

**All Saints West Dulwich
Annual Report 2025**

**One in Worship
Open in Faith
Outward in Community**

**ALL SAINTS WEST DULWICH (Registered Charity Number : 1137041)
ANNUAL REPORT AND FINANCIAL STATEMENTS
OF THE PAROCHIAL CHURCH COUNCIL
FOR THE YEAR ENDED 31 DECEMBER 2025**

Vicar

The Revd Caroline Bailey
The Vicarage, 165 Rosendale Road, London SE21 8LN

Church address

Lovelace Road
London
SE21 8JY

Bank

NatWest, Streatham (A) Branch
54 Streatham High Road
London SW16 1BZ

Charity Aid Foundation (online bank)

Appointed Architect

Jon Bolter
Rees Bolter Architects
5B Canonbury Yard
190a New North Road
London N1 7BJ

Independent Examiner

Jon Helm
Tandem Accounting Limited
17 Heathville Road
London N19 3AL

0208 676 4550
ops@all-saints.org.uk
www.all-saints.org.uk

TRUSTEES' REPORT

The Parochial Church Council of All Saints West Dulwich presents its report and accounts for the year ended 31 December 2025.

PCC Structure, Governance and Management

The Parish of All Saints West Dulwich is a Church of England parish situated in London within the Diocese of Southwark. The Parish Office is at All Saints Church, Lovelace Road, London, SE21 8JY (phone: 020 8676 4550).

The Parochial Church Council (PCC) is a body corporate and a charity (Registered Charity No 1137041). It operates under the Parochial Church Councils (Powers) Measure 1956, as amended.

The PCC acts with the Vicar of All Saints West Dulwich as the governing body.

The Church of England seeks to advance the Christian religion through worldwide mission. The PCC's objective is to co-operate with the Incumbent in promoting in the Parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is aware of the Charity Commission's guidance on public benefit in "The Advancement of Religion for the Public Benefit" and has regard to it in its administration of the Parish.

The PCC's activities include:

- Regular public worship open to all;
- The provision of sacred space for personal prayer and contemplation;
- Pastoral work, including visiting the sick and bereaved;
- Teaching of Christianity through sermons, courses and small study groups;
- Promoting Christian values, and service by members of the Church in and to their communities, to the benefit of individuals and society as a whole;
- Providing services to the community by facilitating the use of the church by local organisations.

The PCC is responsible for making decisions on all matters of general concern and importance to the Parish, including the parochial budget and all expenditure there under, the care and maintenance of the fabric of the church of All Saints West Dulwich, and for any action or other matter referred to it in accordance with the Constitution. The PCC is the normal channel of communication between parishioners and the Diocesan Bishop. The PCC is also responsible for being aware of, and implementing, all relevant safeguarding legislation, and it has complied with the duty to have due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults (under section 5 of the Safeguarding and Clergy Discipline Measure 2016).

The Parochial Church Council

The method of appointment of PCC members is set out in the Church Representation Rules. At All Saints the membership of the PCC consists of the incumbent (Vicar); the two Church Wardens (elected at the Annual Vestry Meeting); any licensed Reader; lay members of the Deanery Synod and lay members elected at the Annual Parochial Church Meeting (12 such members until May 2025, based on an Electoral Roll of 101-200 members, and nine from May 2025, based on an electoral roll of 50-100 members). The Electoral Roll as revised in April 2025 is 56 members. Members of the congregation (aged 16 or over) are encouraged to join the Electoral Roll and seek election to the PCC.

The PCC met nine times during the year (72% average attendance). It dealt with all the affairs of the Parish and received and considered reports from the Finance and Building Committees, the Safeguarding Officers and the Deanery Synod representatives.

The Standing Committee is the ‘executive’ of the PCC. Its members are the Vicar, the Church Wardens, the Lay Chair and Secretary of the PCC (currently the same person), the Treasurer and another PCC member, currently the Pastoral Assistant. The Standing Committee has power to transact all the business of the PCC between meetings if necessary.

More generally, the Standing Committee is responsible for ensuring that the PCC is able to discuss and to take decisions in an informed and efficient manner. It prepares for meetings of the PCC, discussing priorities, drafting the agenda, arranging for the distribution of papers and commissioning any reports needed. It also ensures that the PCC’s decisions are followed up.

