

**THE ANNUAL VESTRY MEETING**  
**of**  
**THE PARISH OF CHELSFIELD**

**to be held on Thursday, 30th April 2026 at 7.30pm**  
**in the Brass Crosby Room in the**  
**Church of St. Martin of Tours, Chelsfield**

**AGENDA**

- 1. Welcome and opening prayer**
- 2. Apologies for absence**
- 3. Minutes of the previous meeting held on 22nd May 2025**
- 4. Matters arising**
- 5. Election of Churchwardens**

**to be followed by the Annual Parochial Church Meeting**

**THE PARISH OF CHELSFIELD**  
**MINUTES OF THE ANNUAL VESTRY MEETING**  
**held on THURSDAY, 22nd MAY 2025 at 7.30pm**  
**in the Brass Crosby Room of the church of St. Martin of Tours**

**Those in attendance:**

Rev'd Susan Atkinson-Jones (Chairman and Rector), Rev'd Michael Gentry (Associate Rector), Norman Bailey, Karen Barter, Susan Bennett, Christine Cookson, Caroline Davis, John Doyle, Barry Foale, Paul Gosling, Anne Green, Tony Hemmings, Val Hemmings, Colin Heys, Valerie Hitchman, Kenneth l'Anson (Lay Reader), Anne Ireland (Secretary), Jackie McCann, Steve McCann, Chris Mead (Treasurer), Marion Mills, Jim Rooke, Philippa Rooke (Churchwarden), Jonathan Sargant, John Squirrell, Mary Tozer, Gillian Vernon, Tony Vernon, Margaret Warren-Axe, Angela Wilkins (30)

1. Rev'd Susan welcomed those in attendance and opened the meeting with a prayer.

2. **Apologies** were received from Michael Choong, David Herridge, Gordon Ireland, Norman & Wendy McDonnell, Jim Nicol, Debbie van der Veen

3. **Minutes of the previous Annual Vestry Meeting held on 21st April 2024**  
The minutes of the previous Annual Vestry Meeting were approved unanimously.

4. **Matters arising**  
None.

5. **Resolution for the election of churchwardens**  
Rev'd Susan explained the section in the Churchwardens Measure regarding the ineligibility of a person to serve as a churchwarden for more than 6 successive years, and the ability of the annual Vestry Meeting to vote to rescind this rule.

The following resolution was proposed by Rev'd Susan, and seconded by Paul Gosling:  
"This meeting resolves to disapply Section 3 of the Churchwardens Measure 2001 in relation to Chelsfield Parish".

After discussion the resolution was passed by unanimous vote.

6. **Election of Churchwardens**  
Rev'd Susan reemphasized the urgent need to find one or two churchwardens for next year, as Philippa Rooke will be stand down at the APCM in 2026. An appointment part way through the year would be desirable so that there was an overlap with Philippa. Philippa would be happy to talk through what was involved with anyone expressing interest.

Rev'd Susan thanked Philippa for all her work over the last year.

Philippa Rooke had expressed her willingness to stand for again for election. She was nominated by Nick Wilkins, seconded by Caroline Davis,, and elected by unanimous vote.

There being no other business, the meeting closed at 7.45pm

**THE ANNUAL PAROCHIAL CHURCH MEETING**

**of**

**THE PARISH OF CHELSFIELD**

**for the year ended**

**31st DECEMBER 2025**

**to be held on Thursday 30th April 2026**

**in the Brass Crosby Room of the church of St. Martin of Tours,  
Chelsfield**

**immediately following the Annual Vestry Meeting at  
7.30pm**

**AGENDA**

- 1. Apologies for absence**
- 2. Minutes of the previous meeting held on 22nd May 2025**
- 3. Matters arising**
- 4. Rector's Report**
- 5. Annual Reports:**
  - (a) Electoral Roll**
  - (b) Annual Report and Accounts for the year ending  
31st December 2025**
  - (c) Safeguarding Report**
  - (d) Churchwardens' Fabric Report**
  - (e) Well Hill Report**
  - (f) Deanery Synod Report**
  - (g) Other Reports**
- 6. Elections and Appointments:**
  - (a) Election of PCC members**
  - (b) Election of Deanery Synod representatives**
  - (c) Appointment of Independent Examiner**
- 7. Any Other Business**

**THE PARISH OF CHELSFIELD**  
**MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING**  
**held on THURSDAY, 22nd MAY, 2025**  
**in the Brass Crosby Room of the church of St. Martin of Tours**

The meeting followed immediately on from the Annual Vestry Meeting, commencing at 7.45pm.

**Those in attendance:**

Rev'd Susan Atkinson-Jones (Chairman and Rector), Rev'd Michael Gentry (Associate Rector), Norman Bailey, Karen Barter, Susan Bennett, Christine Cookson, Caroline Davis, John Doyle, Barry Foale, Paul Gosling, Anne Green, Tony Hemmings, Val Hemmings, Colin Heys, Valerie Hitchman, Kenneth l'Anson (Lay Reader), Anne Ireland (Secretary), Jackie McCann, Steve McCann, Chris Mead (Treasurer), Marion Mills, Jim Rooke, Philippa Rooke (Churchwarden), Jonathan Sargent, John Squirrel, Mary Tozer, Gillian Vernon, Tony Vernon, Margaret Warren-Axe, Angela Wilkins (30)

1. **Apologies** were received from Michael Choong, Rev'd Martin Hayward, David Herridge, Gordon Ireland, Norman & Wendy McDonnell, Jim Nicol, Debbie van der Veen

2. **Minutes of the previous APCM held on 21st April 2024**

The minutes of the previous APCM were approved unanimously.

3. **Matters arising**

None

4. **Rector's and Associate Rector's Reports**

The reports had been circulated prior to the meeting. Rev'd Susan read out a supplementary report which was added to the record of meeting papers.

Thanks were recorded to all people acting both in an official and voluntary capacity in the parish.

Rev'd Michael reported on progress with Messy Church, which was proving a success with increasing numbers attending. The combined Messy Church and benefice service had been a particular highlight.

5. **Annual Reports**

All reports had been circulated prior to the meeting and remained available on the church website.

- (a) **Electoral Roll report**

A new Roll had been prepared. 92 names were now on the Roll, compared with 105 on the old Roll. The difference was made up of both leavers - for various reasons - and new members joining. With numbers below 100, Rev'd Susan explained that the Church Representation Rules allowed for only 9 members of the laity to be elected to the PCC, rather than the 12 allowed if over 100. There would be further discussion under agenda item 6 - Elections.

The meeting recorded thanks to Christine Cookson, the Electoral Roll Officer for the very considerable amount of work undertaken in preparing the new Roll.

**(b) Annual Report of the PCC**

The report had been approved by the PCC at their meeting on 10th April. After allowing time for questions, the meeting voted unanimously in favour of its adoption.

**(c) Financial Report**

The annual accounts for the year ending 31st December 2024 had been approved by the PCC at their meeting on 10th April, provisional on receipt of the Independent Examiner's report, which was received shortly afterwards.

The Treasurer, Chris Mead, explained that it was important that people understand the finances. He gave a summary of the general position. Income for the year had slightly exceeded forecasts, mainly due to a legacy received in December. As a general indication, income remained fairly static, but costs constantly increased. It was a struggle to break even each year. The parish was dependent on the generous donations of parishioners, which to date had allowed the parish to run without having to draw extensively on reserves.

