

CAVERSHAM THAMESIDE AND MAPLEDURHAM

ST MARGARET • ST PETER • ST JOHN

The Parochial Church Council of Caversham Thameside and Mapledurham

Congregation report containing:

Trustees' Report

Financial headline figures

Other reports

Year ending 31 December 2025

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Trustees' Report

Aim and Purposes

The Parochial Church Council of the Parish of Caversham Thameside and Mapledurham is a charity registered with the Charity Commission, England and Wales.

The members of the Parochial Church Council (PCC) are the trustees of the charity. The PCC has a responsibility to co-operate with the incumbent, Revd Mike Smith, in promoting, in the ecclesiastical parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

There are responsibilities and statutory duties in respect of 25 Ilkley Road RG4 7BD and Church House RG4 8AX under the Parochial Church Council Powers Measure 1956, and 6 Gosbrook Road RG4 8BS under the Incumbents and Churchwardens (Trust) Measure 1964.

In this year the PCC employed six members of staff: The Parish Administrator who is also PA to the Rector, A Director of Music at St Peter's Church, The Church House Administrator, A Bereavement Ministry Coordinator, The Parish Youth Worker, and The Children and Families worker based at St John's Church.

Objectives and Activities

The PCC is committed to promoting the Christian faith in our parish, encouraging faith in Christ, to worship in our three churches and to become part of the life of our parish. The PCC, together with its sub-committees, maintains an overview of the whole life of the parish and makes suggestions on how our church life can involve the people and groups that live within our parish. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

When planning our activities for the year, we have considered the Commission's guidance on public benefit, and particularly the supplementary guidance on charities for the advancement of religion. In particular, we try to enable ordinary people to live out their faith as part of our parish community through:

- Worship and prayer; learning about their faith; and developing their knowledge and trust in Christ
- Provision of pastoral care for people living in the parish
- Missionary, outreach and social awareness raising work

To facilitate this work, it is important that we maintain the fabric of our three churches, and our ancillary properties which support our activities and finances.

The Trustees are aware of the Charity Code of Governance and its principles, and how they affect the Charity.

Achievements and Performance

The parish has just completed the third year of its five-year cycle of parish priorities. We continue to attend to, and grow, our children's ministry, young people's ministry, discipleship, healing ministry and bereavement ministry.

Our children and young people ministry continues to flourish. Thankfully we are in the top 20% of parishes in Oxford diocese for attendance of under 18's. Our paid workers for children's work at St John's and our parish youth worker, complimented by a paid Director of Music at St Peter's who particularly develops children and young people through music, allows us to develop and build strong teams for this ministry in two of our three churches. They are building teams of volunteers and the numbers of children and young people attending church and more widely affiliated to our work is growing.

Under our Parish Administrator we have continued to update and upgrade our administrative systems, including placing much of our people centered systems online, allowing multiple users to access people information within the constraints of data protection rules.

In 2025 we completely remodeled our safeguarding work, moving from a single officer to a team of safeguarding volunteers, working at parish and church level. We are confident this places us in a stronger position and ensures we are growing the opportunity to keep people safe in our parish.

The PCC met on six occasions during 2025. We reverted to all meetings being in person as we felt this made the quality of meetings better. Besides the usual round of church business, including managing our finances, buildings and ensuring parish policy is implemented, our principal focus was to develop the work plans for our five parish priorities.

We had another successful parish fete in 2025, which enthuses the churches and local community. Whilst primarily a community event, it does help raise some funds for our churches. Sadly, this year the PCC had to make the difficult decision not to hold our annual parish fete in 2026 due to a lack of volunteers to plan the fete.

Safeguarding

The PCC continues to abide by the House of Bishops' 'Promoting a Safer Church' Safeguarding Policy and pays due regard to this in all its safeguarding work in the parish.

This year we conducted a review of our safeguarding work and concluded that we needed to move from a single Parish Safeguarding Officer to a team approach. We thanked Christine Bradbury who had been our Parish Safeguarding Officer for 10 years as she stood down. Later in 2025 we began recruiting a new Parish Safeguarding Officer and a Church Safeguarding Officer for each church. We also agreed that those who lead teams within churches or the parish who have substantial safeguarding responsibilities should also formally be delegated a safeguarding role in the parish team.

This year we renewed our parish safeguarding policy, which continues to be modelled on the latest version of the Diocesan policy. We try whenever possible to follow the latest "Safer Recruitment" guidance to ensure that Safeguarding lies at the heart of all recruitment and we strive to ensure we have clear role definitions for each paid and volunteer post. We continue to ensure that all employees and volunteers have current DBS certificates and have access to the necessary safeguarding training their position requires. This year was however blighted by a data leak by the company we use to provide our DBS checks. Sadly, a number of parish volunteers were involved in the leak, and we were grateful to the Diocese of Oxford for support in this matter. We also gratefully received support from diocesan colleagues in safeguarding case management.

Worship and Prayer

Our pattern of worship has been stable and largely unchanged in 2025. Worship in each church is distinctive and compliments one another. Some of our congregations move from one church to another depending on the service being offered, particularly at festivals. Each of our Sunday congregations have seen modest growth in 2025. Two of our church buildings continue to remain open during daylight hours and receive a sizeable number of visitors each day.

To complement our church building based worship, we have retained our online worship offering. St Peter's and St Margaret's broadcast their Sunday worship live. We have an online prayer group that meets twice each month. We have allocated resources as part of our strategic Parish plan to allow each church to invest in the technology it needs to ensure online offering is as good as it can be.

Our small groups continued to meet throughout this year, sometimes in person, sometimes online. They study scripture, pray and worship together, and offer pastoral care to one another. We particularly have a good attendance for groups run in Advent and Lent.

Our number of weddings and baptisms continues to be small. We work hard to ensure that these important occasions are offered as widely as possible to people in our parish, including providing a stall at our annual church fete for people to get details about baptisms and weddings.

The Electoral Roll at 31 December 2025 totalled 208 people, made up of:

	2025	2024	2023	2022	2021	2020	2019	2018	2017
St Peter	101	123	117	124	126	128	129	143	144
St Margaret	41	41	39	38	37	38	36	45	45
St John	66	61	56	55	50	51	48	72	62

*indicates the year a new roll was made

Deanery Synod

The Deanery Synod met 5 times in 2025

In February Synod heard about the experience of St Barnabas, Emmer Green regarding children, young people and families (CYPF). Parishes were encouraged to continue their plans for this ministry. We also heard about Citizen's UK's current concerns over local street safety and justice for refugees as regards food in hotels. Small groups reviewed major themes in parishes/benefices in 2024, including lack of volunteers, financial problems, mission initiatives with toddlers and the good work of REInspired.

The theme of volunteering and fundraising continued in April with a talk by two speakers from Reading University. Rev'd Mike Smith, Area Dean, presented the draft Children and Young People(CYP) Deanery Plan, based on the vision of churches engaging with CYP across all age ranges, with trained and equipped volunteers and employed ministers, working with schools and other partners to disciple young people across Reading. At the end of the discussion Synod endorsed the importance of CYP ministry and undertook to establish a leadership team, establish baseline numbers of children and agreed the draft plan.

