

THE PAROCHIAL CHURCH COUNCIL OF THE  
ECCLESIASTICAL PARISH OF ST MARY, HANWELL ANNUAL  
REPORT FOR THE YEAR ENDING 31<sup>ST</sup> DECEMBER 2025



**Our Vision is 'to be transformed by Jesus, and to transform the world with Jesus.'**

Incumbent (Rector)	Revd Andrew Dand (chair)
Associate Vicar	Revd Susy Dand
Curate	Revd Stephanie Alvis
Permission to Officiate	Revd Helen Cosstick
Ordinand	Alison Ingram
Churchwardens	Gareth Bevan Helen White
Deputy Churchwarden	Adam Bush
PCC Secretary	Beryl Bevan
Treasurer	Chris Cosstick (until May 2025) Sam Hext (from May 2025)
Deanery Synod Rep	Edsel Jodhan
Elected Members	Camille Adams Beryl Bevan Kate Bush Chris Cosstick (until May 2025) Neil Davies (until May 2025) Anna Fernandes John Hennessy (until May 2025) Philip Phelan Lesley Schroeder Sam Hext (from May 2025) Marie-Elise Howells (From May 2025)
Safeguarding Officer	Maria Barnes (until May 2025) Rachel Newitt (from May 2025)

## **Structure, governance and management.**

The method of appointment of PCC members is set out in the Church Representation Rules. All eligible Church attendees are encouraged to register on the Electoral Roll and stand for election to the PCC.

## **Objectives and Activities**

The PCC has the responsibility of co-operating with the Rector in promoting the whole mission of the Church within the ecclesiastical parish: pastoral, evangelistic, social and ecumenical.

It also has maintenance and safeguarding responsibilities for the Church Hall on Greenford Avenue, which is primarily let to community users, but also used for church activities and events, including the Ealing Churches Winter Night Shelter, our weekly toddler group Noah's Ark, Coffee & Cake and our annual Pantomime.

## **General Statistics**

Church membership

Every sixth year the preparation of a new electoral roll takes place. This means that everyone must come off the roll and re-apply. This happened in 2025.

As at 31st December 2025 there were 108 People on the Church Electoral Roll. Of these 64% were resident in the parish. Of the total Electoral Roll, 56% were female and 44% were male.

## **Occasional Offices**

During 2025 there were 9 baptisms and 3 weddings in church, and the clergy conducted the funerals of 9 parishioners.

## **PCC & Key personnel**

The Annual Parochial Church Meeting (at which 3 new PCC members were elected), and the Annual Meeting of Parishioners (at which two churchwardens were elected) were held on Sunday 18th May 2025 in accordance with the Church Representation Rules and The Churchwardens Measure. The full PCC met 5 times during the year with an average attendance level of 77%.

2 extraordinary PCC meetings took place, specific to the Lottery bid.

Chris Cosstick stood down from the role of Treasurer at our APCM and Sam Hext was elected to take on this role Gareth Bevan and Helen White continued to serve as Church Wardens, and Beryl Bevan in her role as PCC secretary.

## **Review of the year**

2025 has been a year of spiritual growth, leadership transition, and renewed commitment to discipleship.

The year began with the formalisation of the plurality agreement enabling Andrew to serve as incumbent of St Christopher's alongside St Mary's, followed in June by Jenny Erber's ordination at St Paul's Cathedral. She will start her curacy at St Christophers, supervised by Andrew as her Training Incumbent and part of our wider staff team. It was announced in December that Jenny would be moving fulltime to St Marys alongside a role with our Mission partners at The Grove.

A significant milestone came in June with Stephanie's Priesting at St Albans Church, followed by her celebrating Communion for the first time at St Mary's — a joyful moment reflecting both personal calling and the church's commitment to growing leaders.

Andrew's sabbatical from late July to early November was carefully planned, with wardens, clergy, and staff stepping into defined leadership roles, demonstrating resilience and shared leadership.

