

ST. PHILIP'S AND ST. JAMES' EPISCOPAL CHURCH: EDINBURGH

Annual Report and Accounts

for the year ended 30 September 2025

Charity Number: SC000910

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Reference and Administrative Information

Charity Number SC000910

Charity Trustees – Members of the Vestry

Rev Jane MacLaren	Priest in charge and Chair
Rosemary King	Rector's Warden resigned December 2024
Paul Arthurson	Rector's Warden, appointed December 2024
Susannah Gravestock	Peoples's Warden & Secretary
Kenneth Ramage	Treasurer
Ann Pankhurst	
Phil Miller	
Peter Burman	

Supporting Clergy

Rev Ruth Green – non-stipendiary from November 2025
Rev Simon Schofield – community & pastoral worker - left September 2025
Rev David Bunyan – non-stipendiary - retired November 2025

Principal Office

St James' Church
57B Inverleith Row
Edinburgh
EH3 5PX

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The Members of the Vestry present their annual report together with the accounts for the year ended 30 September 2025.

Objects and Activities

The Church's principal activities include public worship in sacrament and prayer, Christian education, charitable work and fund raising for local, national and international needs, social meetings and community groups.

Structure, Governance and Management

Appointment of Vestry Members

Vestry members are appointed by Annual General Meeting established by constitution and under Canon Law of the Scottish Episcopal Church. There is no formal induction programme, but ongoing guidance is given to ensure that Vestry members are familiar with the Church's values, aims and responsibilities as designated trustees of a charity.

Administrative structure

It is the duty of the Vestry to manage the temporal affairs of the congregation with responsibility to keep the fabric and property of the church and other buildings in good working order and to look after the finances of the church. The Vestry meets six-weekly during the year.

Achievements and performance

This has been a year of further growth and progress at St James. The Sunday congregation has increased such that we need more chairs. We regularly fill the sitting Room on Wednesday mornings. Financial giving has increased too (refer to the financial report on page 4). We have been able to offer new initiatives such as the Peaced Together course for refugees, the Lent course evening home group and our church awayday with 23 of us at Burgh Halls, ably led by Revd. Liz Crumlish. We are making progress with the building renovations. The next step is to re-open the south aisle for community use. Perhaps even more importantly, we have also grown spiritually. This is difficult to measure but the happy atmosphere of welcome and service that defines our church activities and the incredible level of volunteering amongst the congregation suggests that whilst God is indeed continuing to build his church, we are on board for the journey.

We've had some big events this year, most notably Simon's ordination to the Priesthood and Anne Pankhurst receiving the St Cuthbert's Award during Bishop John's last visit to us. Alongside, lots of important things happen very quietly: friendship, mutual support, lifts and visits, kindnesses often unseen. We are a diverse community and when we say 'All are welcome', we actually mean it!

The Church Life Report which is available from the office provides reports from some of the many volunteers who are involved in different areas of church life. In many cases they represent larger groups of people who work together to make things happen. One of the precious things at St James is the way in which pretty much everyone has a role in some aspect of church life. This includes those who have been around for many years and those who have joined St James just a few weeks ago. Together we are building a church that seeks to be salt and light in our local community and that reflects the skills and characteristics of its members. For example, when people say we're a welcoming church, that's because you are welcoming! If you are reading this and would like to get more involved in any area of church life or are thinking about new things that you would like to do in a church context, please talk to Jane.

Vestry continues to meet regularly in order to maintain support and accountability for the Rector and the many Lay leaders and volunteers whose work sustains the life of the church. In terms of governance, we cover all financial and property matters, particularly the supervision of the excellent core building project team, together with the vital ministerial areas of worship and church life and our diocesan links.

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Financial review

The three funds comprising the accounts of the Church produced a deficit of £17,261 for the year after a net gain of £34,391 on investment assets. This compares with a surplus of £47,464 for last year.