£12k had been donated to charities in the year, mainly by individuals passing the donations through the PCC. The Spire project had received generous donations and it was anticipated that the contract would be fully paid for without drawing on reserves.

Chris expressed his thanks to Barry Foale for his invaluable help during the handover of the Treasurer role.

No questions were raised. Following a vote, formal adoption of the Financial Report was agreed unanimously.

Rev'd Susan thanked Chris for all his work as the new Treasurer. She also expressed thanks to Barry for acting as Treasurer for 25 ½ years, and being a member of the PCC for over 40 years, not only acting as Treasurer but looking after many things around the church. The meeting thanked Barry with a gift and applause. A bouquet of flowers was given to him to pass to his wife, Shirley.

**(d) Safeguarding Report**

Steve McCann spoke on the problems that the Church of England has been facing over the last few years. He emphasised the importance of safeguarding and the need for everyone to be aware of potential risks and what to do if there are concerns. He explained that he wanted to stand down as PSO and requested that people make an effort to find someone to come forward. He would be able to talk to anyone interested about what was involved

There were no questions on the report. Rev'd Susan thanked Steve for his work during the year as Parish Safeguarding Officer.

**(e) Churchwarden's Fabric Report**

Philippa Rooke updated the meeting on the progress of the Spire project. It had been found that the metal steel straps were very old and rusting, and it had been agreed that they should be removed and replaced with modern strapping. The structural engineer would provide a report to that potential future movement could be monitored.

There were no other questions on the report. Rev'd Susan thanked Philippa for all her work during the year, and emphasised the need to find another churchwarden to assist in the work.

**(f) Well Hill Report**

No questions were raised.

**(g) Deanery and Diocesan Synod Reports**

No questions were raised. Thanks were recorded to Mary Tozer and Steve McCann.

**(h) Other Reports**

Toddler Group - Val Hemmings noted that it was very popular and successful, but it was wholly dependent on volunteers, not all of whom were church members. It was agreed that a letter of thanks be sent to each volunteer.

Rev'd Susan thanked the writers of the informative reports and all the people involved with the various groups.

**6. Elections and Appointments**

**(a) Election of PCC members**

Following the preparation of the new Electoral Roll, the number of names had fallen below 100, which meant that, by the Church Representation Rules, only 9 places were available for the election of members of the laity, compared with 12 in previous years. Barry Foale, Val Hemmings and Wendy McDonnell retired by rotation. Tony Hemmings had informed the Secretary that he was also standing down. Therefore 4 members would not be serving in the forthcoming year, leaving 1 place available for election.

Chris Mead had been co-opted on to the PCC during 2024 as an additional member when he had taken over the role of Treasurer from Barry Foale. A nomination form had been received for his election to serve from this APCM. No other nominations were received.

Chris Mead was duly elected to the PCC by unanimous vote, and welcomed by Rev'd Susan.

**(b) Appointment of Independent Examiner**

Diane Lewis, Independent Examiner, had informed the Treasurer and Secretary that she was retiring and would not be able to act for the Parish in future. To date no new Independent Examiner had been identified as willing to serve for the 2025 accounts.

The meeting was asked to delegate authority to the PCC to appoint a new Independent Examiner for the 2025 accounts when a suitable person was found. After discussion, this was approved.

## 7. Any Other Business

Rev'd Michael noted that:

- (a) The Church Times was available from him for anyone interested
- (b) There had been a campaign in response to the cut in clergy pensions, with the result that the matter had been put on the agenda for the July meeting of the General Synod.
- (c) "Thy Kingdom Come" had been set up by the Archbishop to encourage people to pray for the kingdom of God in the period between Easter and Whitsun. There would be daily prayers either at St. Martin's or on Zoom being led by Rev'd Michael.

Rev'd Susan informed the meeting that she had been appointed as the Mayor of Bromley's chaplain.

There being no other business, Rev'd Susan thanked everyone for attending. The meeting finished with the Grace at 8.45pm.

### Supplementary report from the Rector

In addition to my written report I do wish to take a few moments recognising those who work throughout the year in order that our churches and the parish flourish throughout the year.

Once more my particular thanks goes to Philippa our churchwarden for not only the time and dedication she puts into this parish but also the Benefice as a whole. Both St Martin's and Well Hill rely on the good will and love of our church members to remain standing as visible witnesses in our local communities.

The Ministry Team (clergy and readers), the PCC, Anne, Chris our Choir Master and now Treasurer, the choir, our organists, Jackie our Sacristan, the servers, the Administrative team, the flower team, the catering team, the Spire team – all play vital roles and to each person I am immensely grateful.

A special recognition must go to Barry for the many years he has devoted to the sometimes challenging role of Treasurer. Ensuring that the finances of the parish were kept in good order and being a wise advisor over the years. (*applause*)

I want now to also take this opportunity to appeal to everyone to take time to consider if you could help with any aspect of caring for our churches. There are many tasks that go unnoticed until there is no one to carry them out. There is something suitable for everyone so please do speak to me or Philippa to find out more.

As we continue to work together may the churches of St Martin's and Well Hill stand as beacons of light in this parish.

## **Rector's Report - APCM 30th April 2026**

Have you noticed, how nature seems very much alive at the moment? The whole of creation seems bursting with vibrancy and life, from spring bulbs, nesting birds, squirrels and rabbits bounding through the churchyard and lighter nights. It helps, of course, when we have lovely sunny spring days.

And have you noticed, how our churches seem very much alive at the moment? If you look carefully you will see our churches are flourishing with vibrancy and life.

With all the anxieties and problems that often bombard our lives from around the world in our news reports to real concerns about our families and friends, it's easy to feel gloomy. With all the issues and difficulties facing us in our churches both locally and nationally, it is easy to feel a bit gloomy about our life as a church too.

Yet acknowledging this and despite all this. Have you noticed how much we have to be thankful for?

As you read through the various reports making up this annual report, I hope that you will be encouraged by the ways in which our churches are thriving and flourishing.

St Martin's looks resplendent with the newly shingled spire, the local primary schools enjoy visiting at Christmas and welcome the clergy into school too. We continue welcoming families seeking baptism for their children. By our prayers and care, we continue to support people who are ill or anxious or distressed. We continue to support those who have been bereaved and coping with loss.

Messy Church has continued to thrive with new families and volunteers but more are always welcome and the Toddlers group continues to draw children, parents, grandparents and childminders into St Martin's throughout the year.

We gather regularly from across the benefice for worship and courses including the Lent 'Faith Pictures' course and Advent's 'Women of the Nativity' by Paula Gooder. Social activities have included cream teas, lunches and quiz nights.

We continually give thanks too for all who serve God in specific ways whether as Church Warden, PCC secretary, PCC treasurer or Safeguarding officer. A big thank you to all who hold other roles in our church, from clergy and lay leaders to sidespeople, vergers to organist, sound system operators to refreshment makers, Sacristan and servers, children's workers, choir master and choir. Thank you to everybody who

has contributed to the life and worship of the Parish of Chelsfield and our Benefice churches in 2025

A particular mention must go to Philippa as she stands down this year following seven years as churchwarden caring not only for the fabric of the church but the life within it too.

It was in the autumn that Rev Michael announced that he would be moving on early in the New Year to be Vicar of St Mark's, Bromley. The news was greeted with congratulations and some sadness as Rev Michael's ministry had been significant as we worked towards establishing the new benefice over the last four years.

