deputy headteacher.

As a governing board we strive to provide the best for our pupils and to live our school vision in providing the best of us.

Silva Hilburn, Chair of governors

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 2025 Jill Marsh and Peter Hounsell who also acts as Clerk and Treasurer. As Peter Hounsell became a churchwarden and an ex-officio trustee at the APCM in 2025, there are now two vacancies for elected trustees. Rev. Graham Miller left the parish in March so for the rest of the year there have been just three trustees

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 2025 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)
- Home Start Ealing (supporting local families)
- Greenford Baptist Church (the local centre of Ealing Foodbank)
- Greenford Methodist Church (hosting 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 2025 were Andrew Vigor, Jacky Mitchell, Emily Marsh and Peter Hounsell. Christeen George had been co-opted to one of the vacancies. Rev. Graham Miller left the parish in March 2025 so there were just 5 trustees for much of the year.

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 2025 the only call on the charity's funds was £200 to support a Year 4 trip to the Roald Dahl Museum (invoiced and paid in early 2026).

The Betham Trustees also appoint two governors to the Edward Betham School Governing Board. In 2025 we appointed Ms Elizabeth Abrahamian to the Edward Betham Governing Board.

Peter Hounsell (Clerk/Treasurer to the Trustees)

9th Greenford Scout group report

9th Greenford (Holy Cross) Scout Group entered its 65th year of being situated behind Holy Cross Church in 2025. The hut is used every week during term times where the young people work towards badges, have fun and do things they would not be able to do elsewhere. This year we were also able to enjoy a number of outdoor activities; including a visit to an escape room, hiking to Northala fields, kite flying on Horsenden Hill, camping at the local activity centre in Southall and making use of the excellent range of activities that are there.

Group camp in 2025 took the group to Pinewood Scout centre in Croydon, where onsite activities included air rifles, archery, paddle boarding, raft building, tomahawk throwing. Off site, the group enjoyed the local ice skating rink and bowling alley.

During the year, Andi Brown (Cub leader) and Sarra Taylor-Brown (Scout leader and lead volunteer) were awarded the Silver Wolf award; which is the highest award made by the Scout association and is awarded by the Chief Scout for service of the most exceptional nature.

Our Scout section won the Tony Whyte trophy; the overall competition for all Scout section competitions and this was the first time that this has been won by 9th Greenford (Holy Cross) Scout section. We completed the new shed project and have put that to good use already. Late November, we catered for the Church Christmas fair (and shared the profits with the Church). It was great to see so many people coming together in the Church and the event was enjoyed by all!

Rainbows Report 2025

Rainbows is a Girlguiding group for girls aged 4 to 7 years old. We run a programme of learning, through games and activities. We run on Monday Evenings, Term time only from 6 pm – 7 pm.

We have had a full year of activities and fun. We currently have 10 girls attending and 5 girls on the waitlist some will be joining this term.

We are undertaking and completing badge work and having fun playing games. We have been able to use the outside area with the Parish Room.

In November, we were invited to join the Remembrance Parade with our District.

Over the year our numbers have stayed steady at 10 girls.

WE WOULD LIKE MORE GIRLS TO REGISTER, PLEASE GO TO THE GIRLGUIDING WEBSITE. You can register your daughter's name at any age to be on the waiting list. www.girlguiding.org.uk

I would like to say a very big thank you to my helpers Sarah, Marie, Anita, Lydia, Emily who support the programme, girls, and myself. I appreciated all they do. We have had 2 new young helpers Sharan and Melissa who have just started to assist with our unit.

Thank you to all the families that support us over the year.

Alexandra Marconi, Rainbow Leader

Report from Capital Concert Brass

Thank you for the opportunity to present this report to our hosts. In case any of you do not know, we are a brass group of currently seven players that rehearse in the room at the back of the Church on Thursday evenings. When we first came to the Church we were a full brass band of 24 players, but now have reduced numbers but enjoy playing together as a smaller group.

During the year we have performed at a number of events, most notably Remembrance Sunday at the Ealing War Memorial in front of Pitzhanger Manor. Other performances include a summer fete at Greenford Conservative Club, summer and Christmas events at Horsenden Farm and a few other Christmas events.

