

Parish of the Good Shepherd with St. Peter, Lee



Trustees' Report for 2026 Annual Parochial Church Meeting

Trustees' Report for Parish of Good Shepherd with St. Peter, Lee PCC
(Registered charity number: 1171429)

Review of the year May 2025 to April 2026 - (Financial Year 2025)
Building the church, one brick at a time.

Table of Contents

A) AIMS AND PURPOSES.....	2
B) OBJECTIVES AND ACTIVITIES.....	2
C) ACHIEVEMENTS AND PERFORMANCE.....	2
D) THE ELECTORAL ROLL.....	4
E) SAFEGUARDING REPORT.....	4
F) FABRIC REPORT.....	4
G) DEANERY SYNOD.....	5
H) FINANCIAL REPORT.....	6
I) RESERVES POLICY.....	6
J) PLANS FOR FUTURE PERIOD.....	6
K) STRUCTURE, GOVERNANCE AND MANAGEMENT.....	7
L) ADMINISTRATIVE INFORMATION.....	8
M) APPROVAL.....	9

A) Aims and Purposes

The Good Shepherd with St Peter Lee's Parochial Church Council (PCC) has the object of the promotion of the gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England and has the responsibility of cooperating with the incumbent, or the Sequesters during the vacancy, in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is also specifically responsible for the maintenance of our two church buildings – The Good Shepherd Church on Handen Road and St Peter's Church Hall on Eltham Road – and the care and upkeep of the parish house located in Weigall Road.

B) Objectives and Activities

As a church we are committed to:

Shining God's light to our community and sharing the good news of God's love for all.

This is expressed and lived out through the following five values:

- All are welcome – we are an inclusive church.
- All have space to grow in faith – every age and stage of life matters.
- All are called to serve – everyone has a part to play.
- All find a place to belong – we are committed to God and to one another.
- All reach out – we respond to the needs in our community with the love of God.

The PCC has adapted and adopted the Church of England's current vision and strategic priorities and committed to becoming a church that is **Jesus Christ centred and Jesus Christ shaped**; that reflects the character of Jesus by being **humbler, simpler and bolder**; and that focuses its energy on four priorities:

1. Exploring, releasing and supporting each other to live out our faith in everyday life.
2. Encouraging variety and creativity in our worship, mission and practice.
3. Being a church that is younger and more diverse.
4. Pursuing social justice for all.

These four priorities help to guide our activity throughout the past, the present and in our plan for future years.

C) Achievements and Performance

In 2025-2026 we have diligently and successfully built upon the progress achieved in 2024-2025. Despite being a Parish in Vacancy (Interregnum) until April 2026, numerous individuals have actively contributed to maintaining our momentum in implementing our vision and Mission Action Plan (MAP). Our current Licenced team comprises the Revd Chris Henriette, our Curate in training for most of the year (who will be licensed as Vicar in May 2026), Cherry Murdoch (Lay Reader), and Laurie Stuart (SPA¹). Ian Butcher has recently received his Bishop's permission to preach (PTP), and Trudi Bramson has commenced her LLM training. Several others started or are currently undergoing a discernment process. Our

¹ Southwark Pastoral Auxiliary

Ministry Team and Music Team continue to enrich our worship services, incorporating creativity and variety. Worship services have maintained similar attendance figures to last year, with an average Sunday all-age attendance in the 90s. Special services have also attracted larger numbers of community members, mirroring the attendance patterns of last year, e.g. 267 people came to church at Easter and 821 on Christmas Eve/Day. We continue to offer at-home services through Zoom, a Wednesday morning prayer service and fortnightly Christian Meditation sessions. We were also privileged to reach out to people in our parish through 8 baptisms, 2 weddings, 9 funerals and 2 memorial services. A highlight was the Confirmation service in which Bishop Alastair confirmed 2 adults and 8 younger members from our Youth Group.

Notable accomplishments this year include the successful selection of our new Vicar, the Affirming of our Youth and Children's Church leadership team and the Affirming of a new Pastoral Team. Additionally, we have completed the lobby refurbishment project, including the installation of draught-proof doors, the refurbishment of outer doors, and the enhancement of the accessible entrance. Furthermore, we have completed the repair and reconstruction of the church garden boundary wall and promptly addressed essential repairs, securing a new tenant for our Weigall Road property.

Our utilisation of St Peter's Hall to serve the community and advocate for social justice has significantly advanced our social action through the implementation of activities, hosting events within the building, collaborating with others, especially Lee Green Lives (LGL) and AFRIL (Action For Refugees In Lewisham). St Peter's hosts the 'Helping Hands Foodbank', LGL's local community services, an Alcoholics Anonymous group, and an ex-prisoners' group. We are pleased that St Peter's flexibility allows us to hold occasional services and to accommodate the New House of Sion, a Spanish language church.