There is so much that is good in our churches. There are always challenges and we are always evaluating and looking to find ways we can do things better. Sometimes it can feel that all that is flourishing in our churches, is in danger of being overlooked. So, we need to remember that when Jesus asked people to follow him, there was no detailed roadmap or promise of an easy time. No one outlined the hardships they would face – or the incredible fruit they would see. And yet, they said 'yes', trusting God with the unknown. God does not tell us everything we will face when we say yes to Him. If He did, many of us might hesitate. But He does promise this: "I will instruct you and teach you the way you should go; I will counsel you with my eye upon you." (Psalm 32.8)

So please let us be thankful and encouraged by all that is good and flourishing. We continue in faith, in trust and with hope that with God's loving eye on us, God will work amongst us and will show us the way. The adventure continues in 2026. Let us keep looking for and nurture the green shoots in our churches and all the encounters and activities we share.

Revd Susan Atkinson-Jones  
April 2026

**The Parish of Chelsfield**  
**Annual Parochial Church Meeting**  
**Thursday 30th April 2026**

**ELECTORAL ROLL REPORT**

Following the revision of the Electoral Roll during April 2026 the numbers are 93.

The number entered on the Electoral Roll at April 2025 was 92.

There is 1 new member.

The number of members resident in the Parish is 23.

Christine Cookson

Electoral Roll Officer

April 2026

**Report and Accounts for the Parochial Church Council  
of the Ecclesiastical Parish of St. Martin of Tours, Chelsfield  
Registered Charity No: 1131573  
for the year ending 31st December 2025**

**Objects**

The Parochial Church Council (PCC) of the parish of Chelsfield is responsible for working with the incumbent in promoting the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It is also responsible for the financial affairs of the parish and the maintenance of the parish church and churchyard of St. Martin of Tours, Chelsfield, Well Hill Mission church and the Parish Room in Skibbs Lane, Chelsfield.

The parish is part of the Benefice of Chelsfield with Green Street Green and Pratts Bottom. Each parish retains its own PCC.

**Clergy**

The Rector and Incumbent is Reverend Susan Atkinson-Jones. She was assisted during the year by the Associate Rector, Reverend Michael Gentry, and, on a part-time basis, by Reverend Martin Hayward. All members of the clergy, supported by 4 lay readers, provide ministry across all four churches in the benefice.

The PCC and parishioners were very sad to say goodbye to Reverend Michael Gentry shortly after the year end on his move to take up a new post as Vicar of St. Mark's, Bromley. The PCC hopes that a new priest will be appointed during 2026 to assist Reverend Susan in her care of the 4 churches in the benefice.

**Aims and Objectives**

The PCC is committed to enabling as many people as possible to worship and to become part of the parish community at St. Martin's and Well Hill. The PCC maintains an overview of worship and makes suggestions on how services can involve the various groups that live within the parish.

**Services**

The PCC offers a range of services that parishioners find both spiritually fulfilling and socially beneficial. During 2025 the PCC continued to support the use of the Book of Common Prayer at St. Martin's as well as using orders of service from Common Worship. Regular services were held at St. Martin's on Sundays at 10.00am and 6.30pm, as well as on Wednesdays at 9.30am. Services were held at Well Hill Mission church on the second and fourth Sundays of the month at 10.00am. From February 2026, the times of the morning services changed to 9.30am at St. Martin's and 11.00am at Well Hill, to reflect there being only one full time priest in the benefice. Other service times remain unchanged.

A benefice service is held in each church in the benefice by rotation if there is a 5th Sunday in the month. A Taizé service is held monthly in St. Martin's. Messy church is held once a month on a Saturday at the church hall at St. Mary's Green St. Green. Other services may be arranged to celebrate events in the Christian year or other special occasions. Details of services, both regular and special, are provided online at the parish's pages on AChurchNearYou (ACNY) and published in the monthly church magazine and Chelsfield Village Voice.

The church of St. Martin of Tours is open daily for private prayer. The Brass Crosby Room and Parish Room are made available for church and local community groups. Donations are received towards the running costs of these rooms. Well Hill Mission church may be opened between services by contacting the PCC secretary.

**Pastoral Care**

Any parishioner who is unable to attend services for any reason can request a visit from a member of the clergy, to join in prayer and celebrate communion with them at their homes. They are kept informed of services and activities. Other members of our congregation also identify and regularly visit members of the community who are sick or in need. If requested, prayers are said at Sunday services for those who are sick or in need.

**Mission, Evangelism and Social Media**

Our magazine keeps parishioners and friends informed of the important matters affecting our churches and parish community and includes articles that help us grow as Christians. It is emailed to interested parties and paper copies are made available in church. Both the parish and the wider benefice have a Mission Action Plan to identify areas of church life where improvements may be made and action taken.

Members of the church take an active part in the activities of Chelsfield and Well Hill, including taking part in the busy annual Village Fair with information about the churches, services and support networks. Concerts and fund-raising events are organized with a view to involving the local community and are well attended.

Information about the parish and services is shown using the ACNY website at [www.achurchnearyou/Chelsfield](http://www.achurchnearyou/Chelsfield) and [www.achurchnearyou/Well Hill](http://www.achurchnearyou/Well Hill). The parish's own website will be redeveloped when resources allow. There is an active Facebook page "ChelsfieldStMartins".

### **Churches and Churchyard**

The major Spire Project, which involved recladding the spire with new oak shakes and repairing various areas of stonework was finally completed during the year and a service of blessing held in early December. The PCC was pleased to celebrate the success of this project, with many thanks to the enormous numbers of hours spent by the churchwarden and volunteers, to the many generous donors and to the contractors who completed the works to a high standard. The Spire Appeal restricted fund showed a small deficit of £1.6k at the end of the financial year, but the PCC is confident that pledges still to be received will cover this.

A churchyard working party once a month keeps the churchyard in good order. A laurel tree at the top of the drive had to be removed during the year as it was dying and posed a risk to churchyard users. More tree work has been authorized for 2026 to ensure that the churchyard trees remain healthy and safe.

Well Hill Mission church is a wooden building dating from 1893. It faces the need for extensive repairs to its external woodwork, and during 2025 a project was started to identify priorities, obtain quotes and start a fund-raising campaign to finance the work. The church received several very generous donations, and the work is scheduled to be carried out in the Spring of 2026.

Other repairs and maintenance are undertaken as necessary by both volunteers and contractors.

### **Church Groups**

There are a number of active church groups, including the Toddlers Group, Ladies Group, house groups, church choir, bellringers and a churchyard maintenance working group. A new Men's Group was launched in the year. Details of each of these groups are given on the ACNY website page and in the monthly church magazine.

### **Deanery and Diocesan Synod Representation**

Two members of the PCC are members of the Deanery Synod. One member also is a representative on the Diocesan Synod. These representations maintain the important link between the parish and the wider structure of the church.

### **Ecumenical Relationships**

St. Martin's is a Corporate Member of the Prayer Book Society and is listed on the Small Pilgrim Places Network.

### **Financial Review**

The Financial Statements for the Parish of Chelsfield cover the year ending 31st December 2025. They comprise the consolidated figures for St. Martin's, Well Hill Mission church and the Toddlers Group, each of which maintain separate finances during the year. The charts below show an analysis of general unrestricted income and expenditure.