The General Fund which records the day-to-day activities of the Church reported a surplus of £11,363. Income increased from £124,741 to £165,143. Congregational income, donations and gift aid increased from £38,192 to £65,039. Pledged giving increased by 125.9% to £53,121 although this is skewed as we received a significant donation at the start of the year which related to the previous year. We now have 32 members who are making a regular financial commitment. Following an appeal to the congregation in August we received 8 new standing orders and 7 increases in existing standing orders. On an annualised basis this will result in an increase in giving of £17,775 and replaces the investment income (noted below) which will diminish as the restoration project progresses.

Gift aid was higher in 2024 as it included three half yearly claims.

We received a donation of £16,989 from our dear friends at St. Ninian's to support the salary of Simon Schofield who was employed as a community worker for the year to October 2025. In addition, we received a grant of £740 from the Diocese to support our very successful 'peaced together programme' which was run in collaboration with Edinburgh City Mission.

We received investment income of £12,128 from our holding in the SEC unit trust pool. This investment arose from the proceeds of the sale of the flat at Scotland Street and will be used to fund the forthcoming restoration works.

Rental income includes rent from Edzell Nursery our key tenant at St. James, Bridge Family Church who occupy the whole building at St. Philip's and the former Rectory at Wardie Road. Leases are in place with these tenants and are subject to yearly increases.

Expenditure for the year increased from £132,374 to £153,760 and the significant movements were

- Salary costs of £93,236 include cost of living increases and Simon's salary.
- Property costs fell from £52,652 to £40,751. Last year we incurred £11,550 on replacement windows in the hall and £5,160 on the quinquennial report. In 2025 we incurred less on heating and lighting however we spent more at St. Philip's on replacement windows and improving drainage. Our obligation at St. Philip's is to ensure the external fabric is properly maintained. Bridge Family Church are a wonderful tenant, and they have transformed the internal space of the building.
- Quota of £11,026 reflects our contribution to Provincial and Diocesan expenses and is based on our average income from 2022 to 2024. The Diocese increased quota for 2025 by 8% to recover the 10% reduction given to charges in 2021 in response to the pandemic.
- Donations of £4,160 to charities comprised £1,000 each to Water Aid, EMMS International and £2,160 to Edinburgh City Mission.

The Restoration Fund records income and expenditure in connection with the refurbishment of the Church. During 2024/25 we completed phase 1 works which included repairs to various elevations of the church roof and complete re-slating of the hall roof. The contractor's costs amounted to £134,207 which were in line with their quote. In addition, we incurred architects and professional fees of £23,168 in connection with these works and preparatory works for phase 2 and finally £7,600 on the restoration of the murals below the Te Deum script.

Income to fund the restoration works comprised a further £9,300 of donations including gift aid from members, a grant of £63,679 from the Province which is one of the largest given to an individual charge, £27,140 recovery of VAT on contractor's invoices and architect's fees and lastly £2,496 from the sale of guidebooks and study day contributions.

Finally, we released the balance of £5,757 on the Rector's Fund which was allocated to support Simon's salary.

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Financial review continued

The Church had total funds on 30th September 2025 of £454,350 comprising investments of £379,745 and bank balance of £74,605. We sold £50,000 of investments to assist with the funding of restoration costs however, the reduction from 2024 was only £15,609 as the value of the investments at the year-end increased by £34,391.

As previously noted, our investment in the SEC Unit Trust pool will be used to support the funding of the next phases of restoration works which hopefully will be augmented by grants from trusts, funding bodies and the continuing generosity of the Province and Diocese.

Reserves policy

The Vestry has adopted a policy of maintaining our reserves, subject to carrying out essential maintenance, at a level of three months unrestricted operating expenditure. As at the year end the Church held unrestricted funds well in excess of this requirement as the Church's current outgoings are significantly reduced without incurring a Rector's stipend.

Taxation

The Church is a charity and is recognised as such by HM Revenue and Customs for taxation purposes. As a result, there is no liability to taxation on any of its income.