Membership of the PCC

The PCC members who have served from 1st January 2025 until 31st December 2025 are as follows:

Ex officio members

Incumbent: Revd Caroline Bailey (Chair) (since June 2025)
Readers: Eleanor Beamond-Pepler (until September 2025)
 Robin Yates

Church Wardens: Julian Greene
 Angie Sharma (until May 2025)
 Will Birch (from May 2025)

Deanery Synod: Kenneth Awoonor-Renner (elected May 2023)
 Jeremy Baker (elected May 2023)
 Eleanor Beamond-Pepler (elected May 2023, resigned September 2025)
 Moira Roberts (Commissioned Pastoral Lay Minister) (elected May 2023)

Other members elected at the Annual Parochial Church Meeting:

Stuart Beadnall (re-elected May 2023)
Will Birch (elected May 2024, appointed Church Warden May 2025)
Isobel Clarke (re-elected May 2024)
Alex Dimopoulos (elected May 2024, resigned September 2025)
Harvey Eagles (elected May 2023)
Elizabeth Flood (re-elected May 2023) (PCC Lay Chair)
Carole Glasson (elected May 2023)
Rebecca Hickey (elected May 2023)
Richard Keagan-Bull (re-elected May 2024)
Nicholas Mitchell (until May 2025)
Sara Jane Spratt (elected May 2023)

Co-opted onto the PCC

Simon Lewcock, Treasurer (from May 2023)
Valerie Sheridan (Pastoral Assistant) (co-opted from June 2024)

Staff employed by the church

Amanda Wright, Communications and Building Administrator
Zorah Baig, Office and Events Manager, and
Denise Crawford, Lead Community Worker, and Sue Steed, Community Worker, for the
Rosendale Drop-in Clubs project (both from 1 July 2024)

We wish to put upon record our thanks to the staff of the church, who make a huge contribution to everything we do, caring for the building and preparing it for worship, our other activities of Mission and Ministry and for community use.

Safeguarding

Our Parish Safeguarding Officers are Moira Roberts, Isobel Clarke, Edwina Nummey and Jeremy Baker. The team met three times in 2025, once with the Revd Caroline Bailey. Safeguarding is a standing item on the PCC agenda and a safeguarding report is written for each meeting.

All DBS checks and training are regularly checked for compliance, with reminders sent out to those who need to renew or refresh them. The policies and procedures are approved yearly by the PCC at the November meeting.

This year we had a parish safeguarding audit, which was completed in March. The Diocese fed back the results at the Deanery Synod meeting in July. The Diocese introduced The Safeguarding Dashboard; *Parish Dashboards* is an online system that gives assurance to parishes that they are complying with statutory requirements and Church of England policies, and, in the event of any failure in compliance, it explains what actions need to be taken.

The Diocese also reported that there had been a data breach with the company that conducted the DBS checks (APCS). As a result, all checks were put on hold. ASWD has now registered with a new company through the diocese, Thirtyone:eight.

The team dealt with two internal safeguarding matters with integrity and professionalism. Safeguarding is regularly promoted through notices, sermons and conversations, and it is made clear that safeguarding is the responsibility of everyone who attends church or any activities on the church premises.

REVIEW OF ACTIVITIES

For the first half of 2025, All Saints West Dulwich was awaiting the selection and installation of its new vicar. The Church undertook a rigorous process of discernment involving the whole congregation to determine our needs and our hopes for the next incumbent. We are very grateful to everyone who took part in the discussions and the production of the Parish Profile, and especially to Moira Roberts and Will Birch for their work on the interview panel. We were delighted to welcome our new Vicar, the Revd Caroline Bailey, and look forward to an exciting and productive future under her leadership.

Worship

The principal weekly service is a Parish Eucharist (Common Worship) on Sunday at 10.00 am, which is also available on our YouTube channel.

A further service of Holy Communion, using the Book of Common Prayer, is held twice a month on Sundays at 8.00 am. On Sunday evenings, there are twice monthly Evensong services and monthly Taizé services and services of Evening Prayer in the Iona tradition. Choral Evensong is held on Festivals and special occasions. Morning and Evening Prayer are said on four mornings a week and are accessible online.