At the Good Shepherd site we hosted a weekly Ukrainian Coffee Morning with English language classes, the Open Studios artists' fair over two weekends in November, and a FUSS² event in the summer. Uniformed groups of the Scouts and Girlguiding movements also use the hall throughout the year in return for a nominal donation.

In addition to our Social Justice engagement, we also continue to engage with the local community through Schools work and through our Pioneer Ministry. Chris has supported our Flourish³ Minister, Sonnet, in Trinity School and leads School Services both in Trinity and in other surrounding schools. Trinity also has a termly set of year-group services in the Good Shepherd.

The PCC has decided to appoint a paid part-time Youth Leader to develop our Children's Church and Youth Group (see section J), and it is intended that this person will support the work done in Trinity under Flourish. Our other Pioneer work "Good Shepherd @ The Station Pub" has also continued strongly with the very popular pub quiz raising money for the Food Bank, and the open mic night continuing to build a community of local musicians. This year's Carols in the Pub was a particular success with at least 120 people taking part. We were also present at the FUSS Christmas Fair.

² Friends and Users of Staplehurst Road Shops.

³ Flourish is a nationally-run pilot project of the Church of England in schools.

D) The Electoral Roll

As at April last year, the completely new electoral roll stood at 127. The 2026 roll changes are 3 additions and no deletions, bringing the total to 130.

E) Safeguarding Report

We take safeguarding very seriously in our parish and have an experienced safeguarding officer. At the Church of the Good Shepherd with St Peter, we aim to provide a welcoming and safe space. Many of our congregation have spent their working lives caring for others. We carefully follow up on all safeguarding concerns and take them to the local authority and the Diocesan Safeguarding Team if necessary. We have re-confirmed the delegation to the Diocesan Safeguarding office (DSO) re decisions on referral of serious cases to the Charity Commission.

The PCC complied with the duty under Section 5 of the Safeguarding and Clergy Discipline Measure 2016 and followed the House of Bishops' guidance on safeguarding children and vulnerable adults. Safeguarding, Health & Safety, and GDPR⁴ compliance were regular agenda items for the PCC.

We have set up systems for training and accountability. Our Parish administrator, Fiona Morrison, ensures that our policies - based on standard diocesan policies - are up to date and can be viewed on the church website. Fiona also checks that processes are compliant with safeguarding guidance and regularly discusses them with the Parish Safeguarding Officer, Ann Lorek. Ann made a formal report to the PCC in January. We were asked to participate in the independent INEQE Safeguarding Survey as part of their audit of Southwark Diocesan Safeguarding procedures.

All leaders and helpers of Children's Church and Youth Group must complete a DBS⁵ check and safeguarding training (we have transferred to the new Diocesan DBS provider). Members of the PCC and leaders of the Food Bank also must complete these. Volunteers for other church activities, such as the Food Bank and English Lessons, complete a Volunteer Registration Form and receive online safeguarding training. Fiona has systematically followed this process, ensuring all have either submitted their DBS and training certificates or are completing them. We have completed Level 1 on the new Diocesan dashboard for monitoring purposes and are now working on Level 2.

We acknowledge that abuse can occur in any setting by anyone, regardless of class or gender. We encourage anyone with concerns to share them with the Revd Chris Henriette or Ann Lorek. If these concerns are not addressed, we have provided information enabling direct referrals to social care or the NSPCC.

⁴ General Data Protection Regulation.

⁵ Disclosure and Barring Service.

F) Fabric Report

Good Shepherd

New internal draught-proof lobby doors, including a powered accessible one on the southwest, have been installed at the west end. Outer, Vestry, and Office doors were repaired and repainted. A significant portion of these costs were covered by Give-to-Go Green match-funding, and a grant from the Marshall's Charity. All three lobbies were redecorated, partially funded by a congregational gift. Electrical upgrades included additional power sockets and two WiFi repeaters.

Repairs and rebuilding of the church boundary wall on Wantage Road are finally complete. We are really thankful for financial support from the local community and for a Benefact Trust grant to complete this work.

The Quinquennial Report⁶ for 2026 is now available. While no major issues were found, there are numerous minor items to address in 2026 and 2027 (urgent: 27 items; next 2 years: 31 items; within 5 years: 24 items) mainly involving routine maintenance. Items may be grouped into larger projects, such as refreshing the Hall or toilets, allowing efficient contractor engagement. Alternatively, a volunteer team with basic DIY skills could handle many tasks.

St Peters

A number of small maintenance tasks have been completed. The gardening contract for St Peters has not been renewed and this work will now be done by volunteers.