## **Transformed by Jesus**

- Prayer and discipleship remained central throughout the year. Lent focused intentionally on prayer, with Sunday teaching, six small groups reading How to Hear God, and weekly online Compline. Holy Week and Easter were well attended both in person and online.
- In the autumn, a church-wide series on engaging with the Bible responded to findings from our discipleship survey which highlighted opportunities to deepen personal engagement with the Bible. Mid-week groups used Bible Society resources, and Advent continued this momentum through a YouVersion App reading plan involving 35 participants, including several new to midweek groups.
- Worship life also developed. The transition back to the common cup at Communion was completed by Pentecost. Two rounds of children were admitted to Communion, meaning most of Junior Church now participate fully in our worship together. Baptisms included not only infants but also one young person and four adults — a visible sign of lives being transformed.
- Seasonal rhythms shaped the year: a well-attended Summer Sabbath pattern, Remembrance Sunday in Churchfields with around 230 attendees and strong Scout involvement, and warmly received Christmas services.

## **Transforming the World with Jesus**

- Alongside numeric and spiritual growth, 2025 saw sustained engagement with our local community.
- Our partnership with ECWNS (Ealing Churches Winter Night Shelter) continued with a successful hosting season. Members also ran in the Ealing Half Marathon to raise funds, while volunteers hosted a water station to serve runners and represent the church locally.
- Summer Open Afternoons welcomed 659 visitors, including those attending the Brent River Society anniversary, offering hospitality and strengthening local connections.
- Schools work remained a key mission focus. We hosted visits from Gifford, Stanhope, and Hobbayne Primary Schools throughout the year, and visiting pupils experienced bell ringing, crafts, and interactive learning. Assemblies were delivered at Hobbayne Primary School at Easter, Pentecost, Harvest, and Christmas by our clergy. These partnerships continue to be one of our most fruitful mission connections.
- Mission links also deepened with the Grove Community. Mark Tate shared updates on their community grocery project, and from January 2026 Jenny Erber will be dedicating part of her curacy time to strengthening these connections.
- Our Creationtide focus combined worship and action, including a financial appeal for Ealing Foodbank in response to local need.

- Community events also played an important outreach role. The church pantomime was a highlight — selling out and raising money for 1st Hanwell Scouts and ECWNS. Safeguarding processes were strengthened, with further improvements planned.

In summary, 2025 has been a year of deepening discipleship, developing leaders, strengthening partnerships, and widening community impact.

We end the year not simply seeking to repeat what has been fruitful, but prayerfully discerning fresh vision for the next 3–5 years — deepening what God is already doing among us while making space for what is new.

### **Safeguarding**

Our Parish Safeguarding Officer, Rachel Newitt, on behalf of the PCC states that it has, to the best of its knowledge, taken all reasonable steps to comply with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016.

There were 7 DBS checks carried out in 2025.

There will be 12 DBS renewals scheduled to be carried out in 2026. This includes new checks as well as renewals. Additional checks may be required for new volunteers.

We have had three incidents to report to the Diocese Safeguarding Team in 2025.

### **Conclusion**

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**Rev Andrew Dand**  
**Incumbent and Chair**  
**March 2026**

## Financial review for the year ended 31st December 2025

### Overall income: £224,701

Total income decreased by c. £7,000 compared to the previous year, primarily due to fewer one-off contributions being received. Regular giving by members of the congregation, which remains the largest source of income showed a further increase from the previous year of c. £1,950. Our thanks are due to all who support the church through their giving via the planned giving scheme, card readers or the online giving platform. A short Sunday morning teaching series on giving is planned for the second half of 2026.

While hall lettings showed a small decrease compared to the previous year, income from church lettings increased by c. £8,000. The vast majority of the c £30,000 from church lettings is income from organisations (Sticky Fingers Nursery and 1<sup>st</sup> Hanwell Scouts) who have been displaced from the Bernard Sunley Hall during roof repairs. This money has been set aside for use in the Tower repair work which will start in 2026, and is included in the “Heritage Project” fund in the accounts.

We remain indebted to the trustees of the William Hobbayne Charity for their annual grant of £7,500, which was added to the Fabric fund.

The annual pantomime generated funds of c. £4,500 from ticket sales and this annual event is now a regular part of the church’s income as well as being enjoyed by the wider community of Hanwell, both on the stage and in the audience!.

### Overall expenditure £198,720

The overall expenditure for the church increased by c. £5,500 compared to the previous year. As well as the general impact of inflation on costs and salaries, the church has benefitted from having our Musical Director and Digital Manager in place for the whole year.