All Age Eucharists are held monthly, often to coincide with festivals such as Harvest Thanksgiving, Christmas, Epiphany, Candlemas and Easter, with younger members of the congregation encouraged to participate in welcoming the congregation, reading the lesson and interacting with the sermons. The uniformed organisations attend the Mothering Sunday and Remembrance Sunday services, and held their own Christingle service. We hope that the uniformed groups may become involved in more services.

We held a full programme of services for Easter and Christmas, including the all-night watch on Maundy Thursday and the Easter Vigil service at 7.00 am on Easter Day, and the Advent Carol, Christmas Carol, Crib and Epiphany Carol services. Occasions such as Prisons Week, Christian Aid Week and Mental Health Day were marked through sermons and special intercessions. In March we held a special service on the fifth anniversary of the first Covid lockdown to remember and reflect on the impact of the pandemic on those made seriously ill, the bereaved, the medical staff and those involved in providing services such as care for the elderly and those with disabilities and schooling.

The highlight of the year was the Service of Collation and Induction for our new vicar, the Revd Caroline Bailey, in July. It was a joyful event, followed by refreshments, and was attended by a number of representatives of the wider community.

We held a special Pets Service in September which attracted several people who do not normally attend church.

Beginning in March 2022, following the invasion of Ukraine by Russian forces, ASWD holds a weekly service of Prayer for Peace in Ukraine and the World. This is a short, informal service, led by participants, centring on a period of silent prayer. We hold a special Eucharist each February on the Monday nearest to the anniversary of the 2022 invasion. In 2025 this service was well attended, including a significant number of Ukrainian refugees, their hosts, neighbours and supporters.

We would like to thank all who have contributed to the conduct of our worship, Caroline our Vicar, the Revd Cathy Wiles our Assistant Priest, all the visiting clergy who supported us during the Vacancy, Robin Yates and Eleanor Beamond-Pepler our Readers, the Revd Steve Penrose, Moira Roberts, our Commissioned Pastoral Lay Minister, those who have led our services of Morning and Evening Prayer, Charles Ray, our Sacristan, and the teams of Servers, readers, intercessors, Communion ministrants and welcomers.

We would also like to thank those who have helped to support us in our prayer lives outside services, in particular the team who produce the weekly Prayer Matters sheet. Special thanks are due to the team who provide and serve refreshments after services. These provide an important opportunity to show hospitality and welcome to both newcomers/visitors and longer-term members of the congregation. And finally we thank those who enhance the beauty of the church by providing and arranging flowers throughout the year.

Music

Music is a very important part of our worship: it truly supports and enhances our services, and the church's musical reputation attracts people from outside the normal congregation to attend festival services as well as special performances.

Led by our tremendously enthusiastic and inspirational Director of Music, Ruth Holton, our Choir has had a busy year at All Saints, including our juniors (all of whom currently attend Rosendale School) who are supported by their loyal parents. In July we welcomed Revd Caroline as our new vicar in a beautiful Induction Service which included the Anthem 'How lovely are thy dwellings' by Brahms. There have been several funerals and Memorial services at which the choir has had the opportunity to sing some glorious repertoire, notably the funeral of Ian Bristow included the final chorus from Bach's St John Passion, and the choir sang 'Bogoroditse Djevo' (Rachmaninov Vespers) for the first time at the funeral of Jack Thompson.

Our Advent Carol Service had some particularly special music, including movements from Cantata 140 by Bach and 'See, see the word is incarnate' by Orlando Gibbons, marking the 400th anniversary of his death. A small group of singers made a return visit to HMP Wandsworth to

sing to and with the prisoners. It was heartwarming to share some well-known Christmas Carols with the men.

The Junior Choir went to St Paul's Cathedral in May, where they were given a private tour of the building including the amazing Whispering Gallery and a walk on the roof. We were privileged to listen to the Cathedral choir practice followed by Choral Evensong. It was a memorable day for us all, both uplifting and entertaining.

We are very grateful to all the members of our Choirs, many of whom have served faithfully for many years and are deeply committed to enhancing the beauty of our worship. Our Organ Student, Bronwen, regularly plays Voluntary pieces before the Sunday morning service and hymns at choir practice. We're very grateful to our Assistant Organist Alan Littell who regularly plays and directs services. Thanks are also due to Sally Zimmerman, Tim Barratt and Norman Harper for their help over the year, and not forgetting the stalwart Friday evening Junior Choir helpers Becky, Carol, Claire, Harvey and Nicky. We are also really grateful to Julia Chantry who regularly supplies our musicians with refreshments before services. And as ever we owe a huge debt of gratitude to Ruth Holton for her passion and commitment to our music-making.