Plans for future periods

Plans for future period include the redevelopment of the south aisle and restoration of the chancel, supported by appropriate fundraising. This will enable us to better serve the local community midweek while the nursery occupies the main hall. Planned activities include a toddler group, more work with refugees and a drop-in for vulnerable elderly people, building on our links with the sheltered housing opposite

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Statement of Responsibilities of the Vestry

The Vestry is responsible for preparing the Annual Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Vestry is required to prepare accounts for each financial year that give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including income and expenditure, for the financial year. In preparing these accounts the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles of the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards have been followed, subject to any material departure disclosed and explained in the accounts, and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Vestry is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the accounts comply with the Charities and Trustees Investments (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended) and the provisions of the Church's constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Vestry



Susannah Gravestock
Vestry Secretary

22nd June 2026

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Independent Examiners Report

To the Vestry of St Philip's and St James' Episcopal Church: Edinburgh
For the year ended 30 September 2025

I report on the accounts of St Philip's and St James' Episcopal Church: Edinburgh for the year ended 30 September 2025 which are set out on pages 8 to 12.

Respective responsibilities of Vestry and examiner

The Vestry are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). The Vestry consider that the audit requirement of Regulation 10(1)(d) of the 2006 Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

Basis of examiner's statement

My examination is carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006 (as amended). An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeks explanations from the Vestry concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with Section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Regulations, and
 - to prepare accounts which accord with the accounting records and comply with Regulation 9 of the 2006 Accounts Regulationshave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Matthew Cooper
Chartered Accountant (ICAS)

24 June 2026

ST. PHILIP'S AND ST. JAMES' EPISCOPAL CHURCH : EDINBURGH

STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 30th September 2025

Note	Unrestricted Funds :		Restricted Funds:			Total 2025	Total 2024
	General Fund		Rector's Fund	Charity Fund	Restoration Fund		
	£		£	£	£	£	£
Income and endowments from							
<i>Collections and Donations</i>							
Collections and income tax recovery	2	63,839	0	0	0	63,839	37,117
Donations	2	1,200	0	0	9,300	10,500	15,450
<i>Charitable Activities</i>							
Grants		17,729	0	0	90,819	108,548	6,547
Sundry income		300	0	0	2,496	2,796	914
<i>Other trading activities</i>							
Rent		69,947	0	0	0	69,947	68,489
<i>Investments</i>							
Unit Trusts		12,128	0	0	0	12,128	11,275
Total income		165,143	0	0	102,615	267,758	139,792
Expenditure on							
<i>Charitable activities</i>							
Salaries, Pension	4	93,236	0	0	0	93,236	60,857
Altar, worship & pastoral expenses		1,013	0	0	0	1,013	681
Property costs		40,751	0	0	164,975	205,726	64,881
Quota		11,026	0	0	0	11,026	9,224
Donations - UK & Overseas		4,160	0	0	0	4,160	3,000
Administrative expenses		3,574	0	0	675	4,249	5,959
Total expenditure		153,760	0	0	165,650	319,410	144,602
Net (expenditure)/income before gain on investments		11,383	0	0	-63,035	-51,652	-4,810
Transfer between accounts		-54,457	-5757	0	60,214	0	0
Net gain on investment assets	6	34,391	0	0	0	34,391	52,274
Net movement in funds		-8,683	-5,757	0	-2,821	-17,261	47,464
Reconciliation of funds :							
Total funds at 1st October 2024		462,726	5,757	307	2,821	471,611	424,147
Total funds at 30th September 2025		454,043	0	307	0	454,350	471,611

Support costs which include non clergy salaries, printing, office costs, sundries and depreciation have not been separately identified as Vestry consider there is only one charitable activity, the worship of God and the furtherance of God's mission, therefore support costs relate wholly to that activity and have not been separately disclosed.

All activities of the Church relate to continuing operations.

The notes on pages 10 to 12 form part of these accounts.