In July Synod returned to the theme of deprivation particularly in Reading. Parishes were encouraged to map areas of deprivation and share findings across the Deanery. Despite a decline in church attendance, Parish Share was paid fully. Proposed share for 2026 was to be an average of 4%. This scheme was approved in the November meeting, where it was also noted that the Diocese is offering annual high quality CYP training to incumbents with very few children in their congregations as well as a lay training scheme "Youthscape Essentials" for secondary age children with more to come..

Reports on the fabric, goods and ornament of the Parish Churches

St Margaret's Church

In March 2025 St Margaret's church had its quinquennial inspection completed by Robin Nugent. The inspection report has been copied to the Diocese Church Buildings (DAC) and the Archdeacon of Berkshire. The report recommends work to be done on the Nave and Aisle roof North pitch and the Chancel and Vestry roof North pitch, relaying of the roof as the tiles continue to deteriorate.

The report also recommended treatment of roof timbers where there may be beetles activity.

In December 2025 we appointed Ross Aylward as the church's new quinquennial architect following the death of Robin Nugent in July.

In 2025 work was carried out on the toilet block to resurface the roof and ceiling, replace some damaged bricks and to paint the internal walls. This work was necessary due to signs of dampness on the ceiling.

Work was carried out to replace a section of damaged guttering. This was a QI item -

Chancel North elevation: gutter disconnected above the hopperhead.

In September 2025 the pipe organ stopped working and the fault was found to be with the electric blower unit. Repairs have been done that included removal of asbestos in the blower box and the rewinding of the blower motor at a specialist's workshop. The repaired unit is back in church, and we are currently waiting for the Pipe Organ Blower Engineers to reinstall the motor, together with a new silencing box. This was an unexpected repair that has been costly.

The fabric of the church (excluding the Bardolph aisle, which is the responsibility of the Mapledurham Estate, who has in 2025 undertaken some cleaning renovation) is in good order and the church is in daily use as a place for prayer and worship.

St Peter's Church

1. Overview

During the year, St Peter's has continued to maintain and improve the fabric of the church building, while progressing significant investigations into structural concerns and future development. Alongside routine maintenance, considerable time has been devoted to addressing emerging roof safety issues and advancing Phase 1 of the church re-ordering project, with a particular emphasis on accessibility.

In addition, the continued development of AV provision and livestreaming has supported worship, weddings and funerals, and the church's operational resilience has been strengthened through improved procedures and documentation.

2. Fabric and Maintenance

Vestry Roof

Following concerns about the condition of the vestry roof, JBKS Architects arranged for a structural engineer to inspect the roof in February. A draft report was received, comments were submitted, and a revised version issued. Budget estimates have been sought, and indicative costs have been obtained from contractors, including JG Restorations.

Further advice is awaited regarding next steps and any required faculty applications.

Falling Roof Tiles – South Aisle

A roof tile fell from the south side of the church during the year. Following consultation with Jeremy Bell of JBKS Architects, it was considered that the issue may be due not simply to weather damage but potentially to nail fatigue and corrosion. If confirmed, this could indicate a more widespread issue.

As a precaution:

- Access along the south aisle and Lady Chapel wall was closed.
- A strict no-access policy was implemented in that area.
- Notices were erected redirecting pedestrians.
- Ecclesiastical Insurance were notified.
- Advice was given to install snow guards to mitigate the risk of falling tiles.
- An Emergency Faculty application was identified as necessary.

Approval has since been received from the DAC for a List B faculty to install snow guards on the south aisle guttering. Installation of snow guards was completed in Nov 2025.

The situation remains under careful review, and further inspection and remedial works will be guided by professional advice as and when required.

Lighting

Throughout the year a number of LED lights failed, including prominent 50W fittings in the nave which proved difficult to source. These have now all been replaced. Additional works included:

- Replacement of chancel and Lady Chapel downlights
- Replacement of a south aisle uplight
- Installation of new vestry path security lighting
- Replacement of two speaker dust covers
- Re-gluing of a window sill
- Replacement of the ceiling fan in the east toilet

Motion-activated lighting for use when the church is open but unoccupied has been suggested for future consideration.

Heating

Several heater bulbs failed during the year, temporarily reducing heat output in the Vestry/Choir area and Lady Chapel. All faulty lamps have now been replaced and heaters are fully operational.

Pew heating has been carefully managed to balance comfort and energy costs. A structured weekly schedule (currently 21 hours per week) has been implemented and slightly adjusted following review.

A spreadsheet has been developed to assist in calculating electricity costs, supporting improved financial oversight.

Lightning Protection

The annual lightning protection test was completed successfully, with no faults identified.

Fire Safety

The fire extinguishers were serviced during the year, and access was provided for contractors as required.

Churchyard

The annual churchyard leaf sweep did not take place this year due to capacity constraints. This will need to be reviewed in future planning cycles.

3. Audio-Visual and Streaming

Streaming and AV provision continues to be an important ministry and operational function.

During the year:

- Multiple weddings and funerals were livestreamed.
- No further streaming disruptions were experienced.
- A formal recording agreement was drafted, approved, and used for the first time at a funeral in June.
- AV duties for occasional offices are now shared to improve resilience.
- Recorded music was provided for services when required.
- Services lists were prepared and distributed in coordination with the Worship Group.

Cost estimates have been sought for AV Phase 2 development, though responses are still awaited.

4. Governance and Administration

Significant administrative work has been completed:

- The Church Property Register and Inventory were fully updated and signed by the Churchwardens.
- The inventory was prepared for presentation to the PCC.
- A Recording Agreement template was drafted and implemented.
- Financial Task Force and Finance meetings were attended.
- The Church Forum was organised and chaired.
- Stewardship and Worship Group meetings were attended.
- Handover planning for CLT chairmanship commenced.
- Distribution of weekly notices has been broadened to build resilience.

5. Re-ordering Project – Phase 1

Following an internal review, the Re-ordering Committee to focus on a defined Phase 1 prioritising accessibility and west-end improvements.

Working with JBKS Architects, draft sketch proposals have been prepared. The envisaged scope includes:

- Creation of a dedicated disabled parking space (including removal of railings)
- Consideration of additional parking to the south of the pathway (subject to council agreement and possible tree removal)
- Re-grading and modification of the pathway to the church porch to provide level and accessible entry

These drawings are preliminary and do not yet include heating or lighting upgrades. Nor do they include provision for solar panels, although Net Zero considerations have been acknowledged as a future component.

Professional fee estimates have been received for further design development.

Next Steps

Subject to CLT and PCC approval, the Re-ordering Committee will:

- Commission detailed design work from JBKS
- Seek formal authority from the DAC and other relevant bodies
- Develop costed proposals for decision

6. Volunteers and Capacity

It should be noted that much of the work outlined above has been undertaken alongside other significant responsibilities. The roof tile issue in particular requires additional leadership support, and assistance from a Churchwarden or other suitable member of the congregation will be necessary to progress matters efficiently.