Mission and Ministry

We are affiliated to Inclusive Church and are strongly committed to welcoming and celebrating every person irrespective of race, gender, age, sexual orientation, disability, mental health, neurodiversity, income or social background.

L'Arche London

All Saints has very strong links with L'Arche London, a community based in West Norwood and consisting of about 100 people, of whom 32 have learning disabilities. Members of the congregation have personal links with L'Arche in a variety of ways – from helping with its faith life, to being part of the social circle of individual members of L'Arche. This has enabled members of L'Arche to feel welcomed and included in the life of All Saints, and the life of All Saints has been immeasurably enriched by its association with L'Arche.

Several members with learning disabilities are accompanied to All Saints by members of the congregation or L'Arche assistants and are active participants in the services, as servers and welcomers and helping to take up the collection, as well as attending social events. Our clergy regularly visit the L'Arche community to celebrate Eucharists, alternating with Catholic Eucharists.

Outreach to under-represented parts of the parish

Establishing relationships with those currently wary of the church takes a long time, but the Ministry Team have continued to develop links. The Vicar visits the older people's drop-in clubs on the Peabody Estates in the parish (see below) and seeks to familiarise residents with the presence of the parish church and clergy and demonstrate that both are accessible.

A short Armistice Day service was held on one of the estates. It is hoped there will be further events in 2026.

Teaching and learning

Children and Young People

We have a small team of Junior Church leaders, overseen by a Commissioned Pastoral Lay Minister.

Children at All Saints are very much made to feel welcome. An area of the nave is furnished for young children and provided with books and colouring activities, if families wish to use it during the service. We also have a baby room available at the rear of the church, where the service can still be heard.

Junior Church meets on Sundays in term times during the 10 am service, but not during the All Age Services on the first Sunday of the month and special festivals, when the children remain with the rest of the congregation and may read the lessons, lead the Intercessions and actively engage in the All Age Talks.

Junior Church consists of one group, with ages ranging from pre-school to 13 years old, with additional activities set aside for much younger children and babies. The themes covered recently include The Lord's Prayer, Praying and Parables. The sessions almost always include craft activities. Sometimes the results of the craft activity are displayed on the large Junior Church board in the nave of the church.

All current and new families are kept up to date with everything that is going on, via our website, a weekly Mailchimp and a family WhatsApp group. All have been really valuable, not only for information, but for support. We also have a monthly children and young families meeting, including leaders, the Director of Music and the Vicar, to plan and discuss future services and events.

We have had a good programme of events and involvement with our supported charities and on issues of social justice. We continued with our traditional Good Friday workshop, and in November we celebrated All Saints Day with a Messy Saints Party. Our Nativity Play is an annual highlight which brings the children and adults to perform together. The play is performed at our Crib and Christmas Morning Services.

Junior Church has continued to focus on charities supported by ASWD and issues of social justice and climate change. Along with the scouts, the children held a sleepover in church in October raising money for the Robes Project (a winter shelter for homeless people). The children have made great connections with The Spafford Center in East Jerusalem, by sending pictures and messages to the children there.

On Friday mornings, we offer a group for babies and toddlers and their parents and carers, smAll Saints. The service includes ringing the bell, telling Bible stories, singing and prayers, followed by crafts, toys and refreshments. Children attending Partou Nursery, an independent nursery that hires rooms in the church crypt, have attended a couple of the sessions. Parents and carers have a chance to share the refreshments and socialise with one another and with the small but enthusiastic team of helpers.

During Advent smAll Saints launch the Posada, with its very own knitted version of Mary, Joseph and donkey (made by our Knit and Natter group) travelling from household to household around our parish, accompanied by a flock of knitted sheep. (The children who host Mary and Joseph may keep one of the sheep, if they wish.). One sheep travelled all the way to Canada, to pass on the details of our Posada.