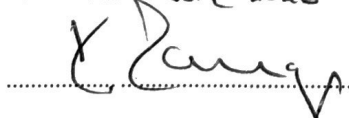
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BALANCE SHEET

For the year ended 30th September 2025

	Note	2025	2024
		£	£
FIXED ASSETS			
Investments	6	379,745	395,354
		<u>379,745</u>	<u>395,354</u>
CURRENT ASSETS			
Debtors		0	0
Cash at bank		74,605	76,257
		<u>74,605</u>	<u>76,257</u>
LIABILITIES			
Creditors: amounts falling due within one year		0	0
		<u>0</u>	<u>0</u>
NET CURRENT ASSETS		74,605	76,257
NET ASSETS		<u>454,350</u>	<u>471,611</u>
FUNDS OF THE CHARITY	7		
UNRESTRICTED FUNDS :			
General Fund		454,043	462,726
		454,043	<u>462,726</u>
RESTRICTED FUNDS :			
Rector's Fund		0	5,757
Charity Fund		307	307
Restoration		<u>0</u>	<u>2,821</u>
		307	<u>8,885</u>
TOTAL CHARITY FUNDS		<u>454,350</u>	<u>471,611</u>

Approved by Vestry on 22nd June 2026



Kenneth Ramage Hon Treasurer

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Notes to the accounts

1. Principal accounting policies

Basis of Preparation

These accounts have been prepared on the Receipts & Payments basis in accordance with the Charities & Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended).

Going Concern

The Members of Vestry are of the opinion that the charity can continue to meet its obligations as they fall due for the foreseeable future. As a consequence the Members of Vestry have prepared the accounts under the going concern basis.

Incoming resources

Income is recognised when the Church has received the resources and is therefore certain that the monetary value of incoming resources can be measured with sufficient reliability.

Resources expended

All expenditure is included on a cash basis, inclusive of vat, and is recognised when payment has been made. The Church is not recognised for VAT and accordingly costs are shown gross of irrecoverable VAT.

Unrestricted funds

Unrestricted funds are donations and other income generated for the objects of the Church without further specified purpose and is available to be used at the discretion of the Vestry.

Restricted funds

Any surpluses arising are carried forward for the benefit of future years, whilst deficits are matched by a transfer from unrestricted funds.

Taxation

The Church is exempt from taxation on the whole of its income.

	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
	£	£	£	£
2. Collections and Donations				
Standing Orders & cheques	53,121	0	53,121	23,516
Open plate donations	1,372	0	1,372	755
Other donations	1,200	9,300	10,500	15,450
Tax Recovered on Gift Aid Donations	9,346	0	9,346	12,846
	<u>65,039</u>	<u>9,300</u>	<u>74,339</u>	<u>52,567</u>

3. Grants

Curate Grant	16,989	0	16,989	0
St. Hilda's	740	0	740	0
Provincial Buildings Group	0	63,679	63,679	0
Listed Places of Worship	0	27,140	27,140	0
Provincial Stipend Support Grant	0	0	0	384
Diocese - for Quinquennial Inspection Report	0	0	0	1,500
Edinburgh Community Council	0	0	0	4,663
	<u>17,729</u>	<u>90,819</u>	<u>108,548</u>	<u>6,547</u>

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Notes to the accounts continued

4. Staff costs

	2025	2024
	£	£
Gross Salaries	79,527	48,251
Employers NIC	452	0
Pension Costs	8,316	9,150
Expenses	4,941	3,457
	<u>93,236</u>	<u>60,858</u>
Average Number of Employees *	<u>3</u>	<u>2</u>

* including part-time and shared employees.

No employees received emoluments in excess of £60,000.

Pension Commitments

The Church participates in the Scottish Episcopal Pension Fund, a multi-employer non-contributory defined benefit pension scheme. It is not possible to identify the share of underlying assets and liabilities belonging to individual employers and so the Church accounts for its contributions as if the Fund was a defined contribution scheme.

The Church paid contributions at the rate of 32.2% to 30th September 2025 and the pension charge payable by the Church was £8,316 (2024 : £9,150). This included £Nil (2024: £Nil) in respect of amounts outstanding to the Fund at the year end.

The periodic actuarial valuation of the entire fund as at 31 December 2023 shows a surplus of £4.6m (2020: surplus £5.6m).

5. Remuneration and Expenses paid to Vestry Members

vestry considers its key management personnel comprise the office bearers and the Rector.