7. Conclusion

The year has involved both routine maintenance and significant emerging challenges, particularly in relation to roof safety and long-term accessibility improvements.

All church lighting and heating systems are now fully operational. Governance documentation has been strengthened, AV provision continues to develop, and Phase 1 of the re-ordering project is ready for decision and progression.

The Trustees remain committed to:

- Maintaining the building in a safe and serviceable condition
- Improving accessibility
- Supporting worship through appropriate technology
- Planning responsibly for the church's long-term future

St John's Church

Since the last report the church building has continued to be open for regular worship and other users e.g. the 3Cs, Seated Exercise and Bereavement Group. A Coffee Morning, welcoming anyone, has been held on one Friday per month. There have been visits by schools; Micklands, New Bridge and Banana Moon Nursery. The church has also been used for events, Nativity Live and St John's Day, and there is a Community Garden in the churchyard.

Property Register (Terrier and Inventory): The property register was revised and presented to the PCC at the November meeting.

Organ: The organ remains out of use, no further actions regarding the organ have occurred since the last report.

AV System: A major upgrade of the audio/visual system has been proposed. Potential contractors have produced concepts and specifications, which have been under consideration and the DAC have been consulted.

Maintenance: Items undertaken in the year included a high level clean, Installation of solar PIR controlled lights at both entrances to provide illumination when the outside lantern is off. Snagging was completed on the rainwater goods.

Quinquennial Inspection (QI): The last report was issued two years late on Wed 23/03/2022. The next QI is due in 2026, and JKBS have been appointed as the architects.

Users: The Lower Caversham Community Partnership's 3Cs café, which has a licence to operate in the church was open throughout 2025. St Johns continued the work started by Gosbrook Garden Growers using the south-east corner of the churchyard in partnership with members of the community, where anyone is welcome to grow fruit, veg and herbs with support from the leaders. The scouts, whose groups are thriving, continue using the huts in the churchyard. Preliminary discussions about the huts and their replacement have continued, conceptual drawings have been produced and the DAC have been consulted.

Pastoral Care

Pastoral care to church members and those living in our parish continues to be a priority. Through organised pastoral care teams, and the work of individuals, we reach out to a significant number of people. Our work with our new large nursing home in the parish continued to develop in 2025, with clergy and lay volunteers working together to provide a monthly holy communion service, and special services at major festivals. In 2025 our paid Bereavement Coordinator stepped down after successfully helping us create the team and ensure it is established in the parish. The coordination role has been taken over by one of the clergy and the team continues to flourish and offer bereavement support to those in need.

Mission and Evangelism

The vision for our parish is to 'Become a Christ-like community' and we interpret this to ensure all our ministry, mission and church activity is focused on becoming Christ-like. We engage in strategic community-facing activity to also build a Christ-like community outside of our church buildings. Our churches and

congregations continue to be engaged with our local community. Each church makes its own choices about where they sense God is calling them, and individuals also express their own faith through volunteering for a range of organisations and projects.

Our work with children and young people is providing rich opportunities to witness to our faith with families. Our bereavement work has a missional focus, reaching out to people at a point of pastoral need. We see good signs of this ministry encouraging some to examine their faith and come to church. Going forward we will develop plans for our discipleship and faith nurture and our healing ministry work.

Our churches continue to support mission agencies through their giving, with churches offering significant funds during the year for different agencies and organisations. Many individual members of our churches spend numerous hours each week supporting and encouraging community groups and providing our churches with invaluable contacts with the local community.

We continue the policy of using surplus funds generated from rental of our Church House property to offer grants within the parish and to other Caversham churches to aid their mission.

Ecumenical Relationships

The parish continues to play an active role in Churches Together in Caversham (CTC). We continue to support the REinspired project in Caversham which provides religious education support to state primary schools in our community. The project is highly valued in schools, as it provides material for anything from whole school assemblies to individual lessons and church visits. The parish has funded the project costs at £5,000 per year for several years. Church members also volunteer with the project to teach RE lessons. Members of all our churches support the summer CTC Holiday Club, which is valued by families throughout Caversham. We also run, and receive support from, CTC churches for a Messy Church project run at the Weller Centre in east Caversham. As churches together we continued developing our work focused on supporting young people, particularly in and around knife crime, following the death of two local young people to knife crime in 2021. At Christmas we were able once again to hold Nativity Live! which brought 400-500 people onto the streets, moving between churches in Lower Caversham.

Financial Review

A copy of this Trustees' Report and attached Financial Statements are filed with the Charities Commission. It is our policy to invest the balances of our short-term funds with the CBF Church of England Deposit Accounts and our investments with their Investment Funds.

The Accounts of the Parish of Caversham Thameside and Mapledurham include the financial results of the three Churches, the parish fete, the parish fees account and Church House, together with the Caversham Parochial Fund and our CBF investments and properties.

Income and expenditure is split between amounts held for ordinary (Unrestricted) purposes, and amounts held as Restricted or Endowment funds which can only be used for specific purposes.

Overall, our ordinary Unrestricted Expenditure exceeded Income by £264,000 (2024 – £58,000), and we saw an decrease in the value of our CCLA investments of £19,000 (2024 – gain of £29,000), giving an overall deficit on Unrestricted funds of £283,000 (2024 - £29,000). Restricted funds fell by £61,000 after including a loss on a property disposal of £42,000 and reduction in value of CCLA investments of £8,000.

General Income and Expenditure

Total income was £381,000 (2024 - £551,000), a decrease of £170,000, which includes decreases of £89,000 in fundraising and grant income, and £60,000 in legacy income. Similarly, total expenditure was £671,000 (2024 - £609,000), representing an increase of £62,000 which includes a provision of £250,000 for repair work on the roof of St Peter roof which has not yet been completed.

We paid the Diocesan quota on time in full and therefore received the maximum rebate.

A detailed analysis of the income and expenditure is given on pages 16 and 17 of the Financial Statements.

Unrestricted Funds

Excluding movements in investment values, St Peter's had a deficit of £240,000, which included a provision of £250,000 for roof repair works, St John's had a deficit of £1,000 and St Margaret's made a deficit of £11,000. The central parish fund recorded a deficit of £23,000.

Restricted Funds

The Restricted Funds had a deficit of £61,000 during 2025, of which £42,000 was due to the loss on the disposal of 25 Ilkley Road, and a further £8,000 due to falls in investment values.

Endowment Funds

The Church House property is held as an Endowment fund, since the PCC can use any income, but if the property was sold the proceeds would not go to the PCC. Church House made grants of £33,000 during the year (2024 - £28,000), and Church House funds fell by £19,000, after an decrease in the value of investments of £4,000.

Unrealised Gains /Losses

All gains or losses on the revaluation of our freehold property and unit trust investments are unrealised and they do not have an impact on the day-to day running of the Churches or the Parish as a whole.

Properties

25 Ilkley Road: The property was sold during the year, following a decision not to renew the lease which expired in June 2025.

6 Gosbrook Road: The property is occupied by a commercial tenant under the terms of a twenty-year lease. Hicks Baker manage the property on our behalf. We received rent of £16,700 after agents' fees in 2025.