SmAll Saints has been in existence for many years and has been a successful fresh expression of church and community outreach. Weekly attendance has been smaller since the Pandemic, but following a recent flyer drop and social media promotion we are seeing greater numbers attending.

A group of volunteers runs sessions with the local primary schools – Rosendale, Oakfield and Rosemead - to support the requirements of the religious education syllabus. Over 500 children have been involved in these visits. We have also visited nurse and reception classes at Rosendale Primary school. The schools often hold their Christmas and end of the school year assemblies at the church.

Leadership of different aspects of our work with young people is shared: Moira Roberts is responsible for Junior Church, Becky Hickey for smAll Saints, Claire Wilson for relationships with baptismal families and Edwina Nummey for the link with the schools. We would like to thank all of these and the other members of the small but dedicated team of Junior Church and smAll Saints leaders for their hard work and devotion in supporting young people in their growth in faith.

Adults

In October 2025, we held a drop-in event for Baby Loss Awareness Week. This gave an opportunity for the local community to light a candle and spend time in our beautiful Lady Chapel in quiet reflection and remembrance of babies and pregnancies tragically lost too soon.

In 2025 we held three sets of discussions based on literature and film. In Lent we discussed a book on meditating on the Psalms and, to mark Black and Asian History Month, we discussed books on this theme. In Advent we reflected on scripture and seasonal themes inspired by a film version of ‘A Christmas Carol’.

A walking group has been instigated at All Saints run by Harvey Eagles. These walks provide an opportunity to explore our locality, to get to know one other better, and are open to all. The simple idea is to walk, talk, enjoy our environment and have refreshments together. The first such walk took place in January 2026.

Wider Community Activities

Regular Groups

There are very few buildings in the parish in which community groups can meet, so the church has played an important role in providing a meeting place for the community as a whole. Concerts, exercise groups, the meetings of uniformed organisations and meetings of the Men’s

Group and other social events have taken place. We have resumed our very popular annual jumble sales.

Knit and Natter, a very committed and supportive group drawing membership from inside and well outside the congregation, continues to meet every Wednesday afternoon under Jan Dudding's hospitable care.

Once a month, on Thursday afternoons, Norma Prior hosts 'Tea, Cake and Poetry', open to anyone who wishes to drop in to share poems and good conversation, as well as refreshments. Many of those attending are not regular members of the congregation.

Our Director of Music leads very successful occasional informal singing sessions for children, which meet on Friday afternoons. Sing4FRIDAY allows children the opportunity to sing simply for pleasure, but at least some of them have been inspired to join the Junior Choir.

Bereavement Course

The 'Bereavement Journey' course (<https://www.ataloss.org>) was made available on one occasion during the year, commencing in November. It was advertised on church notice boards, the website and in Notices, as well as externally at local GP practices, chemists and online by Ataloss.org. The course is registered, and licence obtained from Ataloss.org for use of materials as an annual requirement for use over seven weekly sessions. The charge of £25 for individuals undertaking the course was withdrawn this year, so as not to dissuade those who could not afford it. Refreshments to attendees each week are provided by facilitators and paid for by the church. Guest manuals costing £5 are charged to individuals. Sophie Milner and Valerie Sheridan facilitate the sessions and participate as group members. There were four attendees on the course, who worked well together and supported one another.

The programme offers a final, optional session on faith to support the spiritual impact of bereavement from a Christian perspective. The main material is without faith content, making The Bereavement Journey suitable for everyone. All four participants chose to attend the optional session at the end of the course, which included quiet reflection by candlelight with the Reverend Caroline in attendance. Evaluations have been positive, and some members have met up outside of the course. A trained counsellor is available to facilitators through [ataloss.org](https://www.ataloss.org), should they need further support. The course is well established throughout the UK, being offered in over 560 locations by January 2026.

Community-based events

A Christmas lunch was provided in the week shortly before Christmas. Senior members of the congregation and Knit and Natter attendees were invited as usual. In addition, this year's invitations were extended to members of the older people's clubs based on the Peabody Estates, so more of the local community were included. Tables were set up in the main body of the

church to accommodate 51 diners, including helpers. Many thanks to the team of volunteers, who helped set up, serve, and clear away afterwards, as well as those who provided dishes and prepared food. Thanks also to those who provided entertainment: Tim Barratt, Ruth Holton and Nicky Mitchell provided a mix of well-known musical pieces on the piano and sang; Edmund Spriggs and Nigel Hague also made musical contributions. All the entertainment added much to the relaxed and festive atmosphere.