We have recently appointed a conductor, after working for several years without, and look forward to new insights to our music and additions to our repertoire.

We have, from time to time provided music for church events, most notably we have been invited to play at the induction service of the new rector and also previously for Fr Graham's induction. We have also previously performed for various social events, including some summer picnics and for the Christmas fayre. We would be happy to play for you again at other appropriate times and we can be easily contacted through Jill or the Church Wardens.

We would like to thank the Church for the hospitality we enjoy and wish you all well.

Parish Breakfast Report

For many years now Parish Breakfast has taken place after the 9.30 am Sunday Service. Many years ago when I first attended Holy Cross Church, Parish Breakfast was held in the Edward Betham First School hall. So many people came along that there was hardly room to move on some Sundays, it was a way to catch up with news and make new friends.

However, although things have changed over the years, the reason for Parish Breakfast hasn't and now we hold it either in the church but mainly in the Parish Room in the New Church. I think it is an important part of our church life as it enables us to socialise, have a chat and to get to know each other better.

So if you are new to Holy Cross or don't usually stay for Parish Breakfast, then why not give it a try. You will receive a warm welcome, a warming cuppa, biscuits and maybe even a slice of cake.

If you are interested on being on the Parish Breakfast rota which involves setting out cups etc, providing the milk and serving the drinks, then please speak to Kath Kingsbury.

Parish Profile process

One of the significant tasks for the PCC during 2025 was engaging with the process of recruiting our new Rector.

The process began in the middle of June, when PCC members attended an away morning at St Mary's Church, Hanwell led by Rev'd Andrew Dand. Andrew has been trained to support PCCs through the recruitment process, and led us on in focused discussions to get us thinking about the key values and qualities of both the PCC and wider congregation of Holy Cross.

Following on from that initial session, the PCC's monthly meetings had a strong focus on the recruitment process. A questionnaire was designed to gather the opinions of the

congregation on a number of issues, and we are grateful to the 50 or so people who took the time to fill them in. From there, we mapped out our plan for the Parish Profile: a prospectus for Holy Cross, informing applicants of who we are and what we were looking for in a Rector. As you can imagine, a document of this size and import went through a number of iterations, in terms of both content and design. This was very much a group effort, with different people volunteering to complete various sections. We are certainly blessed to have two published authors within our ranks, as well as those who had experience of preparing the profile last time the church was in vacancy, and others new to the process who could inject fresh ideas.

Our deadline was set as September 24th, which was when we had our Section 12 meeting. On this evening, the PCC met with Bishop Lusa and Archdeacon Catherine to sign off on the final version of the profile. After a few small changes, this was done, and the advert for our new Rector was placed.

We can only assume that our efforts were successful as there were a number of applications for the role! Thank you to all those who contributed.

Richard Hilburn

Holy Cross Reflection

Over the past six months I was seconded at The Holy Cross, my time had been both a joy and a blessing. From the very beginning, I felt warmly welcomed and supported by the Church Wardens and PCC, whose encouragement, kindness, and steady guidance have meant a great deal to me. It has truly felt like working alongside a caring and committed family.

It has been a real privilege to share in the life of the church—presiding at services in church and for Edward Betham School, as well as accompanying people at some of

the most meaningful moments in their lives. Celebrating Baptisms and Weddings has been especially special, each one a reminder of God's presence in both new beginnings and lifelong commitments.

I leave this time with a deep sense of gratitude for all that has been shared, learned, and experienced together.

With many blessings

The Rev'd Vanessa Thornborough

Dinner Crawl report

On September 20th 3 groups of 6 diners gathered to visit 4 homes in Greenford. This is an opportunity to meet other members of the congregation in a relaxed social setting and enjoy a four course meal.

The first course is a starter and the groups are spaced out approximately 40 minutes apart. The group then travels by foot or car to the next venue for the main course whilst the next group arrives for the starter.

A choice of puddings is at the third venue and the final house hosts the cheese and biscuits, tea and coffee where (if space permits) everyone gathers.

The diners pay for the meal in advance and are guaranteed a place which is limited to approximately 18 people. This year the event was French themed and a great success.