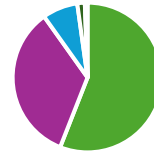
There was a small deficit of £1.1k on the general unrestricted fund, compared with a surplus of £6.7k last year. Voluntary and fundraising income was reduced and expenditure increased. The PCC examines expenditure against budget carefully during the year through meetings of the Finance Committee and bi-monthly full PCC meetings. St Martin's joined the Parish Giving Scheme towards the end of the year, during a Giving campaign, and it is hoped that this will encourage greater voluntary giving by parishioners and others. Income in the year was also affected by the decision not to hold a church fete, due to the lack of manpower available to organise it. This has been both a significant contributor to fund-raising income in previous years, and a popular community day. It is intended to run a church fete again in 2026.

## INCOME £85.2k



- Voluntary giving £53.8k
- Fundraising £6.2k
- Lettings £8.3k
- Weddings, funerals and other income £8.7k
- Interest £8.2k

## EXPENDITURE £86.3k



- Ministry costs £48.3k
- Upkeep of churches and churchyards £29.5k
- Administration and governance £6.6k
- Charitable giving £1.4k
- Fundraising costs £0.5k

The PCC supports a number of charities. The majority of charitable giving is made from the restricted funds with special collections at services and on other occasions. A total of £6.2k was donated to charities in the year, of which £1.4k was funded from the PCC's general funds.

The Financial Statements for 2024 included a note regarding funds held which had been received in error from a legacy. The Charity Commission approved the ex-gratia payment of these funds to the testator's intended recipient, and reimbursement was made in 2025.

There are 6 restricted funds, where income received must be spent on the specified purpose. The restriction can arise from a donor's wishes or may be as a result of the launch of an advertised fundraising project.

The restricted funds are:

The Spire Appeal - launched in 2022 to raise funds for the repair of the spire of the parish church and associated stonework. As noted above, the project works were completed in the year, and the PCC is confident that the small deficit on the Spire Appeal Fund will be covered by pledges not collected by the year-end.

The Restoration Fund - a historical fund for the repair of the parish church. Donations were received in the year of £8.4k. No expenditure from the fund was made during the year.

The Churchyard Fund - a fund for the upkeep of the churchyard at St. Martin's. Donations totalling £11.6k were received in the year, and expenditure of £1.5k incurred.

Charities Fund - this fund is used for special fundraising in the parish on behalf of nominated charities. A total of £4.9k was raised and donated during the year from this fund.

Toddlers' Group - the Toddlers' Group keeps its own funds for running the group and the fund had a balance of £504 at the year end.

Well Hill Repairs Fund - launched during the year to raise funds for essential repairs to the external woodwork and frame of the church. Generous donations were received and the fund balance stood at £42.4k at the year end. The work will be carried out in the Spring of 2026.

### Reserves Policy

It is PCC policy to try to maintain a balance on free reserves which equates to a minimum of 6 months of general expenditure averaged over 3 years. It is held to smooth out fluctuations in cash flow and meet emergencies. Free reserves are defined as unrestricted funds, excluding fixed assets, and Well Hill Mission funds. The balance of unrestricted free reserves at the end of the year was £90.2k which represented just over 12 months' general expenditure.

Short-term funds balances are held with the CCLA Church of England CBF Deposit Fund and the Diocesan Board of Finance, primarily with the Diocesan Church Repair Fund.

## **Risk Management and Safeguarding**

In compliance with the recommendations from Diocese of Rochester the Parish Safeguarding Officer (PSO) has responsibility for the safeguarding of children and vulnerable adults. Appropriate training has been undertaken by the PSO. PCC members are DBS checked and undertake safeguarding training courses. Safeguarding policies are approved annually by the PCC. The PCC has complied with the duty under Section 5 of the Safeguarding and Clergy Discipline Measure 2016.

St. Martin's church, Well Hill Mission church and the Parish Room are insured with Ecclesiastical Insurance. Policy limits for the three locations are: St. Martin's building and contents £13.3m, Well Hill Mission church's building and contents £3.66m. The Parish Room building and contents £3.33m. In all cases the policy limits are significantly in excess of rebuilding / replacement costs. Public liability insurance and employer's liability cover is in place for £10m each. There were no insurance claims during the year.

## **Structure, Governance and Management**

Chelsfield Parish is part of the Diocese of Rochester. It operates under the Church Representation Rules 2020 under the Church Representation and Ministers Measure 2019, as updated from time to time. The PCC is a registered charity under the full name of The Parochial Church Council of the Ecclesiastical Parish of St. Martin of Tours Chelsfield, registered number 1131573.

PCC members are appointed in accordance with the Church Representation Rules. Membership consists of the clergy, churchwardens, synod representatives and members elected by those members of the congregation who are on the Electoral Roll of the parish. On 31 December 2025 there were 93 members on the Electoral Roll. PCC meetings are generally held every 2 months.

Three sub-committees have delegated powers and meet between full meetings of the PCC:

Standing Committee: - has the power to transact business between full PCC meetings, subject to limitations set by the PCC. Its members are the clergy, churchwardens, lay reader, treasurer and secretary and any other member of the PCC as elected from time to time

Finance Committee: - discusses budgets, financial updates and any major financial matters arising and makes recommendations to the full PCC. It has the same membership as the Standing Committee, but other members with financial expertise are co-opted as required.

Charities Committee: - discusses and recommends to the PCC a selection of charities to be supported during the year, and other charities may be identified as circumstances arise.

## **Volunteers**

The work of the parish and its achievements are dependent upon the unquantifiable time and talents its members bring to support all its activities. The PCC takes this opportunity to thank all who have contributed during the year in any way to support the mission of the parish.

## **Administrative Information**

The church of St. Martin of Tours, Chelsfield is situated in the London Borough of Bromley and is located on the corner of Church Road and Court Road, Chelsfield, Kent. What3words ref: finger.amused.rate.

Well Hill Mission church is situated just outside the London Borough of Bromley, in Kent. It is located about a mile east of Chelsfield Village and is reached at the end of a single-lane track leading off Well Hill. What3words ref: itself.maps.mason.

The correspondence address for the parish is through the Benefice office at St. Mary's Church, Worlds End Lane Orpington BR6 6AG and via email at office@smasch.org.

## **Trustees**

PCC members are trustees of the registered charity. Members who served at any time from 1st January 2025 until the date this report was approved are:

### Ex Officio members:

Rector:	Rev'd Susan Atkinson-Jones
Associate Rector:	Rev'd Michael Gentry (to 9th February 2026)
Assistant Curate:	Rev'd Martin Hayward
Churchwarden:	Philippa Rooke

### Representatives on the Deanery or Diocesan Synods:

Paul Gosling  
Stephen McCann  
Mary Tozer

### Elected Members:

Karen Barter	
Michael Choong	
Caroline Davis	
Barry Foale	(to 22nd May 2025)
Tony Hemmings	(to 22nd May 2025)
Val Hemmings	(to 22nd May 2025)
Ken l'Anson	(Reader)
Anne Ireland	(Secretary)
Jackie McCann	
Chris Mead	(Treasurer)
Jonathan Sargent	
Angela Wilkins	

### **Co-opted:**

Barry Foale	(from 25th September 2025)
Margaret Warren-Axe	(from 20th November 2025)

### **PSO:**

Stephen McCann	(to 31st December 2025)
Margaret Warren-Axe	(from 1st January 2026)

### **Bankers:**

HSBC, 249 High Street, Orpington, Kent

### **Independent Examiner:**

Melanie Bailey

Adopted by the PCC on  
and signed on their behalf by:

*S. F. Atkinson-Jones*

25th March 2026

The Reverend Susan Atkinson-Jones  
Chairman

## **Independent Examiner's Report**

### **To the Trustees of St Martin of Tours, Chelsfield, Parochial Church Council**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2025.