Church House: The property is managed by the Properties Committee, a sub-committee of the PCC. The Church House income is derived from commercial and residential leases together with room lettings. Overall rental income amounted to £46,000 in 2025. Church House spent £29,000 on maintaining the building. Our Haslam Maintenance Reserve and the General Reserve CCLA accounts made combined total investment losses of £4,000 during 2024 (2024 – gain of £5,000).

Fete

We were able to hold a parish church fete again in 2025 which raised £5,000 towards parish funds. It has been decided not to hold a fete in 2026, in the absence of sufficient volunteers.

Reserves Policy

After excluding the exceptional provision of £250,000 for roof repairs at St Peter, the total 2025 Unrestricted expenditure was £330,000. It is PCC policy to maintain a cash balance equivalent to around six months of normal annual expenditure on Unrestricted funds, which implies a balance of approximately £165,000 is required. At the end of 2025 short-term deposits, cash, and net current assets, amounted to £577,000, of which £250,000 is designated for repairs to St Peter's church roof, leaving a balance of £327,000. However, the PCC consider that the balance is reasonable given the uncertainty around the final cost of the roof repairs.

Bankers and Advisers to the PCC

Bankers:	Barclays (main bankers); NatWest; Co-operative Bank
Legal Advisers:	Winckworth Sherwood, Oxford
Property Managing Agents:	
- Domestic:	Walmsley
- Commercial:	Hicks Baker
Independent Examiner:	Mercer Lewin

Structure, governance and management

The method of appointing members of the PCC is defined in the Church Representation Rules.

There are nine elected lay representatives on the PCC; three from each of the parish churches. One member per church retires each year in accordance with the provisions of Church Representation Rules. These numbers may be altered by resolution of the Annual Parochial Church Meeting under Church Representation Rule M15(9).

All church members designate their usual place of worship on their Electoral Roll form. Any dispute as to the usual place of worship of a candidate for election to the PCC shall be decided by the incumbent of the parish or the priest in charge of the parish where the rights of presentation have been suspended.

Alongside its legal and statutory duties, the PCC has developed a governance structure which defines the remit of the PCC as:

- to develop a vision and a set of values which define the “whole mission of the Church” across the parish.
- to link the churches to the deanery, the diocese and to ecumenical partners.
- to encourage and scrutinize the development of the three churches against the vision and values of the PCC.
- to fulfil its legal responsibilities with regard to, amongst other things, charity law, safeguarding and health & safety.

The Rector and Churchwardens appoint a Church Leadership Team for each church, which formally report to the PCC on their business. The Rector, clergy working in the church and churchwardens are ex officio members. This group also appoint other people to the team. The teams have the express purpose of growing the church spiritually, numerically, financially and in other less tangible (though no less important) ways (e.g. confidence) by giving attention to the health of:

- the people within the existing church through its programme of worship, nurture and pastoral care.
- the development, nurturing and sustainability of a fresh expression of church.
- the mission of the church.
- the fabric of the church (with reference to Faculty applications, CLTs are responsible for bringing fully completed proposals to the PCC in a form suitable for agreement).
- the finances of the church.

The PCC operates through a number of committees, which meet in between full meetings of the PCC:

- Standing Committee – meets as needed, transacting business between meetings.
- Church Leadership Teams (CLTs) meet on average every 4-8 weeks and discuss items to do with the detailed management of church affairs, buildings, finance, volunteers and the implementation of decisions made by the PCC.
- The Parish Properties sub-committee, made up of members of the parish, oversees the management and maintenance of all non-ecclesiastical properties in the parish. It reports to the PCC as appropriate.
- PCC Grants Team – made up of members of all three congregations, awards grants from the net income arising from Church House in accordance with the Trust Deed.

Further details of how the various committees work is given on the Parish website <https://www.ctmparish.org.uk/policies/governance-structure/>

Administrative information

The Parish of Caversham Thameside and Mapledurham is part of the Diocese of Oxford within the Church of England. There are three parish churches: St Peter, The Warren, Caversham RG4 7TH; St John the Baptist, St John’s Road, Caversham RG4 8EB; St Margaret, Mapledurham RG4 7TR. The correspondence address for the whole parish is Church House, 59 Church Street, Caversham RG4 8AX. The parish website is www.ctmparish.org.uk.

PCC members who have served at any time from 1 January 2025 until the date of this report are:

Ex Officio members

Incumbent:	*Revd Mike Smith	
Associate Vicars:	*Revd Penny Cuthbert	Revd Rachel Ross Smith
Curates:	Rev Catherine Radcliffe	
Lay Readers:	Phil Blackburn	Anthony Wisdom

Churchwardens:	*Jeyasingh John Samuel	Francis Serjeant
	David Spencer(until May 2025)	*Richard Purkis
	*Peter Stratton	Tanya Newell (from May 2025)
	Mary Westley (from May 2025)	

Elected members

Deanery Synod: (from 2023 for 3 years)	Jacquie Kavanagh	Richard Purkis
	*Peter Stratton	


Lay Representatives:

Toni Smith	Anne Taylor	Pat Macgregor
Jonathan Ross (from May 2025)	Ian Lowry	Jonathan Wheeler
Jeremy Woodham		Jacqui Curtis
		*Simon Porter

Co-opted members (if not already members)

Secretary:	*Karen Eaves
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*Members marked with an asterisk are/were also members of the Standing Committee Approved by the Parochial Church Council on 25 March 2026 and signed on their behalf:


Revd M K J Smith (Rector)

Statement of Financial Activities

For the year ended 31 December 2025

	Notes	2025			2024
		Unrestricted Funds	Restricted Funds	Endowment Funds	TOTAL Funds
		£	£	£	£
INCOME					
Donations and legacies					
Income from donations and legacies	2a	249,138	125	-	249,263
Other voluntary income	2b	10,370	2,613	-	12,983
Income from investments	2c	32,068	10,706	51,097	93,871
Income from other trading activities	2d	24,929	-	-	24,929
TOTAL INCOME		316,505	13,444	51,097	381,046
EXPENDITURE					
Charitable expenditure					
Donations and grants	3a	12,233	189	32,839	45,261
Activities relating to Church work	3b	301,687	23,918	3,985	329,590
Church management & admin	3d	2,705	-	-	2,705
Costs of raising funds					
Costs of Parish property	3e	8,770	-	29,275	38,045
Fund-raising and publicity	3c	4,993	-	-	4,993
TOTAL EXPENDITURE		330,388	24,107	66,099	420,594
GAINS AND LOSSES ON INVESTMENTS					
Property Valuations	4a	-	(42,201)	-	(42,201)
CBF Investments	4b	(18,774)	(8,249)	(3,831)	(30,854)
		(18,774)	(50,450)	(3,831)	(73,055)
NET INCOME/(EXPENDITURE)		(32,657)	(61,113)	(18,833)	(112,603)
TRANSFER INTO UNRESTRICTED ACCOUNT		536,799	(536,799)	-	-
NET MOVEMENT IN FUNDS		504,142	(597,912)	(18,833)	(112,603)
RECONCILIATION OF FUNDS					
TOTAL FUNDS BROUGHT FORWARD		1,048,974	1,131,301	832,024	3,012,299
TOTAL FUNDS CARRIED FORWARD		1,553,116	533,389	813,191	2,899,696