If you are interested to possibly host a meal or be included as a diner please speak to Peter H, Kath, Jill or Valerie who can give further details.

Christmas Lunch

This years Christmas lunch took place on 13 December in the Parish Room where thirty two parishioners and friends enjoyed a traditional two course Christmas dinner followed by coffee and a musical interlude.

Jenny Quick

Happy Choo Choo Nursery

Last year was an important and positive time for our nursery. During the 2024/2025 academic year, we had around 18 children attending, including three children with special educational needs.

In March, we celebrated World Book Day, and the children really enjoyed dressing up and sharing their favourite stories.

In June, we had a very exciting visit from Wild Fangs, who brought along a variety of creatures for the children to see and learn about. These included a snake, a gecko, a millipede and a frog. It was a fantastic hands-on experience and a great opportunity for the children to explore and build confidence around animals.

In July, we had a lovely and emotional graduation where we said goodbye to the children who were moving on to start Reception in September. We are very proud of them and wish them all the best in their next stage of learning.

In December, we also celebrated together with a Christmas performance for parents, followed by a festive party. It was a very special day, especially as Father Christmas joined us and brought presents for all the children.

As the year progressed, we made some important changes to better support working families. We extended our opening hours and remained open during half-term breaks and the summer holidays. We also started offering places for younger children, welcoming babies from as young as 9 months.

Currently, we have 19 children on our register, and our youngest child is 12 months old. We are very happy with these developments and believe that even more families will benefit from what we offer.

Worship and Ministry

Baptism

On November 16th 2025 we celebrated the baptism of our second son, James, a beautiful service led by Reverend Vanessa and attended by our family and friends alongside the congregation of Holy Cross Church. We were very fortunate that James' Godparents were able to fly in from Germany and join us in person rather than on Zoom as originally planned! It was a very uplifting experience for us as the sun was literally beaming down on us all and James amazingly fell (and stayed!) asleep during the whole mass. He was clearly feeling very peaceful, and there was a shared sense of love, faith and peace in the church that morning. A huge thank you to Reverend Vanessa and to the whole Holy Cross congregation for your warmth and support on that occasion and every time we enter the church doors - it is a special place and as a family we are glad to belong to the Holy Cross community.

Helen Holliday

Wedding

A glorious Friday in August, with the sun shining, we couldn't have asked for a more perfect day to tie the knot. Of course all was going too well, so in true Jamie style, he arrived by the skin of his teeth only 7 minutes before the ceremony, leaving poor Vanessa on tenterhooks for her first ever wedding as to whether the groom would show. Jamie was followed very shortly after by his beautiful wife to be, Laura. The ceremony was just perfect, in the beautifully decorated Old Church, with fresh cut lawns and the church bells ringing, we were married surrounded by our immediate family and friends. Peter H did a stellar job of singing his heart out, helping make up for the smaller number of guests we had invited.

We then skipped out the church to one of our favourite songs, Jason Mraz - I'm yours being played on Piano. I don't think either of us stopped smiling all day!

A huge thank you to Vanessa, Peter and Marilyn for not only making the big day itself so wonderful but also the whole process of organising the wedding from start to finish so straightforward with no request being too big! We still speak most days of what a wonderful day it was and how we wish we could do it all over again..!

Jamie Francis

Music in Worship

A small choir of just 4 voices supported the sung services throughout the year, including 5 services during Holy Week and Easter, A Christmas Carol Service and Midnight Mass. We were grateful that Rev David Brammer was able to join in the Sung Gospel on Good Friday, as he had done the previous year, allowing us to continue a tradition going back at least to the 1980s.

For much of the year we were accompanied by Joao Barata, a very gifted pianist who we also persuaded to try out the pipe organ in the New Church. As well as the Sunday services and festivals he played for a wedding, bringing with him some talented professional singers. It was a sad moment when he announced in the autumn that pressure of other work would necessitate his giving up, but quite coincidentally we received an offer from another talented pianist, Yihan Jin, asking if there were any openings for a pianist at the Church. She was able to overlap with Joao for a couple of weeks before taking over his role and she has been playing regularly since. Yihan is a PhD student at the Royal College of Music. Julian Gallant with his son led the music at Midnight Mass as in last few years.