#### **Responsibilities and basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

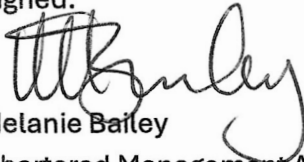
The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of the Chartered Institute of Management Accountants.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Melanie Bailey  
Chartered Management Accountant  
Rochester Diocese Board of Finance  
St Nicholas Church  
Boley Hill  
Rochester ME1 1SL

Date: 20 March 2026

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDING 31ST DECEMBER 2025**

		<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2025</b>	<b>Total 2024</b>
	<u>Note</u>	£	£	£	£
<b>INCOME</b>					
Voluntary income	2a	53,775	157,014	210,789	103,606
Activities for generating funds	2b	14,541	1,822	16,363	27,041
Income from short term deposits	2c	8,168	16,596	24,764	15,511
Income from church activities	2d	8,734	264	8,998	11,320
<b>TOTAL INCOME</b>		<u>85,218</u>	<u>175,696</u>	<u>260,914</u>	<u>157,478</u>
<b>EXPENDITURE</b>					
Church activities	3a	85,249	220,880	306,129	146,561
Raising funds	3b	474	897	1,371	2,170
Governance	3c	600	0	600	100
<b>TOTAL EXPENDITURE</b>		<u>86,323</u>	<u>221,777</u>	<u>308,100</u>	<u>148,831</u>
<b>NET SURPLUS / (DEFICIT) FOR YEAR</b>		(1,105)	(46,081)	(47,186)	8,647
Transfers between funds	6	0	0	0	0
<b>NET MOVEMENT IN FUNDS</b>		<u>(1,105)</u>	<u>(46,081)</u>	<u>(47,186)</u>	<u>8,647</u>
TOTAL FUNDS BROUGHT FORWARD		155,867	241,003	396,870	388,223
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><b>154,762</b></u>	<u><b>194,922</b></u>	<u><b>349,684</b></u>	<u><b>396,870</b></u>

**BALANCE SHEET AT 31ST DECEMBER**

		<b>2025</b>	<b>2024</b>
		£	£
<b>FIXED ASSETS</b>			
Tangible fixed assets	7	46,401	46,401
		<u>46,401</u>	<u>46,401</u>
<b>CURRENT ASSETS</b>			
Debtors and prepayments	8	5,975	9,781
Short term deposits		261,133	419,930
Cash at bank and in hand		40,861	79,398
		<u>307,969</u>	<u>509,109</u>
<b>CURRENT LIABILITIES</b>			
Creditorts - amounts falling due within one year	9	4,686	158,640
		<u>303,283</u>	<u>350,469</u>
<b>NET CURRENT ASSETS</b>			
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
Creditors - amounts falling due after one year		0	0
<b>TOTAL NET ASSETS</b>		<u><u>349,684</u></u>	<u><u>396,870</u></u>
<b>PARISH FUNDS</b>			
Unrestricted	10	154,762	155,867
Restricted		194,922	241,003
<b>TOTAL FUNDS</b>		<u><u>349,684</u></u>	<u><u>396,870</u></u>

Approved by the PCC on 25th March 2026 and signed on its behalf by Reverend Susan Atkinson-Jones

*S F. Atkinson-Jones*

Chairman

**NOTES TO THE FINANCIAL STATEMENTS for the year ending 31st December 2025**

**1 ACCOUNTING POLICIES**

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions, it is also prepared under FRS102 (2019) as the applicable accounting standards and the 2019 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)1).

**ASSETS**

**Consecrated and benefice property**

Consecrated and benefice property of any kind is excluded from the statutory definition of 'charity' by S10(2)(a) and (c) of the Charities Act 2011 and such assets are not capitalised in the financial statements.

**Tangible fixed assets for use by charity**

An impairment review is carried out at each year-end and any specific resultant loss identified included in the expenditure for the year. No such loss has been identified in the year.

Freehold land - "Landers Piece" is a 0.18 acres piece of land previously used as an overflow car park, valued as fallow agricultural land. It was valued at £2,250 in 2015 and the trustees consider this to remain a fair value.

Parish Room - this is 38.3% owned by the PCC, with the balance owned by the Diocese. It is leasehold property with 45 years of a 99 year lease still to run for a peppercorn rent. It was valued at £45,500 in 2015. It has not yet been possible to obtain guidance from the Diocese what a fair open market value attributable to the PCC should be. Until this is determined, the value showing in the accounts has been held at the 2015 value.

Moveable church furnishings are capitalised at cost and depreciated over their useful economic life. If their cost is unknown or impossible to estimate the item is not capitalised. All items are listed in the Church's inventory.

Other tangible fixed assets are capitalised at cost if over £1,000 and have a useful life of more than one year. If donated, they are capitalised at a reasonable estimate of open market value at the date of receipt.

**Short term deposits**

Cash is held on short deposit with CCLA, the Diocese and at the bank.

**FUNDS**

**Unrestricted Funds**

These represent the remaining income funds of the PCC that are available for spending on the general purposes of the PCC.

**Restricted Funds**

These are funds that must be spent on specific purposes either as advertised by the PCC in fundraising or by donors.

**Endowment Funds**

There are no endowment funds.

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARTIN OF TOURS, CHELSFIELD  
Registered Charity: 1131572

NOTES TO THE FINANCIAL STATEMENTS for the year ending 31st December 2025 (cont)

2	INCOME	<u>Unrestricted</u> <u>Funds</u>	<u>Restricted</u> <u>Funds</u>	<u>TOTAL</u> <u>2025</u>	<u>TOTAL</u> <u>2024</u>
		£	£	£	£
2(a)	<b>Voluntary income:</b>				
	Planned giving with Gift Aid	22,111	0	22,111	25,608
	Gift Aid recoverable	8,241	0	8,241	8,134
	Planned giving without Gift Aid	7,200	0	7,200	7,140
	Open plate collections at services	7,204	4,863	12,067	17,611
	Other donations	9,019	64,531	73,550	38,783
	Grants	0	87,620	87,620	330
	Legacies	0	0	0	6,000
		<u>53,775</u>	<u>157,014</u>	<u>210,789</u>	<u>103,606</u>
2(b)	<b>Activities for generating funds:</b>				
	Parish Room lettings	4,889	0	4,889	3,742
	Brass Crosby room lettings	2,600	0	2,600	2,450
	Well Hill lettings	400	0	400	800
	Grazing on lands leased by the PCC	396	0	396	880
	Well Hill concert	1,092	197	1,289	1,050
	Fetes, raffles and other events	5,164	1,625	6,789	18,119
		<u>14,541</u>	<u>1,822</u>	<u>16,363</u>	<u>27,041</u>
2(c)	<b>Income from short term deposits:</b>				
	Bank and CCLA Deposit Fund Interest	8,168	16,596	24,764	15,511
		<u>8,168</u>	<u>16,596</u>	<u>24,764</u>	<u>15,511</u>
2(d)	<b>Income from church activities:</b>				
	Church magazine	36	0	36	26
	PCC fees for weddings & funerals	6,707	0	6,707	7,776
	Extras for weddings & funerals	1,376	0	1,376	1,568
	Toddler Group	0	227	227	389
	Other	615	37	652	1,561
		<u>8,734</u>	<u>264</u>	<u>8,998</u>	<u>11,320</u>
	<b>TOTAL INCOME</b>	<u><u>85,218</u></u>	<u><u>175,696</u></u>	<u><u>260,914</u></u>	<u><u>157,478</u></u>