Balance Sheet

At the 31 December 2025

Notes	2025				2024	
	Unrestricted	Restricted	Endowment	Total	Total	
	Funds	Funds	Funds	Funds	Funds	
	£	£	£	£	£	
INVESTMENTS						
Investment Property	4a	-	180,000	600,000	780,000	1,380,000
Unit Trusts	4b	726,265	198,098	137,439	1,061,802	1,101,649
		<u>726,265</u>	<u>378,098</u>	<u>737,439</u>	<u>1,841,802</u>	<u>2,481,649</u>
CURRENT ASSETS						
Debtors and prepayments	6	16,294	-	507	16,801	13,298
Short term deposits	4c	633,223	148,494	72,290	854,007	328,216
Cash at bank and in hand	4d	201,474	6,797	6,062	214,333	219,280
		<u>850,991</u>	<u>155,291</u>	<u>78,859</u>	<u>1,085,141</u>	<u>560,794</u>
CREDITORS:						
AMOUNTS FALLING DUE WITHIN ONE YEAR	7	(24,140)	-	(3,107)	(27,247)	(30,144)
NET CURRENT ASSETS		826,851	155,291	75,752	1,057,894	530,650
NET ASSETS		<u>1,553,116</u>	<u>533,389</u>	<u>813,191</u>	<u>2,899,696</u>	<u>3,012,299</u>
FUNDS						
Endowment	11	-	-	813,191	813,191	832,024
Restricted		-	533,389	-	533,389	1,131,301
Unrestricted		1,553,116	-	-	1,553,116	1,048,974
		<u>1,553,116</u>	<u>533,389</u>	<u>813,191</u>	<u>2,899,696</u>	<u>3,012,299</u>

A full copy of the Parish Accounts will be available on the Parish website after the meeting

*A printed copy of the full accounts can be obtained by contacting the Parish Administrator
(admin@ctmparish.org.uk / 996 8836)*

Other reports

Children & Families Outreach Work – Anna Clarke, Children & Families Outreach Worker

In last year's report for the APCM, I described how the strategy we have developed for our children and youth ministry involves investing in seven values: Jesus-centred, Community, Holistic, Relational, Intergenerational, Safe, Team. I believe that as we invest in these values, we create a culture within which children can both come to and grow in faith.

Over the course of the year, we have been speaking to children, young people, parents, teams and congregations to collect stories of where we see these values lived out in our parish. These stories will be our “evidence” if you like, of areas where we are thriving, and lack of stories perhaps an indicator of where we could invest further.

Here are some of the stories we have gathered so far:

- **Jesus-Centred:** This year we prayerfully made the decision to stop Messy Church. Although there was some sadness in this, it felt like God had given us clear signs that it was the right thing to do. In following this lead, we had more capacity to invest in other events, such as a very successful Light Party where around 50 children and their parents/carers gathered and heard about Jesus as light of the world.
- **Community:** a new member joined the baby and toddler group having received an invite to St John's Day through Newbridge nursery; a different baby and toddler group attendee commented at St John's Day: “you do so much for the community, it's really generous”.
- **Holistic:** Ben spends considerable time each week mentoring young people. With a heart for inclusion, this includes mentoring young people within school who struggle to engage, focusing on all aspects of wellbeing. Recently, one of the young people who he has built a relationship with began asking questions about faith and is now in touch with a local church.
- **Relational:** Sunday Club groups offer time for children to engage in peer-to-peer relationships. This was particularly noticeable last summer in Flames in the respect that the children showed for one another when they had the opportunity to share their favourite Bible story as part of “one story - why?”; a member of the congregation commented on how lovely it is to see all the children playing together after Sunday services.
- **Intergenerational:** In Feb 2026 we held an all-age “exploded liturgy” service, where our Flames children became the “teachers” and helped unpack some of why we do what we do and why we say what we say in church services.
- **Safe:** Over the last year we have restructured our safeguarding team to appoint individual church safeguarding officers as well as having an overall parish safeguarding officer. Having a known safeguarding lead on the ground at St John's was an important step in us improving our safeguarding, and we are confident that having the new team structure in place will help us to become safer in all that we do.
- **Team:** Anna comments on how both the Baby and Toddler team and the Sunday Club team are phenomenal at ensuring the right number of people are in place each week: “if someone has to step back, there is usually someone who offers to fill in even before I've seen the message!”.

Gathering stories will be an ongoing process, and to enable us to hear from as many people of possible, we are introducing a “stories postbox” (physical and digital!). Anytime you see/think of/experience one of the seven values being lived out, you can pop the story into the postbox. Periodically, we will gather together to share and celebrate these stories, notice what God is doing, consider how we might join in, and reflect on how we might continue to grow further.

I wonder whether you can think of a story now that illustrates one of the values lived out in the life of our church/parish...?

To finish, here's a snapshot of children and family's ministry this past year in pictures.



Baby and Toddler group



Bishop Mary meeting children and youth workers in Reading



Beavers visit to St John's)



Nursery and school visits to St John's



CTC Messy Church – finished in July 2025



CTC REinspired school sessions



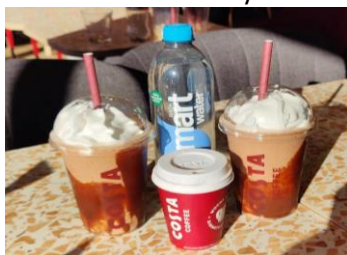
St John's Day



Christingle Service



School Assemblies



Mentoring



CTC Holiday Club



CTC Light Party



All-Age Services



Baby and toddler nativity



Explore Easter family event

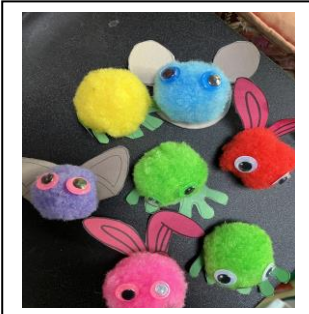
Children's work at St Peter's – Pam Asbury, Leader



**Children's Work at St Peter's
'25/'26**

Baby and Toddler Group
Fridays 9.30 – 11am

Setting up (definitely not playing) for the session, craft for our older children (but more for the adults really) and some particularly tasty vegetable stir-fry!



Sunday Club

Meet twice a month during the morning service

Drama at Christmas!

Sewing seeds of hope for our Easter Garden

Practicing! 🎵



We have been looking at
'Our Favourite Stories from the Bible'
Leaders, children, young people and members of the congregation have all led sessions with great success.



Easter Saturday activities

The Junior Choir



Our fabulous Junior Choir are an active and valued part of the St Peter's community.

We currently have 11 children and young people aged between 8 and 18.

Their attendance and commitment is outstanding and they have recently been asked to attend the evening services too where previously they were expected only to attend in the mornings.