The musical life of the church would be enhanced if we were able to grow the choir, and anyone in the congregation who would be interested in joining us would be very welcome.

Peter Hounsell

Servers Report 2025

Our serving team has become quite small over the past year or so. There are now only 11 servers whereas a few years ago we had between 25 and 30. We could do with a few more on our team either adults or youngsters. It's been a tricky year for everyone without a permanent priest but that is about to change and we on the serving team are looking forward to feeling a bit more settled. My thanks as always go to Jackie, Rebecca and Andrew for all their help throughout the year.

Annabel Radville

Worship Team

One of the duties of a PCC during a vacancy is to ensure that services continue as under the previous incumbent using the existing service books. A team was set up to cover different aspects of this – Marilyn organized clergy cover, Annabel led the serving team & guided visiting clergy through the services, Jackie set up the chalice rota and helped with the sacristan's duties. I produced the worship lists of readings, hymns etc. for each Sunday.

David Brammer lead us through Holy Week and in the summer Vanessa arrived as part-time priest-in-charge until after Christmas giving us stability, supported by the worship team, and allowing baptisms and weddings to take place.

For Sundays when no cover was available a non-communion Service of the Word was produced. This was also used in the service to celebrate the 80th Anniversary of VE Day.

Frances Hounsell

Worship in the Open Air

Since Covid, Holy Cross has held services in the church yard, outside of the Old Church during August. This I enjoyed immensely, especially the feeling of fresh air. It gave me

Serving at Holy Cross: A Journey of Faith and Community

As I step into Holy Cross Church, I'm reminded of the power of service and community. Serving in this sacred space is a truly meaningful experience, one that allows me to contribute to the greater good and focus on what truly matters.

In my role, I've found that even the simplest tasks can have a profound impact. I'm reminded that every act of service is a thread in the fabric of our community. The calm atmosphere of Holy Cross Church provides the perfect backdrop for reflection and connection, allowing me to ground myself in my faith and connect with others on a deeper level.

As I serve, I feel a sense of peace wash over me. It's a feeling that's hard to put into words, but it's as if my heart is fuller, more whole. Doing my part, connecting with others, and feeling part of something bigger than myself brings me joy, peace, and a sense of purpose.

Our church community is a beacon of hope and love, and I'm grateful to be a part of it. As we continue to serve and grow together, I invite you to join me in this journey of faith, service, and community. Let us strive to deepen our connection with God and with each other, finding peace, joy, and purpose in the process.

Francesca Varkey

confidence to attend church without fear of catching Covid and it has continued annually. It is a different place for worship, in the open air with the birds singing. There are folding chairs available or you can bring one with you.

Refreshments are offered after the service as usual.

Valerie Kelsey

Events

Holy Cross Players

Holy Cross Players 2026 pantomime was Snow White, performed 8-10 January 2026, in the Royal British Legion Club, Greenford.

Our cast of 24 started rehearsing in September every Sunday afternoon until show week when they met every evening. With the cast commitment and the help of our dedicated crew the performances ran smoothly.

Tickets went on sale in December and we had three out of four performances sold out. We had great audience feedback, including feedback that the move back to a traditional pantomime was enjoyed.

Each year we donate our profits to Charity and this year the charity was The UK Sepsis Trust in memory of James (Jim) Hunter, MBE who passed away very suddenly with Sepsis in 2025. Jim was a founder member of Holy Cross Players and over many years he was writer, director, producer and all round miracle worker.

With such a memorable cause, we were really pleased to have raised £3,000 that has been passed to the charity.

We will soon start work on our next production for 2027. Adults and children welcome (children must be aged 9 or over at the start of rehearsals in September 2026). If you would like to get involved please get in touch via holycrosspanto@gmail.com

Christmas Market 2025

The Christmas Market took place on Saturday 22 November and will be remembered as the one of the most successful and best we have ever held, making over £2,000. Attendance was up on previous years with an estimated 500 visitors. Visits to Santa were also up on last year as all 60 tickets were sold and additional visits were organized.