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARTIN OF TOURS, CHELSFIELD  
Registered Charity: 1131572

NOTES TO THE FINANCIAL STATEMENTS for the year ending 31st December 2025 (cont)

3 EXPENDITURE	Unrestricted Funds £	Restricted Funds £	TOTAL 2025 £	TOTAL 2024 £
<b>3(a) Cost of Church Activities:</b>				
Missionary and charitable giving:				
Overseas - Relief & Development agencies	944	1,662	2,606	11,137
Secular charites	406	3,201	3,607	1,378
	1,350	4,863	6,213	12,515
Ministry:				
Diocesan parish share	42,849	0	42,849	41,307
Clergy working expenses	1,716	0	1,716	1,536
Rectory costs	3,784	0	3,784	3,690
	48,349	0	48,349	46,533
Running costs:				
Church running expenses (incl Insurance)	7,269	2,699	9,968	4,530
Church utility bills	4,556	0	4,556	4,541
Church maintenance (incl organ tuning)	3,144	211,217	214,361	53,473
Furniture and fittings	144	0	144	806
Upkeep of services	1,135	0	1,135	772
Publicity and books	108	0	108	66
Hospitality and provisions	128	0	128	301
Fees for organists	1,710	0	1,710	1,716
Honarium choirmaster	500	0	500	500
Toddler Group	0	241	241	303
Upkeep of churchyard	5,422	1,699	7,121	6,492
Messy Church	24	0	24	188
Parish Room	3,317	0	3,317	4,346
Brass Crosby Room	1,617	0	1,617	1,855
Glebe field	0	0	0	484
Benefice management and administration	5,921	0	5,921	5,925
Bank charges	99	0	99	124
Other sundry costs	456	161	617	1,091
	35,550	216,017	251,567	87,513
<b>Total cost of church activities:</b>	85,249	220,880	306,129	146,561
<b>3(b) Cost of Raising Funds:</b>				
Costs of raising funds	474	897	1,371	2,170
<b>3(c) Governance:</b>				
Independent examiner fee	600	0	600	100
<b>TOTAL EXPENDITURE</b>	<b>86,323</b>	<b>221,777</b>	<b>308,100</b>	<b>148,831</b>

NOTES TO THE FINANCIAL STATEMENTS for the year ending 31st December 2025 (cont)

4 ANALYSIS OF RUNNING COSTS INCLUDING ALLOCATION OF SUPPORT COSTS	Direct costs £	Support costs £	TOTAL 2025 £
Church activities, running and maintenance	<u>72,945</u>	<u>6,020</u>	<u>78,965</u>
	<b>2025</b>		<b>2024</b>
	£		£
Independent examiner's remuneration	<u>600</u>		<u>100</u>

5 STAFF COSTS

The PCC employs no salaried staff.

The PCC made payments to organists, cleaners and gardeners as private contractors paying against invoice.

5(a) RELATED PARTIES

As in previous years, a honorarium payment of £500 was made to C Mead for his role as Choirmaster.

C Mead is also Treasurer and a PCC member.

A total of £1,532 was paid to 4 PCC members for travel expenses and duties at weddings and funerals (2024 - £969)

Members of the PCC and their close families donated a total of £15,675 to the churches in the parish (2024 - £15,202)

6 ANALYSIS OF TRANSFER BETWEEN FUNDS

There were no transfers between funds during the year.

7 FIXED ASSETS

(all unrestricted and functional)

	Freehold Land £	Leasehold Buildings £	Other tangible fixed assets £	Total £
<b>Tangible Fixed Assets</b>				
Cost or valuation at 1 January 2025	1,000	45,400	878	47,278
Disposals	0	0	0	0
Loss on Revaluation	0	0	0	0
Cost or valuation at 31 December 2025	<u>1,000</u>	<u>45,400</u>	<u>878</u>	<u>47,278</u>
Depreciation b/fwd at 1 January 2025	0	0	877	877
Charged in year	0	0	0	0
Depreciation c/fwd at 31 December 2025	<u>0</u>	<u>0</u>	<u>877</u>	<u>877</u>
Net book value at 31 December 2025	<u><b>1,000</b></u>	<u><b>45,400</b></u>	<u><b>1</b></u>	<u><b>46,401</b></u>
Net book value at 31 December 2024	<u>1,000</u>	<u>45,400</u>	<u>1</u>	<u>46,401</u>

Depreciation on fixed asset properties has not been provided in these accounts as any charge is considered to be not material, on the basis that the asset has either a very long useful life or a residual value, based on current value which is not materially different from its current value.

NOTES TO THE FINANCIAL STATEMENTS for the year ending 31st December 2025 (cont)

**8 CURRENT ASSETS**

	2025	2024
<b>Debtors (Unrestricted funds):</b>	£	£
Income tax recoverable	2,756	2,813
Other debtors	3,219	6,968
<b>TOTAL DEBTORS</b>	<u><u>5,975</u></u>	<u><u>9,781</u></u>

**9 LIABILITIES**

	2025	2024
<b>Amounts falling due within one year (unrestricted funds):</b>		
Accruals and deferred income	476	1,088
Creditors for goods and services	440	1,909
Other creditors	3,770	6,481
	<u>4,686</u>	<u>9,478</u>
<b>Amounts falling due within one year (restricted funds):</b>		
Legacy received in error to be returned	0	111,268
Spire materials (restricted funds)	0	37,894
<b>TOTAL LIABILITIES</b>	<u><u>4,686</u></u>	<u><u>158,640</u></u>

**10 SUMMARY OF FUND MOVEMENTS**

Restricted Funds	Spire	Restoration	Churchyard	Charities
	Appeal	Fund	Fund	Fund
	£	£	£	£
Balance at 1 January 2025	105,268	73,360	61,858	0
Income	108,282	8,446	11,605	4,863
Expenditure	(215,160)	0	(1,513)	(4,863)
Transfer between funds	0	0	0	0
Balance at 31 December 2025	<u><u>(1,610)</u></u>	<u><u>81,806</u></u>	<u><u>71,950</u></u>	<u><u>0</u></u>

**Restricted Funds (cont)**

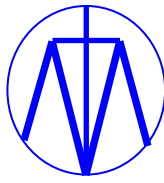
	Toddlers	Well Hill	Total
	Group	Repairs	
	£	£	£
Balance at 1 January 2025	517	0	241,003
Income	228	42,272	175,696
Expenditure	(241)	0	(221,777)
Transfer between funds	0	0	0
Balance at 31 December 2025	<u><u>504</u></u>	<u><u>42,272</u></u>	<u><u>194,922</u></u>

	Unrestricted	Restricted	Total
	£	£	£
Balance at 1 January 2025	155,867	241,003	396,870
Income	85,218	175,696	260,914
Expenditure	(86,323)	(221,777)	(308,100)
Transfers between funds	0	0	0
Balance at 31 December 2025	<u><u>154,762</u></u>	<u><u>194,922</u></u>	<u><u>349,684</u></u>

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARTIN OF TOURS, CHELSFIELD  
Registered Charity: 1131572

NOTES TO THE FINANCIAL STATEMENTS for the year ending 31st December 2025 (cont)

<b>11 SUMMARY OF ASSETS BY FUND</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total</b>
	£	£	£
Tangible Fixed Assets	46,401	0	46,401
Current Assets	113,047	194,921	307,968
Liabilities - Amounts falling due within one year	(4,686)	0	(4,686)
Fund balances at 31st December 2025	<b>154,762</b>	<b>194,921</b>	<b>349,683</b>



## The Parish of Chelsfield

### Safeguarding Report - APCM 2026

#### **Overarching Policy**

Safeguarding remains an important part of the way we operate. The PCC has committed St Martin's to follow the guidance issued by the House of Bishops.