The Tulip Café is run by Home Instead and two members of the congregation serve as volunteers for this weekly drop-in for people over 65 years old and their carers as needed. Set up some two years ago, it continues to thrive with more than 20 attendees. Hot drinks and biscuits, as well as a sandwich and fruit lunch are provided and there is immersive entertainment each week, including singing, poetry, art, and some physical exercise. During the summer, there was a visit by two Chelsea Pensioners with a presentation on their service and accommodation. Mayor Garden of Lambeth came to meet and talk with several members and expressed his support for the initiative.

A very popular community event is the annual Community Carols in December. Tables are laid out in the nave, coffee, mulled wine and mince pies are served, and members of the choir lead everyone in well-known Christmas carols. Neighbours, families and friends group round tables and enjoy a relaxed break from Christmas preparations and other worries.

We hold a popular Ghillies Ball each January and are very grateful to Hilary and Christopher Putt and their team for their hard work in organising it.

We are keen that our beautiful building should be a resource for the arts. We continue to participate in the Dulwich Festival in May, providing an inspiring, light-drenched venue for the display of artwork. We also provide a venue for rehearsals and performances by local orchestras and choirs, as well as holding our own Sunday evening recitals.

During May 2025 an “Inside Art Exhibition” took place as part of the Dulwich Festival Artists Open House. The exhibition included pictures, sculptures, masks and quilts made by prisoners at HMP Wandsworth in collaboration with the Prison Chaplaincy, HMP Wandsworth Art Class, HMP Wandsworth Mental Health team and Fine Cell - a charity and social enterprise group offering high quality needlework skills, training, and paid work to help prisoners build meaningful, independent, crime-free lives. For those who are disadvantaged, marginalised, traumatized and discriminated against, who break the law and are then locked away and denied liberty, art's ability to offer freedom is a powerful action.

Over the course of the two weekends of the Festival approximately 260 people visited All Saints Church. A stall selling Fine Cell items made by prisoners raised over £1800. Many people were visiting the church for the first time and were interested to find out more about the history of All Saints West Dulwich. This has led to the development of the 2026 exhibition which will feature

information about ASWD's "Past, Present and Future". The theme of the 2026 exhibition is 'Sheltered' and it will feature ceramic work made by Robes service users.

Our Sunday evening recitals have continued to raise funds for the Timothy Penrose Music Fund. Concerts have been given by the Sonnet Wind Quintet, Izy Cheesman (oboe) and Stephen Bryant (violin). Another musical highlight of the year was the Parish Social evening in May, which included some close harmony singing from our male voice choir, a rendition of 'Let's call the whole thing off' with Becky Hickey and David Hole, and the Flower Duet (Délibes) sung by Ruth and Becky. Sally Zimmerman added piano accompaniment and everyone enjoyed a singalong led by Nicky Mitchell.

In relation to the wider local community, we took part in the Spring and Christmas Love West Dulwich Fairs, at each of which we ran a stall promoting the church and providing activities for the children. Both provided good opportunities to connect with the community. Our Commissioned Pastoral Lay Minister, Moira, organised and led the teams, and we are very grateful to them all for their work.

Social Action

The Social Justice group aims to facilitate effective engagement with the charities we support and to try to promote social justice. In order to achieve this, the group devises an annual timetable to ensure that each cause is the focus of attention for a while. This enables us to understand the charity's work and its current needs better. The Social Justice group has also encouraged relational support of causes rather than just giving money. Members of the congregation have benefitted greatly through cooking meals for Robes, volunteering at the Foodbank or helping to support people from L'Arche. We are enriched by these activities and want to find ways of growing our involvement.

In relation to fund-raising, at the Crib Service and the Brownies' Christingle service, we raise money for the Children's Society. The Lent appeal raised money for AfghanAid, L'Arche and the Spafford Children's Center in East Jerusalem. The PCC agreed that money raised by the congregation would be match funded, up to a limit of £3,000: £1,000 for each charity. For Christian Aid Week, ASWD raised money through a mixture of house-to-house collections, money given in church, online giving and donations made at the Love West Dulwich Fair in May. Our Harvest lunch was also held in aid of Christian Aid.