The market remained busy throughout the day rather than, as previously, slowing down after lunchtime, maintaining the great atmosphere. From the outset, our vision was to create a meaningful and inclusive event, and the day was a true celebration of community, creativity, and generosity. The church was filled with kindness, conversation, and a shared sense of joy that made the event feel truly special.

All available stalls were booked and some applications had to be refused. There was a mixture of crafts as well as some community stalls, which was an aim of the PCC when the market was revived after Covid. A key highlight was the warm welcome extended to a number of brand-new stall holders. Their presence brought fresh energy and variety to the market, and it was especially rewarding to hear how delighted they were that the level of business they received exceeded their expectations.

Refreshments were efficiently provided by the Scouts who remitted 40% of their profit to church funds.

The raffle had fewer but very good prizes – with thanks especially to Mary Finucane and Tracy Dodd. Splitting the draw into 2 parts made it easier to manage and less prizes were left to be collected after the event.

We were supported by Edward Betham School who helped with publicity and provided festive singing from its choir. One of the most fulfilling new initiatives was the bespoke competition for their pupils to decorate doves. Each child who entered received a ceramic "hug man," lovingly created by local artisan Judith Tearle, as an entry prize. In addition, we had winners in each category and every decorated dove was displayed within the church, forming a stunning gallery symbolising peace and prayer. This display became a focal point of the market, drawing admiration from visitors and providing a meaningful connection to the spirit of the event. It is something we hope to build on in the years to come.

We were also deeply honoured that the late Councillor Aysha Raza officially opened the market. She remained with us throughout the day, generously giving her time to meet and greet visitors and stall holders alike. Her presence added a great sense of warmth and significance to the occasion, and it was a privilege to share such a joyful day with her.

Many people from the wider church community were involved in organizing and helping in preparation and on the day. Special thanks to Jill Marsh for publicity as well as for much else.

Overall, the Christmas Craft Market was a wonderful success, joyful, welcoming, and appreciated by all who attended. It stood as a testament to what can be achieved when a community comes together with a shared purpose, and it leaves us full of gratitude and excitement for what we can create together next year. .

Frances Hounsell and Mary Finucane

Autumn Quiz Night

Approximately 90 attended, mostly not Holy Cross churchgoers. Financially it was a success and there was lots of positive feedback from those taking part.

There were 13 tables. Two weren't used because small groups were joined together to make it more friendly.

Many thanks to all the volunteers, especially kitchen, and Raffle Prize Donators. You know who you are!

Alternative food offers will be considered for the next Quiz.


Timing: The end was a bit rushed. We can revert to 6:30pm for a 7pm start.

Date: The chosen date worked well: Weather was warmer and nights lighter than a winter event.

The warmer weather helped keep heating costs down.

Andrew Vigor

Accounts for the Year ended 31 December 2025

 CHARITY COMMISSION FOR ENGLAND AND WALES		Independent examiner's report on the accounts	
Section A Independent Examiner's Report			
Report to the trustees	Charity Name: Holy Cross Greenford Magna		
On accounts for the year ended	31 December 2025	Charity no (if any)	115128
Set out on pages	2 to 8 <small>(remember to include the page numbers of additional sheets)</small>		
Responsibilities and basis of report	<p>I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 12 / 2025</p> <p>As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").</p> <p>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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.</p>		
Independent examiner's statement	<p>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:</p> <ul style="list-style-type: none"> • the accounting records were not kept in accordance with section 130 of the Charities Act; or • the accounts did not accord with the accounting records; or • the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination. <p>I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.</p>		
Signed:	<input type="text"/>	Date:	13 April 2026
Name:	John Michael Quinn		
Relevant professional qualification(s) or body (if any):	<input type="text"/>		
Address:	56 Cleveland Road		
	West Ealing		
	London W13 8AJ		

Financial Report of 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 2025 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 2025. The Statement of Assets and Liabilities is a balance sheet valuation of PCC assets and liabilities as at 31 December 2025. 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 (2024:43%).