#### **Local Policies**

We are required to maintain a range of statements and policies that we, as a parish, adhere to. Our current statements and policies, as adopted by the PCC, are as follows:

Statements: Domestic abuse

Policies: Parish Safeguarding Policy, Recruitment of Ex-Offenders, Handling of DBS Information

These documents will be put on the church website, once it is redeveloped.

#### **DBS**

All members of PCC have current DBS certificates. Given that many members of the PCC hold one or more additional roles this tends to mean that very little occurs without a DBS checked person present, who will also have undertaken three modules of Safeguarding training.

During 2025 it was agreed that all regular helpers at the Toddler Group should also be DBS checked and undergo appropriate training. All DBS checks have been successfully completed.

#### **Training**

Safeguarding training is compulsory for PCC members and certain other roles and must be renewed periodically. The training requirement was unchanged during the year.

Thanks to all who undertook the training during the year. Regrettably it often takes rather a lot of chasing to persuade people to undertake this valuable training.

I would also urge all Sidesmen to undertake at least some of the training. It's not difficult, it's not particularly time consuming and you never know when the knowledge gained may help.

#### **New Parish Safeguarding Officer**

With effect from 1<sup>st</sup> January 2026 Margaret Warren-Axe has taken over as PSO. She is assisted by Karen Barter, who will administer the DBS checking and Training requirements.

Steve McCann  
Parish Safeguarding Officer

## **CHURCHWARDEN'S FABRIC REPORT 2025**

### **Spire Works**

The work to re-shingle the spire was finally completed after several years of planning and delay. There were a few bumpy moments as there are in any large-scale building project but the results appear to be very good, and our architect was impressed by the level of workmanship the contractor's tradesmen exhibited. The work also included

- removing the ancient metal support straps around and through the tower walls, which were rusting, and replacing them with stainless steel ties
- repairing stonework and repointing some areas on the external walls of the tower
- replacing a small amount of wood in the spire frame
- installing a ladder and safety rail around the bellframe to improve access
- repointing parts of the vestry chimney
- repairing the stone frame of the large window in the chapel
- repairing some crenelations on the porch
- repointing two large cracks in the external walls of the chapel

Some items originally included in the specification have not yet been completed. The 'St Faith' window in the West wall has been slightly damaged by building movement but the specialist restorer was not available to undertake the repair work while the scaffolding was in place. The window is still waterproof and the mortar around it has been repaired, so we will review it at the next Quinquennial Survey, due this year.

There is also a plan to undertake a long-term building movement survey. Originally this was specifically about the movement visible in the chapel, but discussions at site meetings led us to realise that having a full survey would be more beneficial, as there are now cracks in several places across the church. The architect and structural engineer assured us there is no cause for immediate concern, the survey would be to check that the movement is not more than the expected amount for a building of this age.

Thank you once again to everyone who supported this project financially, or by taking part in events, and to the team who led the management of it on behalf of the church. A particular thank you to Steve McCann who led such a successful fundraising campaign that, unusually for a church project, it wasn't lack of money that held us back initially but red tape!

### **Church**

Routine servicing of the organ, boiler, heating system and fire extinguishers took place in order to meet our statutory Health and Safety obligations. In addition the five-year electrical installation inspection was also undertaken. A number of minor issues were flagged, as they always are during this inspection, and were dealt with by Barry Foale and the contractor.

The London Fire Brigade made a mandatory safety audit visit on Wednesday 12th March. The LFB inspection team were very kind and helpful, and afterwards I received the following message from Craig Jenner, their Fire Safety Advisor - 'I'm pleased to confirm that the outcome falls within the Broadly Compliant category—the best possible result. You have a truly lovely premises, and it's clear that a lot of care and attention goes into keeping it well-maintained and safe.'

The church lighting system is nearly 20 years old and is showing signs of age. Lights have broken at high level, circuits failed due to leaks, and the control panel is slightly damaged making it hard to use. A full upgrade would cost a lot of money, but the current system is not compatible with LED power lighting, so the Finance Committee are reviewing options with the help of Barry Foale.

### **Well Hill Mission**

As mentioned in the PCC report regular repairs and maintenance to the church and grounds were carried out by volunteers. In addition, a project is underway to renew sections of the wooden exterior walls which have badly deteriorated due to the weather. More details are given in the Well Hill report.

### **Parish Room**

The parish room continues to be used on a regular basis by the charity 'Living On', who have kept the areas that they use in good order. The agreement under which they use the space is long overdue for review, as they use it far more than was originally agreed but the PCC is comfortable with this level of usage as long as access for church activities is maintained.

The building itself is now 60 years old and may need some more major work externally in the next couple of years to ensure it remains waterproof. The loft is still rented by the Chelsfield Players to store costumes and props.

### **Churchyard**

The churchyard continues to be maintained by Ferns Gardens (Michael Pocock), with whom we have a contract, under which they provide a basic level of maintenance on a monthly scheduled basis. The volunteer Churchyard Working Parties continue on the first Saturday in the month, weather permitting; they help ensure the whole area appears well cared for while still maintaining the feel of a country churchyard.

Unfortunately, despite a change of managing architect, we have still not received a scope of work to put out to tender so no work has been done on the Victorian wall. I admit that after finishing the spire project I ran out of energy and time to pursue this one any further. After the APCM the new PCC can decide how they wish to proceed.

Last year it became apparent that several large trees were diseased, or had died, and were causing concern. In the end ten trees were jointly identified by us and tree surgeons as requiring pollarding or removal for public safety. This work was carried out at the beginning of this year.

The wooden posts for the gate at end of the drive are rotten at the base and the gate stopped shutting properly. A temporary repair was undertaken but full replacement will be required soon.

I have enjoyed being Churchwarden over the last seven years despite the stresses of Covid, the formation of the Benefice, a big building project, clergy moves and being sole warden for a couple of years. But it's only been possible because I've had the help and support from many of you, so thank you!

Philippa Rooke  
Churchwarden - April 2026

**THE PARISH OF CHELSFIELD  
APCM 30th APRIL 2026**

**WELL HILL  
MISSION CHURCH  
REPORT - 2025**



Well Hill Mission Church continues to prosper, with a strong core of regular attendees at services. We have welcomed new regular members as well as occasional visitors.

During 2025 we continued our pattern of 2 services a month, held on the 2nd and 4th Sundays at 10.00am, the 2nd usually being a service of Morning Worship, and the 4th usually Holy Communion. We also welcomed members from the benefice to a packed service on the 5th Sunday in August, and hope to welcome everyone again for a joint benefice service at the end of May 2026. Our service times changed in February 2026 to 11.00am.

As reported last year, the church's external wood cladding needs significant repairs, particularly on the south side which is now fully exposed to the sun, after the trees in the property next door were felled. Expert advice was received from "rot" specialists and quotes obtained from 3 joinery companies. Until the cladding is removed, it is not possible to determine whether there is much rot in the wood frame, but allowance has been made in the budget to address that potential problem.