ASWD continues to support the *local Foodbank*. Members of ASWD help in a number of ways: bringing personal donations of food to the church; delivering them to the warehouse and distributing them to recipients. In 2025 the Foodbank moved its warehouse from the church of St Margaret the Queen to new premises on the site of the former St Martin in the Fields school. The

Social Justice group wondered about how we might develop our engagement with the Foodbank. A community hub has opened there on Mondays and we volunteer some support. We are aware that there are now Foodbank apps and other means of support that are probably more efficient than church collections. However, we plan to continue these collections as they serve a very important purpose of enabling everyone to give something and to publicise the Foodbank - we seem to receive donations at concerts and community events as well as at Church services.

For several years, ASWD has taken part in the *Robes Project*, a charity that works with a coalition of churches to provide for homeless people by cooking and serving supper and breakfasts and being overnight hosts during the winter months. ASWD works alongside St Luke's West Norwood, one of the overnight shelters. The project aims not only to provide immediate shelter and food but also to assist participants to access long-term accommodation, employment and benefits. ASWD organised teams to provide evening meals for the guests in February 2025, while Moira Roberts was an overnight volunteer. As mentioned above, members of the Junior Church and Scouts held a sleepover in church to raise money for Robes in October.

Rosendale Community Engagement (RCE)

In 2024 the local community organisation known as 4ALL was wound up. It had run a number of activities focused primarily on the Peabody Estates, including two weekly drop-in clubs, for coffee and a chat, for people aged over 50, and Sing4All, a community choir for (predominantly) older people, led by ASWD's Director of Music. The PCC decided to try to sustain this valuable community initiative after 4ALL ceased to exist.

Rosendale Community Engagement formed as a Constituted Group to manage and fundraise for the two Older People's clubs and Sing4All. The constitution was adopted on 13th January 2025. A majority of the members of the Board were members of ASWD's PCC. In the spring of 2025 the PCC decided that the Board running RCE would continue to fund raise and ASWD would provide a safety net if sufficient funds had not been raised for the continuation of the clubs.

Grants were initially obtained from Brockwell Live and Norwood Forum. In the Autumn of 2025 RCE received significant funding from the National Lottery Community Fund to be spent over the next two years. Many thanks to Alison Watt Cooper and Denise Crawford who worked on this bid.

The older peoples Clubs have gone from strength to strength now having 38 members. The average attendance is 16 on a Monday when a cold lunch is provided in the hall on the Lower Peabody Estate and 11 on a Wednesday which runs as a coffee morning on the Higher Peabody Estate. Sing4All (meeting on Tuesdays) has a membership of 44 with 32 people regularly attending and the average weekly attendance is 20.

The Board has put a lot of effort into publicising the clubs over the last year and links have much improved with the Peabody Estate and with the Church. Members from the clubs attended the

Community Carols at ASWD, where Sing4All and the RCE Committee ran stalls. Members also came to the Christmas Lunch at the Church. At the Christmas party, Caroline our Vicar, told the Nativity story before the entertainment.

The coffee and luncheon clubs aim to provide somewhere for local people to meet and experience friendship, laughter, fun and “community”. Each week there are board games, cards, table tennis (if wanted) and lots of chat. Special activities such as wreath making, card making, puzzles and poppy making have occurred at the appropriate times of the year. There has also been a talk by Norwood Fire fighters on safety awareness and recently a First Aid course was run for those that wanted to attend. There have been outings to places such as St Martins in the Field for a Frank Sinatra night and Music from the Musicals and visits to the La Di Da Club in Hove. Thanks to Denise Crawford and Sue Steed who run the clubs.

Sing4All meets on a Tuesday afternoon in the hall on the lower Peabody Estate and is now in its 13th year. They sing a wide repertoire of songs from Broadway to folk songs and finish with tea and biscuits. This also provides fun and community to local people and music is known to be beneficial to those not always in the best of health. Thanks to Ruth Holton who provides the music and Val Anderson, Jan Dick and Sally Howard who volunteer to do everything else.

Finally, our thanks are due to the members of the Board who have made this venture possible – Carole Glasson (Chair), Alison Watt Cooper, Sara Jane Spratt, Becky Hickey, Nicky Mitchell and Jan Dick.