This has been a lovely addition to the adult choir at Choral Evensong and our evening Eucharist. We have also had a slight change to Friday evening's practice times to accommodate the growing needs of our *junior* tenors and very able *trebles and sopranos*.

The Junior choir now attend from 6.30 – 8pm to create some space for the junior tenors to rehearse on their own

Parish Youth Work – Ben Nicholls, Parish Youth Worker

Overview

Since the work of our Children and Youth Strategy in 2024, we have spent this year exploring where we are at in each of the values we set out. It has been encouraging to note that through the evaluation, it is clear that we are in a position where we are growing strong in becoming a Christ like Community. Through the community work in the local schools and at the Weller Centre, to our Thursday evening youth club, being involved in Reading wide youth events and mentoring opportunities, to our youth team meetings and new team members; it is clear that God is at work in our parish!

Thursday Parish Youth Group

Over the past year, we have met at Church House every Thursday of term time. We continue to split our weeks between games nights/socials and faith based conversations. This gives the opportunity for different young people to buy in to different levels of engagement where they feel able. Over last year we have looked at:

- What is the Bible?
- Biblical Themes
- Our Identity in God

We started the year with a consistent 12-14 young people, and finished the year with anywhere between 14-18 young people.

Sunday Clubs

We run Sunday clubs at both St Johns (Blaze) and St Peters. At St Johns, we run three Sunday's a month, while at St Peter's we run twice a month. On non-club Sundays the young people remain in the services, which are planned as all age services, where young people tend to serve and be involved with music or readings or intercessions.

At St Johns, we have looked at moments after the resurrection, Old Testament characters, and the Sermon on the Mount. At St Peters, we continued to go through the lectionary, while also prepping for reading and prayers on Sundays when Sunday club isn't on.

Milkshake Mentors/TopUp

Once a month, there is a social time set aside for young people at each Sunday club. On the fourth Tuesday of each month, St Johns youth meet for Milkshake Mentors, while on the second Sunday after the service, we take St Peters young people for TopUp. These are great opportunities for young people to grow in their friendships and to build community with one another.

Community work

Ben is continuing his work in the community, allowing CTM Parish to be known in the area for its support of young people.

Ben does this through supporting the Weller Centre run their Monday youth club. This provides a space for young people from the Amersham Road area to come and hang out, be encouraged to build positive relationships, eat semi-healthy food, play a variety of games (supported by the Reading FC foundation), or have access to music through Readipop.

On Tuesdays/Wednesdays, Ben goes into Highdown to offer lunch clubs on both days for a range of year 7's to year 9's, while spending Wednesday afternoon mentoring young people through The Bridge, the

school's behavioral unit. Mark Brown, who was a youth worker in the community left his role at Grace Church, and so Ben has taken on a lot more support for the school.

On Thursday's Ben supports a Christian Union at Chiltern Edge school run by Reach. This has been a good avenue for young people to join our youth group and has given opportunities for our young people to lead group bible studies and games in a safe, encouraging environment. Ben has also been able to support Reach in delivering RE lessons and blessing the school with cakes and fresh coffee - which has been provided by the Parish, so THANK YOU for those who bake goods for us to take in!

During all this, Ben meets up with other youth workers in the Reading area and is involved with running Reading wide youth events for young people to be encouraged in their faith and equipped to live out their faith in their day-to-day lives. One event, Reading Youth Day, saw 22 churches represented.

Team

None of the work that happens could be done without a committed team. So, we want to thank our volunteers for all the work they do to support the young people we have been entrusted to work with. They are Pam Asbury, Clare Haley, Peter Stratton, Georgina Laverick, Charlie Scola, Martyn Strong, Andrew Blackband, Anna Waite, Michelle Taylor, Penny Cuthbert. Over this year, we have also had several leaders step down from volunteering for a multitude of reasons, and so we also would like to honour and thank; Chloe Whitehead, Anne-Marie Missip, Jacqui Curtis, Linda Blackburn & Tristan Aubrey-Jones. We know the impact they have had on the young people will be long-lasting and formative.

God has been faithful to the work we do by continuing to provide team. If you feel called to be a part of what goes on in the youth work here, do get in touch with Ben, our parish youth worker:

ben@ctmparish.org.uk

Safeguarding- Gill Andrews, Parish Safeguarding Officer (safeguarding@ctmparish.org.uk)

As a result of the PCC adopting a new Safeguarding Structure for the Parish the following appointments were made in January 2026:

Parish Safeguarding Officer - Gill Andrews

Church Safeguarding Officer for St Peter's – Karen Porter

Church Safeguarding Officer for St John's - Marianne Long

Church Safeguarding Officer for St. Margaret's -position to be filled

Since taking on these roles, in the past 4 months, we have been undertaking a number of safeguarding courses provided by the Oxford Diocese. Also, familiarisation with the functions of ChurchSuite which contains records of DBS and training for those involved in with children/young people or vulnerable adults. There is in addition an electronic system provided by the Oxford Diocese which measures how we are implementing policies and procedures for safeguarding in relation to the many groups and activities we have across the Parish.

The beginning of this year the PCC has engaged a new provider for DBS checks to be carried out and Karen Eaves, our DBS Administrator has been actively involved in these arrangements.

An important part of the new Parish Safeguarding Structure is that we work as a team supportively with all who lead or have responsibility for the various activities and groups that impact on our safeguarding to provide safe spaces for everyone in our churches.

Bereavement Ministry – Rev Penny Cuthbert, Bereavement Ministry Co-ordinator

In June 2025 Nicki Wisdom stepped down from the role of Bereavement Co-ordinator, which she had held for two years. She had done a superb job raising the profile of bereavement ministry, and encouraging us to adopt the 'Bereavement Friendly Church Charter' which was developed by Loss & Hope, a national organisation set up to help any UK church with how to support bereaved people better. The charter was the basis for the way we developed bereavement ministry in 2024 and has continued to guide our priorities and thinking about how the bereavement ministry in our churches is developed. The charter can be seen below.

For the time being I have taken on the Bereavement Co-Ordinator role, and our bereavement ministry has continued to be gratefully received by those who have accessed what we offer, both those within our churches and in the wider community.

We have several activities which we run throughout the year:

Meet & Chat

An informal get together, either at the 3Cs cafe in St John's church on a Tuesday morning or at a local pub on a weekday evening. We run about 10 of these get togethers each year and have between 10-20 people at each one. Some people come for one or two sessions then stop, others just keep coming, having made friends in the group. As an off-shoot, a group of widowed men now meet together regularly for meals in local pubs.

Bereavement Journey Course

This is a 6-week course with video clips and discussion time. We run one or two courses per year, depending on demand and availability of leaders. We aim to have between 6-8 people for each group and there is usually a range of different ages and types of loss within each group. The course we ran in the autumn of 2025 at St John's Vicarage attracted ten participants, some of whom had no church connection but had seen the course advertised in the Caversham Bridge newspaper. Ten participants necessitated four leaders, which enabled us to split into two groups for discussions. Those who attended report that they found it helpful and some have continued to come to other bereavement events like the Meet and Chats. Going forward we plan to hold the Bereavement Journey Course in the spring or summer term rather than the autumn, as we have other bereavement events and services in the autumn term.