We had an amazingly generous response to our fund-raising, and were therefore in a position by the year-end to contract for the work to be done. It is scheduled to take place in May 2026.

Our now annual summer concert and cream tea was held in June with over 100 people attending, overflowing once again into Wendy and Norman's garden. We enjoyed an afternoon of music and anecdotes from Julius Bannister and the Astor Palm Court Ensemble. This was followed by tea and homemade scones and cakes, together with lots of chat. We raised £760, together with raffle ticket sales of nearly £200, the latter going directly into the Repairs Fund.

We donated a total of £1,215 to charities, including the Maypole Project, Bromly Foodbank, Fegans, Poverty & Hope and the Royal British Legion Poppy Appeal.

The church continues to be an important part of the wider community, acting as an official Polling Station and as a venue for an annual meeting of Shoreham Parish Council. Whilst we are part of the ecclesiastical parish of Chelsfield, geographically for political purposes, Well Hill falls partly in Bromley and partly, including the church itself, in Shoreham.

We are very grateful to all our helpers who take care of the church - keeping the grounds tidy, flower arranging, providing refreshments after services and in so many other ways.

*Anne Ireland*

## **Chelsfield Parish APCM April 2026**

### **Report from Orpington Deanery Synod**

The Synod continues to meet at least twice a year and each parish representative, appointed to serve for three years, is invited to attend together with Clergy representatives

Last January Bishop Jonathan came to St Mary's Green Street Green to speak on his proposed initiative entitled "Vision and Strategy". It was an inspiring presentation which he is taking to deaneries around the Diocese at the very beginning of his tenure as Bishop of Rochester.

At October's meeting Stephen and Sylvie Barber who are the Diocesan Links Representatives gave an insight into their work in Tanzania

Most recently four Anna Chaplains described their dedicated work within their parishes and the retired Hospital Chaplain concluded the presentation. The support they give to so many parishioners in so many ways was truly inspiring.

As a Representative I have had the privilege of hearing of the wider work of the 12 parishes within the Orpington Deanery. I have found it extremely enlightening and has taken me beyond our parish boundaries to hear about and the dedicated work within the wider Church.

Mary Tozer

## **Chelsfield Parish APCM April 2026**

### **Messy Church 2025 Report**

Messy Church has met every month over the year except for a break in August. The ages of children range from under 1 to 14 with the majority between 5 and 9. In total over the year 2025 we had 302 visitors in the 10 months we were open plus others that joined in with the Sunday Messy Church in March.

We usually had between 6 and 8 themed activities for about 85 minutes, including, crafts, word pictures, edible activities, using natural things from the garden or using paints and wood. We then went into the church for a celebration, this was led by Rev Michael who showed some of the children's crafts, told a story or a dramatic activity, sang a song and prayed. We then returned to the hall where tables had been laid for our shared meal. This was always very gratefully received.

We are very blessed to have 13 volunteers to help us and Messy Church just could not function without our cooks, crafters, musicians and activity leaders who all source the crafts and food and also do all the preparation. It is through their dedication that Messy Church has become such a success.

Val Hemmings

### **Toddlers Group 2025 Report**

Our happy, friendly toddler group has continued to flourish over the year. We have had a mixture of parents, grandparents and childminders bringing the young children. We have a large selection of toys available, a toddler friendly craft prepared each week by Heather, refreshments, group singing and a story. It has been good to see the supportive bond between the adults form and it is delightful to know they meet together even during the holidays. Some of the toddlers have regularly visited us at Messy church with their parents.

At the end of each term Rev Michael gave the families a blessing in the church after we had given the children a battery candle, sung a song and read a short bible story. All parents and volunteers valued this special time in the church. Rev Michael also visited us at Christmas and brought the Pasada to show the children.

We could not have the group without the dedication of Heather our leader and our happy, caring volunteers, Nicola, Wendy, Peter, Mary and Kathryn who we are indebted to for their commitment and skills in relating to the children and visiting adults.

We are totally self funded and after running costs of refreshments, regular donation to the church and costs of weekly crafts we plan to consider donating any excess money to local charities.

Val Hemmings

## **Sacristan Report - APCM 2026**

Firstly I would like to thank our Servers and Assistants for regularly preparing for our services and carrying out their duties, particularly Barry who looks after the Wednesday morning service. However there are just four of us who serve and assist regularly and it would be good to recruit and train perhaps two more people to undertake this important role – could you be one of them? If you are interested in finding out more please speak to either myself or Rev. Susan.

I am pleased to see the Votive candle stand is still being used extensively by both visitors and the congregation.

We have four different coloured altar frontals at St. Martin's and they need changing at least 14 times a year depending on the liturgical season, thanks are due to Philippa Rooke for doing most of these changes.

Finally, I'd like to give my thanks to all who help decorate the Church for our major festivals.

Jackie McCann  
April 2026

## **Ladies Group Report**

During this last year we have welcomed two new members and had a full programme of activities.

We began the year with lunch at the 5 Bells and to arrange our year's programme beginning by two meetings in the Brass Crosby Room on the second Tuesday of the month:

Philip Lane brought a selection of aerial photographs of Chelsfield for an open meeting in March and in April Philippa Rooke gave a talk on the duties of a Church Warden .

Several members also attended a service for Women's World Day of Prayer at St John's Church, which had been compiled by ladies from the Cook Islands.

During the Summer months three members opened their gardens for afternoon tea. Autumn meetings included a talk about Edward VII and an 'Keep Fit and Keep Strong' session. We tackled quizzes in November and members came to a Christmas Tea Party in early Christmas.

However it isn't all tea and cakes!

Traditionally the ladies make posies for Mother's Day and Christingles for Christmas Eve. Members provide refreshments for the walkers on the Spring and Autumn Guided Walks and hold a stall at the Rectory Fete and help at Village Fayre.

We are looking forward to full programme of activities in 2026.

**MaryTozer**

## **Chelsfield Parish APCM - April 2026**

### **Social Committee Report**

During the course of the year the Social Committee ran or supported a wide range activities including:

- participation in the Chelsfield Village Fair
- cream teas in the Rectory garden
- A summer concert and cream tea at Well Hill church
- walks led by Norman Bailey
- The annual Quiz Night in the village hall in October
- A Christmas wreath-making workshop in November that sold out again

In addition, Worlds End Music gave several concerts at St Martin's.

We also held a Benefice fundraising walk for Christian Aid round the churchyard. It was hoped lots of people would take part and get sponsorship or donate themselves, but the idea didn't take off and only a few people participated. Hats off though to those who went round and round the circular path – Rev Susan did many laps – and up and down the aisle to get the distance total up.

Unfortunately, it wasn't possible to have a church fete last year. I was heavily involved in managing the Spire Works project as well as being sole Churchwarden, and didn't have spare capacity. No one else felt able to take on the challenge.

This decision was not taken lightly and the Social Committee recognized the financial impact on the church's budget. To try to mitigate this the Grand Draw was moved to be drawn at the October Quiz with tickets being available from Easter. This was only partially successful, the footfall at the Fete means a high number of tickets are sold on the day, and this could not be matched despite making tickets available at services and events over a six month period.

There will be a fete this year, in the Rectory Garden on 6<sup>th</sup> June, so please support it and help in any way you can.

Philippa Rooke  
Churchwarden

April 2026