Accounts

In the last few Annual Reports, we have commented briefly on the challenges of high energy prices and the costs of repairing a listed building and of updating systems (lighting, heating, etc) that are now nearly 20 years old. The PCC has pursued ways of reducing bills for services (renewing systems to increase efficiency, changing suppliers, and so on) and, as the Church Wardens’ Fabric Report below shows, is seeking to prioritise and systematically repair or upgrade the buildings and systems.

The Reports have also noted delays in the laying of accounts. At the time of writing, the 2023 Accounts have been laid with the Charity Commission, and both the 2024 and the 2025 Accounts should be laid later in 2026. We are very grateful to our Treasurer, Simon Lewcock, for his hard work in dealing with this issue.

Church Wardens' Fabric Report (2025-26)

During the past year, attention has been focused on drainage, safety systems, and essential maintenance to ensure the building remains functional and safe for all users.

Expenditure on the fabric of the church is outlined below, together with key areas of work undertaken this year and priorities for the year ahead.

Major expenditure

Drainage Improvements (South Path)

Work has been carried out to address persistent flooding issues along the South Path.

- A displaced sewage pipe was identified, which had been causing discharge into the nursery play area. This has now been repaired.
- Flooding near the vicarage gate was also addressed. Drainage has been adjusted to improve water flow during periods of heavy rainfall.

Tree and Hedge Reduction

The oak tree at the east end of the South Path, on the boundary between the church and the vicarage, was identified by the Diocesan Surveyor as likely to be causing the cracking of the concrete slab in the garage of the vicarage and some movement in the walls above.

Whilst removing the tree was considered, we opted for a phased approach, reducing the tree by 30 percent. This was to reduce the risk of heave affecting the east end of the church. In conjunction with the Diocesan Surveyor's Office, we will continue to monitor the effect of this on both the vicarage and the east end of the church. We may remove this tree completely in the next few years. The ivy surrounding the tree was also cut back.

The hedge along the south boundary of the vicarage and 1 Lovelace Road has been reduced along its entire length.

Lift Repairs

The lift required significant maintenance during the year:

- Brick dust had accumulated within the machinery and the hydraulic system required draining down and refilling.

- A new autodialler has been installed, improving safety by enabling users to call for assistance in the event of a breakdown.

Looking ahead, the lift control panel is nearing the end of its serviceable life and will likely require replacement.

Lightning Protection

The lightning protection system has been restored, ensuring compliance with our insurance policies and improved safety for the building.

Main Door Accessibility

Accessibility at the main entrance has now been reinstated.

- The external access call button has been repaired and is fully functional.
- Visitors can now gain entry via the main door (when secured on the lower lock) by using the call system and being admitted remotely from the office or the kitchen.

The improvement significantly enhances access for wheelchair users and others attending downstairs meetings.

The year ahead

Cracked Glazed Panels (Crypt Hall and Choir Stairs)

After an extended period of investigation into the cause of damage, exploration of insurance options, and identification of appropriate contractors, we are now in a position to proceed with replacement of all affected panels.

The cracking – affecting multiple sides of each panel in the Crypt Hall – has been a longstanding concern, and this work is now a priority.

Lighting

Lighting across the building continues to present challenges due to:

- The age and accessibility of fittings
- The obsolescence of certain lamps, some of which are no longer permitted and are difficult to source.

We are intending to appoint electrical contractors to assess the current system and recommend

practical improvements in the near future. This will likely involve the replacement of some of the fittings with modern low energy equivalents.

Exterior Fabric Repairs

A number of external repairs have been identified and will require attention. They include:

- Repairs to at least one downpipe
- Brickwork repairs to the retaining wall next to the external staircase at the west end
- The wall along the nursery entrance path
- Maintenance to the gutter above the Hilda Room
- Repairs to the main brickwork of the church, including repointing and work to brick facings.

Much of this work is at high level and has required time to identify a suitable contractor. We are now hoping to begin discussions on a phased programme of work in the near future.

Flooring

Repairs are required to flooring at the South Path door and within the nursery area. These will be addressed as part of ongoing maintenance planning.

We would like to express our thanks to all those who have contributed to the care and upkeep of the building over the past year and particularly for all Amanda's hard work in managing this.