Special services

In November, each of the 3 churches in our parish holds a 'Remembering a Loved One' service, where people are invited to join for a service to remember those who have died and to light a candle in their memory.

At Christmas we hold a 'Longest Night' service, for those who might find celebrating at Christmas more difficult for whatever reason. It's a gentle service with readings, music and a short talk, held on December 21st the night of the Winter Solstice (the longest night). In 2025 21st December fell on a Sunday so we held this service at St John's in the afternoon so as not to clash with St Peter's Carol Service.

Bereavement Ministry Team

We now have a bereavement team of 12 people, who all support the ministry in various different ways. Some help to lead the Bereavement Journey Course, others facilitate the Meet & Chat events or support at the special events and services throughout the year. Team members are safely recruited and agree to undergo safeguarding training and bereavement awareness training. Each church now has a 'bereavement champion' who makes sure leaflets are up to date and accessible, and their photo is on display on church noticeboards, alongside copies of the 'Bereavement Friendly Church Charter'.

Penny Cuthbert

The Bereavement Friendly Church Charter

The 12 marks of a Bereavement Friendly Church

1. Bereavement awareness training being encouraged and/or provided for the church community;
2. Understanding encouraged across the church community of what it is helpful to say or not say to those bereaved.
3. A carefully selected and trained bereavement support team appointed with special, but not exclusive, responsibility for bereavement care;
4. A carefully selected and trained bereavement church lead appointed to supervise those supporting bereaved people, and represent bereavement needs in church decision making processes;
5. Faith questioning expected and appropriately supported when people are bereaved;
6. Suffering affirmed within the church community as a legitimate Christian experience;
7. Care being taken to ensure theological messages are helpful for those who have been bereaved;
8. A realistic approach to healing conveyed and 'good deaths' prepared for;
9. Signposting to bereavement support services made available to all people connecting with the church;
10. Special activities provided for those bereaved to support the grief journey and for remembrance;
11. All aspects of church life reviewed for welcome to and impact on those bereaved;
12. Provision within the church for those who are mourning to find respite, comfort and peace;

Kidmore End School – Matthew Coome, Foundation Governor appointed from the Parish

Throughout 2025, Kidmore End school has continued to flourish. Miss Claire Spankie our head teacher who joined us in 2024 has worked hard to develop the school and the new staff who joined us in 2025 are settling in very well and are already making a good impact with the running of the school.

Numbers in the school continue to be a matter of concern as they are for a number of small rural schools in South Oxfordshire. Careful attention to the school budget to ensure that the best services at the best cost are obtained for the school mean that our deficit for the year looks to be much smaller than expected. However, there are always operational factors which require additional expenditure throughout the year. The school continues to market itself strongly and its profile continues to rise in social media – important in today's environment. The Orford Diocesan Schools Trust of which Kidmore End school is a member recognises the position of smaller rural schools and is realistic about what can be done to improve numbers.

The school continues to combine years although numbers in the lower years are looking healthy. Once the decision has been taken a year back, parents are much more used to the arrangement. The teaching staff – who are impacted the most – are now imaginative in the ways of managing a wider year group and there has been no discernible impact on teaching. As I stated in my last report, we hope to reverse this change as the smaller classes rise through the school and leave in their turn but we must continue to attract new children.

The school is wonderfully supported spiritually by Revd. James Stickings, Rector of Rotherfield Peppard and Kidmore End & Sonning Common who takes morning assemblies and is also a school governor.

The school continues to grow and develop. As it is the closest Church school to our parish and it educates some of our children, we should do all we can to publicise it, support it and ensure that it remains the flourishing, friendly school it has always been. Please hold the school, the children and the staff in your prayers. And if you have an interest in education generally and in the welfare of Kidmore End school, there is still a vacancy for another governor from this parish. Speak to me or the Rector if you are interested.

St Peter's bellringers – David Sumner, Tower Correspondent

Normal service ringing and practices have continued, though absences due to holidays and other commitments meant there were sometimes only enough ringers to ring six bells on Sunday, and occasionally fewer. We also rang for special services; Good Friday, Ascension Day, and the additional services over the Christmas season. Bells were also rung for the Parish Fête on 12th July and for the Carols in Caversham Court on 15th December, and to ring in the New Year. The Midnight Mass service was not rung for, since as in previous years it has become impossible to muster even a limited band at that time.

There were four weddings for which bells were rung during the year, a welcome increase on the past few years.

Four full peals were rung, two by home bands and two by visitors, and five quarter peals, one by a visiting band. Two Branch midweek practices were hosted, as well as the annual Bradfield course. There were two Scouts and cubs visits, with a third held at Mapledurham but run by Caversham ringers.

Four new ropes have been bought and installed, as the first stage of a programme to replace all eight of the ropes, which are near to the end of their useful life. An order is in hand for the remaining four.

Negotiations were put in hand for replacement carpeting in the ringing chamber, which was completed early this year (2026).

St Margaret's bellringers – Richard Bisgrove, Tower Captain

For most of 2025 the Mapledurham band had ten members, of whom seven were available to ring on Sundays, with a further three joining us from other towers for our Thursday practices. At the end of the year, though, our seven ringers increased to eight as Mark Denley rejoined the band after a ten year absence because of family commitments. Despite the long absence Mark has regained his ringing amazingly quickly and has already been a real asset. Our small band managed to ring for most Sunday services in 2025, plus special services at Easter, St Margaret's Day in July and Remembrance Sunday but sadly fell short at Christmas. We were unable to muster enough ringers for Midnight Mass but three willing souls did ring on Christmas Day.

We hosted a Branch Practice for the Reading Guild in February. In March we had a very enjoyable Tower Dinner. In 2024 Doug Beaumont composed a series of eighty call changes which we rang in December to mark the eightieth birthdays of four of our ringers during the year. On 8th May 2025 we were able to make use of Doug's work again to commemorate the eightieth anniversary of VE Day.

Three days later, on 11th, we had our first attempt at holding Bell Sunday. St Dunstan is the Patron Saint of bell ringers. St Dunstan's Day is 19th May so, on the nearest available Sunday, for us 11th, we invited people to come before the service to see what bell ringing is all about, Mike Smith planned a great bell-themed service with appropriate bell-related hymns and the usual coffee after the service was augmented with bell-shaped biscuits. Several of the congregation showed an interest and we had a few visitors coming in response to local notices.

In June we hosted local cubs, an event usually held at St Peter's. Our ground-level ringing chamber proved a great advantage over the steep circular staircase at St Peter's and with nearly thirty cubs divided into three groups rotating between activities the chaos was minimal. Hats off to the cub leaders! During the rest of the year we rang for two weddings and hosted two visiting bands. All in all a moderately successful year, but it would be nice to see some younger ringers.

Grants Committee – Georgia Laverick, Chairman

We have not had any applications for the post of secretary and in the absence Matthew Coome and Nigel Smith has very kindly taken our minutes. Georgina Laverick will continue as Chair for 2026.