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 2025																					
Type	Note	Unrestricted Funds 2025		Restricted Funds 2025	Operating Funds 2025		Capital Funds 2025		Total Funds 2025		Total Funds 2024		Total Funds 2023		Total Funds 2022		Total Funds 2021		Total Funds 2020		
		£			£		£		£		£		£		£		£		£		£
Voluntary Receipts																					
Planned Giving	1	18,286	-	-	18,286	-	-	-	18,286	20,307	21,215	23,180	26,525	29,543							
Collections at services	2	11,307	-	-	11,307	-	-	-	11,307	9,276	9,721	8,565	6,661	5,814							
All other giving/voluntary receipts		770	-	-	770	-	-	-	770	375	10,370	3,842	2,803	75							
Mission and donations		-	-	-	-	-	-	-	-	44	1,310	-	-	128							
Gift Aid recovered		10,629	-	-	10,629	-	-	-	10,629	4,659	8,092	5,273	5,055	13,144							
		40,992	-	-	40,992	-	-	-	40,992	34,661	50,708	40,860	41,044	48,704							
Other Voluntary Receipts																					
VAT reclaim		-	-	-	-	-	-	-	-	-	-	866	-	-							
Activities for generating funds		3,676	-	-	3,676	-	-	-	3,676	3,288	4,727	1,012	550	649							
Church activities	3	30,395	-	-	30,395	-	-	-	30,395	31,014	33,551	14,660	16,510	10,313							
Investment Income	4	22,891	49	-	22,940	-	-	-	22,940	21,697	20,710	21,144	21,476	20,670							
Sale of Investments		-	-	-	-	-	-	-	-	-	-	15,000	15,000	-							
		56,962	49	-	57,011	-	-	-	57,011	55,999	58,988	52,682	53,536	31,632							
Total Receipts		97,954	49	-	98,003	-	-	-	98,003	90,660	109,696	93,542	94,580	80,336							
Payments																					
Diocesan parish contributions	6	45,000	-	-	45,000	-	-	-	45,000	32,216	41,188	52,629	63,001	61,283							
Church running expenses	7	47,211	-	-	47,211	-	-	-	47,211	38,583	48,797	28,538	26,184	26,989							
Activities for generating funds		20	-	-	20	-	-	-	20	401	1,518	150	-	-							
Mission and donations		-	-	-	-	-	-	-	-	-	1,685	-	-	-							
Capital Projects	8	2,150	-	-	2,150	-	-	-	2,150	3,787	1,256	10,475	7,442	1,095							
		94,381	-	-	92,231	-	-	-	94,381	74,987	94,444	91,792	96,627	89,367							
Surplus/(Deficit) of Receipts over Payments		3,573	49	(2,150)	5,772	(2,150)	(2,150)	(2,150)	3,622	15,673	15,252	1,750	(2,047)	(9,031)							
Bank and Cash Balance as at 1st January																					
Excess/(Deficit) of Receipts over Payments during period					38,564	-	-	-	38,564	22,891	7,639	5,889	7,936	16,967							
Bank and Cash Balance as at 31st December					5,772	(2,150)	(2,150)	(2,150)	3,622	15,673	15,252	1,750	(2,047)	(9,031)							
					44,336	(2,150)	(2,150)	(2,150)	42,186	38,564	22,891	7,639	5,889	16,967							

The attached notes form part of these Accounts

Statement of Assets and Liabilities as at 31 December 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £	Total Funds 2023 £	Total Funds 2022 £	Total Funds 2021 £	Total Funds 2020 £
Assets									
Cash Funds									
Bank and Cash Balances		25,605	16,581	42,186	38,564	22,891	7,639	5,889	7,936
Cheques and cash unbanked at year end		366	-	366	283	311	962	1,489	1,866
		25,971	16,581	42,552	38,847	23,202	8,601	7,378	9,802
Other Monetary Assets									
Receivables	5	2,120	-	2,120	7,849	6,580	10,206	8,462	11,369
		2,120	-	2,120	7,849	6,580	10,206	8,462	11,369
Investment Assets									
Investment Funds Shares at Market Value	9	61,171	1,708	62,879	65,497	64,032	58,525	83,226	86,744
Assets Retained for Church's own use									
Freehold Land & Buildings	10	625,000	-	625,000	625,000	625,000	625,000	475,000	475,000
Liabilities									
Accruals and Other Creditors									
Accruals and Other Creditors	11	2,260	-	2,260	5,607	2,709	23,397	5,741	2,800
Net Assets		712,002	18,289	730,291	731,586	716,105	678,935	568,325	580,115
Free Reserves (Net Current Assets)		87,002	18,289	105,291	106,586	91,105	53,935	93,325	105,115