The largest individual change was the increase from £70,000 to £80,000 in our contribution to “Common Fund”, which is how all parts of the Diocese collaborate financially to pay for local ministry. This amount is **not** the total of salaries paid to our clergy! If you want to know more about this, a London Diocese presentation can be found at:

<https://www.london.anglican.org/wp-content/uploads/2025/04/PCC-guide-to-Common-Fund-1.pdf>

While maintenance costs for both the church and the hall were lower this year than the previous year, this has been against the backdrop of the upcoming significant work, and commensurate spend, on the Tower repair project. This reduced cost would also not be possible without the many hours of work quietly and voluntarily done by a number of members of the congregation. While this work may not be publicly acknowledged, it is not unseen.

The church has continued to support local mission activities as a funding partner for the Grove Community, operating the Noah’s Ark toddler group, providing a meeting place- for ‘Coffee & Cake’ and as an active host for Ealing Churches Winter Night shelter.

The overall result for 2025 was an excess of income over expenditure of just under £26,000. In the signed accounts it can be seen that this has been a contributor to the new “Heritage Project” fund that has been established to support the work to be done in 2026 on the Tower project alongside a grant from the National Lottery Heritage Fund (“NLHF”). A successful NLHF grant application was made thanks to the hard work of the project team and £122,160 was received in mid-March 2026 representing the first half of the grant.

## **Looking ahead to 2026**

The main work this year will be on the work supported by the NLHF grant, in particular the Tower repairs but also looking to the longer-term vision for the church. The finances are in a healthy position and I remain grateful to all of those who support me on finance matters.

**Sam Hext**  
**Treasurer**  
**April 2026**

## **Report on the fabric, goods and ornaments of the church for 2025**

Prepared for the Annual Parochial Church Meeting on 17th May 2026 (as required under the Church Representation Rules para II 9d)

As Churchwardens our property responsibilities, on behalf of the PCC, include the buildings, plant and fabric and contents of the Church and Church Hall. We completed the annual terrier and inventory check in 2025 and confirm that the silver and other possessions of the church are complete and in good order.

St Mary's Church is a grade 2\* listed building and, despite a regular programme of maintenance and stonework repairs, natural weathering has resulted in some serious issues. Unstable areas of flint cladding on the tower, identified in 2023, are held in place with netting as a temporary measure. After an inspection in January 2025, the structural engineers advised that the tower must be fenced off as a safety measure. This has closed the main entrance, which is also a fire exit, and effectively blocked off the accessible entrance (down the side of the church). The netting is inspected monthly (from ground level using binoculars) and there have been no further reports of falling masonry. A more detailed professional inspection by Vitruvius took place at the end of November, as required by our insurers and recommended by the structural engineers. The netting was found to be in good order.

A further detailed survey of the tower and spire was undertaken in January 2025. Reports from this formed the basis of a bid to The National Lottery Heritage Fund in October for a grant to repair the flint and other urgent stonework issues on the tower. The estimated cost of this work is £215,000.

Our bid also sought funding to identify and cost less urgent work to "future-proof" the church, including stonework and structural repairs and improved accessibility (such as hand-rails next to the external steps). It was planned to bring forward our next quinquennial architect inspection from 2027 to January 2026 to inform this process.

A further plank of the lottery bid was to plan and cost a permanent extension to the Parish Room, to replace the 2 temporary huts – the Ark and the Cabin, and create a space which will be more flexible and usable by both ourselves and the wider community. It will also identify plans towards Net Zero Carbon, including replacing our aging boilers.

Maintenance work has been carried out in the Parish Room. The toilets have been redecorated, and the Parish Room door has been replaced and painted. The three main church doors have been repainted.

The costs of maintaining the churchyard are billed annually in arrears to the Council with the work being done by volunteers for which no charge is made. The team have worked tirelessly (well, maybe with some aches and pains!) to keep the churchyard looking beautiful and have significantly improved access to the lower churchyard. We are hugely grateful for their service.

The sanding and polishing of the hall floor is done on a regular basis by a member of the parish for material costs only.

We continue to be fortunate to have many volunteers who help maintain our buildings and churchyard. Their hard work and love significantly reduce our upkeep costs.

Gareth Bevan & Helen White, Churchwardens