Current members of the committee include:

Matthew Coome (Church House Treasurer & Properties Rep)

Georgina Laverick (St John's Rep) (Chair)

Ian Lowry (St Margaret's Rep)

Nigel Smith (St Peter's Rep & Properties Rep)

VACANT (secretary – please email grants@ctmparish.org.uk if interested)

Total Amount for disbursements in 2025 - £32,948.73

During the year the committee made the following disbursements:

CTC REInspired (2024/25/26) was increased in 2025 from £5,500 to £6,000	£6,000
CTM Children & Families Worker (2025/26/27)	£13,275
CTM Youth Worker (2023/24/25)	£12,500
St Margaret's choristers' gowns	£457.00
St Margaret's electronic keyboard	£519.00

TOTAL GRANTS MADE IN 2025

£32,751

It has been noted that there has been an impact on funds to 2026 whilst 57 Church Street remained empty prior to reletting. This impact is c. £17k. Given this deficit, it was agreed to deploy funds from the Maintenance Reserve that were not utilised, but costs incurred from 2022, 23, 24, 25 – which equates to £22, 498. This will enable us to meet our commitments for 2026.

Applications for 2026 are open and anyone in the parish is welcome to apply. Please email grants@ctmparish.org.uk for an application form.

Incidents reported

<i>Date</i>	<i>Place</i>	<i>What happened</i>	<i>Action taken</i>
20/4/25	St Peter's Churchyard	Member of congregation attending the dawn service on Easter Sunday stepped back and tripped on raised edge of a grave.	There was no injury, but the need for caution is highlighted.
20/7/25	St Margaret's Church	Because the securing ring had not been tightened sufficiently, the top of a microphone stand suddenly slipped down over or into the lower part while being installed by a sidesman, catching the back of one of his fingers, inflicting a wound.	The wound subsequently became infected, and the sidesman attended a local minor injuries unit where therapeutic skin cream was prescribed. To prevent recurrence, a rubber band has been added to the top part of the microphone stand to limit movement.
22/2/26	Caversham Hall (adjacent to St John's Church)	A pre-school child, having run across the hall, tripped and fell against a radiator, sustaining a 1cm long abrasion to his head.	The wound was cleaned and a plaster applied. The risk to children running in the hall, and the need to prevent it, is emphasised.
27/3/26	St John's Church	One entering the church, a parishioner tripped on the raised edge of a portable ramp, and fell on stone steps to the side. His right elbow received the impact and became bruised, but with no further injury.	A first aider present provided immediate care in the form of a drink of water and a cold compress, and no further intervention has been required. In future, a church volunteer will be present whenever the ramp is used to identify and provide any assistance required.

Parish fete on 12th July 2025

Melanie Denley compiled an excellent risk assessment and action plan for this important and well attended event. No incident was reported.

Loose roof tiles at St Peter's Church

Richard Larkin kindly composed a thorough assessment of risk arising from loose tiles on the south side of the roof above the public path, and implemented appropriate management action in the form of snow guards to catch anything falling, and installing a temporary fence to divert the path clear of the danger area.

Annual PCC review of H&S policy

No modifications were deemed to be necessary.

Implementing the parish health & safety policy

I am grateful to churchwardens, or in the case of other sites whoever is responsible, for ensuring that the requirements of the health & safety policy are implemented by the Church Leadership Teams, including the following.

- A list is maintained for each church (and for the other parish properties) of all those holding current first aid certificates, and ensuring that training is provided for appropriate people so that, as far as possible, one could be available for any significant gathering (as stipulated in the H&S policy).
- A risk assessment, as specified in the policy, is compiled for each significant event, and kept in an accessible form for future reference.
- Fire training is provided for appropriate people so that one can be available for any significant event.
- Accident/ incident forms are available on each site, although the electronic version on the parish website should be used wherever possible to ensure that reports can be submitted promptly and distributed to the necessary people. Handwritten forms also must be submitted without delay (if possible by scanning and sending by email) to the parish administrator and the health & safety coordinator.
- The checklists included in the H&S policy are completed as specified and stored in an accessible form for future reference.

St Peter's Churchyard wall

The uncertainty as to whether any action should be taken to reduce the risk of falling over the retaining wall on the south side of the churchyard, and who would be responsible, is still unresolved. I have been in touch with Reading Borough Council again and hope that this can be settled soon.

Steps to kitchen at St Peter's Church

The first stage of the proposed reordering would reduce the hazard, but in the meantime anyone using the steps must be cautious, asking for assistance if necessary.

Properties Committee – Rev Mike Smith, Chairman, PCC Properties Sub-committee

Our work with properties this year went through significant change. The parish Properties Committee, a sub-committee of the PCC, has been struggling for some time. The PCC made the decision to abandon the committee working separately from PCC and subsume the committee's work into PCC meetings on a temporary basis. Should the Properties Committee be able to be strengthened with new membership then it will start once again meeting separately and managing the parishes property portfolio on behalf of the PCC.

Attending PCC meetings throughout the year to speak on property matters were: Bob Daniel, Matthew Coome (treasurer), Richard Larkin, and Nigel Smith. Throughout the year Svitlana Potiagaieva continued as part-time Church House Administrator. Her role is to provide caretaking and admin support for Church House, including administration of the Church House booking system.

Church House In 2025 Templar Estate Planning requested a new lease for the Kent Rooms and this is currently being finalised. Sport in Mind have signed a new lease for use of the Vincent Room. Towards the end of 2025 Sport in Mind gave us notice that they did not intend to renew the lease on the Bennett Room. A new tenant will be sought. In June 2025 the owner of the Barber shop leasing 57 Church St gave up her lease after many years. We found a new tenant for the shop, and Cadeaux opened in time for Christmas selling clothing and gifts. We still have the same private tenant in the flat, which is managed by Walmsley Estate Agency.

The Haslam Hall remains a very popular venue for local groups to meet. The parish youth group continue to meet here on Thursday evenings and, from January 2025, we were delighted to make the hall available on Friday mornings for the new St Peter's Baby and Toddler Group.

6 Gosbrook Road The property is let under a full repairing and ensuring commercial lease and is operated as a launderette. Hicks Baker continue to maintain a watching brief on the property on behalf of the Parish. The tenant advised the parish in late December 2025 that he wished to assign the lease to a third party. Note that a similar assignment was negotiated in 2022 but in the event the tenant did not pursue it. We have asked Hicks Baker to undertake an inspection of the property to assess any dilapidations and will proceed cautiously with the new application in 2026

25 Ilkley Road The PCC approved the sale of this property at the PCC meeting on May 21 2025. Walmsley agents were engaged to arrange the sale and the property was eventually sold for £ 570,000 to a private buyer in November 2025. The sale proceeds (less costs) amounted to £ 557,800 which was credited to the Parish account.

So that the PCC can fulfil its responsibilities in managing its property portfolio, they are keen to hear from anyone who is willing to service on the Properties Committee.

www.ctmparish.org.uk