The attached notes form part of these Accounts

Approved by the Parochial Parish Council (PCC) on 13 April 2026 and signed on their behalf by:

Peter Hounsell
Peter Hounsell
 Churchwarden

Barry Fitzmaurice
Barry Fitzmaurice
 Honorary PCC Treasurer

Notes to the Accounts for the Year Ended 31st December 2025

Notes

9

Investment Funds Shares at Market Value

CBF Church of England Investment Fund-Income Shares

	The Holy Cross PCC Church Improvements Fund	The Beth Morris Legacy	The Miriam Turner Legacy	The Paul Hewish Legacy	Total Shares	Market Value
	Unrestricted	Unrestricted	Restricted	Unrestricted		£
Number of Shares as at 31st December 2018	1,469	854	77	1,834	4,234	68,373
Market movement in valuation						12,789
Number of Shares as at 31st December 2019	1,469	854	77	1,834	4,234	81,163
Market movement in valuation						5,581
Number of Shares as at 31st December 2020	1,469	854	77	1,834	4,234	86,744
Sold During the year	(680)				(680)	(15,000)
Market movement in valuation						11,482
Number of Shares as at 31st December 2021	789	854	77	1,834	3,554	83,226
Sold During the year	(721)				(721)	(9,700)
Market movement in valuation						58,525
Number of Shares as at 31st December 2022	68	854	77	1,834	2,833	5,507
Sold During the year						64,032
Market movement in valuation						1,465
Number of Shares as at 31st December 2023	68	854	77	1,834	2,833	65,497
Sold During the year						(2,618)
Market movement in valuation						62,879
Number of Shares as at 31st December 2025	68	854	77	1,834	2,833	

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

CCLA 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 2025	Total Funds 2024	Total Funds 2023	Total Funds 2022	Total Funds 2021	Total Funds 2021
	£	£	£	£	£	£
Freehold Land & Buildings	625,000	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 2025

Notes

	Total Funds 2025	Total Funds 2024	Total Funds 2023	Total Funds 2022	Total Funds 2021	Total Funds 2021
	£	£	£	£	£	£
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	2,260	2,516	250	7,556	1,746	1,200
	2,260	5,607	2,709	23,397	5,741	2,800

12 Restricted Funds

	B/Fwd	Receipts	Payments	Market Valuation	C/Fwd	C/Fwd	C/Fwd	C/Fwd	C/Fwd
	£	£	£	£	31-Dec-25	31-Dec-23	31-Dec-22	31-Dec-21	31-Dec-20
	£	£	£	£	£	£	£	£	£
01-Jan-25									
Pamela Ingram Legacy-young people	13,027	-	-	-	13,027	13,027	13,027	13,227	13,227
Messy Church Grant	647	-	-	-	647	647	907	1,107	1,107
Miriam Turner Legacy-Investment	1,779	-	-	(71)	1,708	1,739	1,589	1,801	1,576
Miriam Turner Legacy-Dividends	493	49	-	-	542	444	397	351	305
Diocese	321	-	-	-	321	321	321	2,000	-
Mothers Union	-	-	-	-	0	0	488	488	488
Ealing Deanery	1,000	-	-	-	1,000	1,000	1,000	-	-
London Diocese Energy Audit Fund	1,000	-	-	-	1,000	1,000	2,641	-	-
Lent Appeal 2024-Christian Aid	44	-	-	-	44	-	627	627	627
	18,310	49	-	(71)	18,288.70	18,178	20,997	19,601	17,330

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 31-12-2025, they consider the level of financial reserves as at 31-12-2025 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.

Parish of Greenford Magna
Holy Cross Church, Ferrymead Gardens, Greenford

May 2026