The Rector received a salary, pension contributions and expenses of £51,882 for the year ended 30th September 2025 (2024 : £46,266). No remuneration or expenses have been paid to any other member of Vestry.

6. Investments

	£
As at 1st October 2024	395,354
Disposal of investment	-50,000
Realised gain	2,381
Unrealised gain	32,010
Market value at 30th September 2025	<u>379,745</u>
Cost at 30th September 2025	<u>351,389</u>

The investments are held in the Scottish Episcopal Church Unit Trust Pool (UTP)

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Notes to the accounts continued

7. Movement in Funds

	At 1 Oct 2024 £	Receipts £	Payments £	Gain on Investments £	Transfer between funds £	At 30 Sep 2025 £
Unrestricted Funds						
General Fund	462,726	165,143	153,760	34,391	-54,457	454,043
Restricted Funds						
Rector's fund	5,757	0	5,757	0	0	0
Charities appeals fund	307	0	0	0	0	307
Restoration	2,821	102,615	165,650	0	60,214	0
	<u>8,885</u>	<u>102,615</u>	<u>171,407</u>	<u>0</u>	<u>60,214</u>	<u>307</u>
Total Funds	<u>471,611</u>	<u>267,758</u>	<u>325,167</u>	<u>34,391</u>	<u>5,757</u>	<u>454,350</u>

Purpose of Unrestricted Funds

General Fund This is the fund through which the day to day financial activities of the Church are recorded.

Purpose of Restricted Funds

Rector's fund This fund was created from donations to be spent on charitable giving and need within the community for the relief of poverty with the Charity's objects.

Charities appeals fund This represents donations received from appeals for specific charities and payments made to those charities in accordance with the objects of the Church.

Restoration This fund represents donations and grants to carry out major repairs of the Church including roofs, stonework, stain glass windows, murals, heating lighting and accessible works.

8. Leasing Commitments

The Church is committed to making the following payments under a non-cancellable operating lease

	Office Equipment 2025 £	2024 £
Expiring not later than one year	652	652
Expiring in 2 to 5 years	978	1,630
Expiring later than 5 years	0	0

9. Lessor Commitments

The Church lets out the former Rectory on a commercial basis. The amount due in accordance with the leasing agreement in the event of notice being given is £2,320

10. Statement of Financial Activities
2024 - comparative figures

	Unrestricted Funds		Restricted Funds			
	General Fund £	Rector's Fund £	Charity Fund £	Restoration Fund £	Total 2024 £	Total 2023 £
Income and endowments from						
<i>Donations and legacies</i>						
Collections and income tax recovery	37,117	0	0	0	37,117	42,416
Donations	1,075	0	0	14,375	15,450	1,044
<i>Charitable Activities</i>						
Grants	6,547	0	0	0	6,547	1,152
Sundry income	238	0	0	676	914	300
<i>Other trading activities</i>						
Rent	68,489	0	0	0	68,489	70,672
<i>Investments</i>						
Unit Trusts	11,275	0	0	0	11,275	10,433
Total Income	124,741	0	0	15,051	139,792	126,017
Expenditure on						
<i>Charitable activities</i>						
Salaries, Pension	60,857	0	0	0	60,857	47,858
Altar, worship & pastoral expenses	681	0	0	0	681	948
Property costs	52,651	0	0	12,230	64,881	53,047
Quota	9,224	0	0	0	9,224	6,695
Donations - UK & Overseas	5,959	0	0	0	5,959	3,000
Administrative expenses	3,000	0	0	0	3,000	2,358
Total expenditure	132,372	0	0	12,230	144,602	113,906
Net (expenditure)/income before gain on investments	-7,631	0	0	2,821	-4,810	12,111
Transfer between accounts	0	0	0	0	0	0
Net gain on investment assets	0	0	0	52,274	52,274	17,718
Net movement in funds	-7,631	0	0	55,095	47,464	29,829
Reconciliation of funds :						
Total funds at 1st October 2023	418,087	5,757	307	0	424,147	394,318
Total funds at 30th September 2024	410,456	5,757	307	55,095	471,611	424,147