Weigall Road

The new tenancy began in July, just two weeks after the previous one ended, following maintenance updates including a new washing machine, hob, oven, electrical work, and a refresh. The front door and frame were replaced in February.

G) Deanery Synod

East Lewisham Deanery consists of about a dozen churches. During 2025 we had three elected members. In addition, one of our Churchwardens, James Murdoch, has served on the Diocesan Synod and the Diocesan Council of Trustees (Bishop's Council, Diocesan Board of Finance and Diocesan Mission and Pastoral Committee), and has attended Deanery Synod ex officio. Cherry Murdoch has occasionally attended as the Deanery Lay Vocations Champion.

In 2026 we shall be entitled to 4 elected members including James Murdoch who is also a member of the Diocesan Synod and has recently been elected as Lay Chair of the Deanery Synod. Our Lay Champion, Cherry Murdoch, will continue to attend occasionally in that role.

Deanery Synod continues to be a useful way of distributing news of events and items of interest among parishes in the deanery. During this reporting period, the following meetings were held, all of which were thought-provoking and well attended, presented by very knowledgeable speakers:

⁶ A detailed report required every five years by the diocese.

Date	Main item	Speaker(s)
24 June 2025	A reflection on what we do as Deanery Synod	Henry Metcalfe, Diocesan Secretariat dealing with governance queries from parishes
6 November 2025	Racial Justice	Weisi Dennis, Diocesan Racial Justice Development Officer
12 February 2026	Mission and outreach, especially re young people	Panel discussion

H) Financial Report

(For the detailed accounts and detailed comments from our Treasurer, please see the separate Financial Accounts Report).

Our income in 2025 increased from £213k to £260k, mainly due to the generous increase in giving from the congregation as well as successful funding applications for the wall and door projects.

Our costs also increased, from £200k to £262k. Apart from the contribution to the diocese of £90k, the main expenditure was on our buildings, with combined costs of just under £100k, of which £43k related to the wall and door projects.

Our forecast includes realistic estimates for repairs and the cost of hiring a paid youth worker. We can fund this from reserves but it is worth noting that on a longer term basis as a church we will need to increase income to be able to maintain activity and implement our MAP. Money will be needed for our youth activity, for improving facilities e.g. a new audio-visual operator desk, for training costs, and for investment in our pioneer ministry and social action.

If you have any questions about our finances, please get in touch by emailing treasurer@goodpeter.org.uk

I) Reserves Policy

All charities are required to consider how much money they need to hold in reserves and to establish a target. In establishing the target level of reserves, the PCC have considered the appropriate level of reserves which would enable the church to continue in the event of an unexpected shortfall in income or an increase in costs. On this basis, they consider that an appropriate level of reserves would be three months' operating expenditure (excluding the diocesan contribution). Operating expenditure (less diocesan contribution) is typically just under £10,000 per month and therefore three months would be £30,000. Consequently this is the target level of reserves in the reserves policy.

The current level of reserves exceeds the target level but the PCC are confident that over the next few years expenditure on funding our buildings and community work will bring this back to target.

J) Plans for Future Period

We are pleased to have been able to minimise the period of vacancy and find a new Vicar who shares our inclusive values and who will lead us in building on our recent growth and help us in fulfilling our vision to “Shine God’s light to our community and share the good news of God’s love for all”.

The PCC has created a Mission Action Plan (MAP) summarising its vision work, which was also reflected in the Parish Profile for finding a new Vicar. We developed this vision and MAP in 2021 after the Covid-19 pandemic, consulting with the congregation and PCC. Further work in 2023 and 2024 focused on how St. Peter’s fits into our vision. This ongoing work confirmed our desire to be a ‘hub of spiritual energy, focused on Jesus; and a hub of community activity, reflecting the Kingdom of God; enabling people to encounter Christ’.

Our Values, Mission Priorities & Goals of our MAP are articulated in sections (A) and (B) above. Both the MAP and the Parish Profile are available as separate documents on request.

Our aim for the next year, once our new Vicar is licenced in May, is to make our action plan come to life

- Exploring, releasing & supporting each other to live out our faith in everyday life.
- Encouraging variety and creativity in our worship, mission and practice.
- Being a church that is younger and more diverse, widening inclusion and participation.
- Pursuing social justice for all.

Specifically

- Recruit a new paid (part time) Youth Leader to develop Children’s Church and Youth Work.
- Identify, train and affirm new leaders – with a particular focus on those from under-represented groups – to enable the details of our MAP.
- Build upon St Peter’s as a centre for social action and develop a social action strategy.
- Prepare to integrate the church further into the evolving social landscape especially with the development of Leegate (completion due 2029).

K) Structure, Governance and Management

Church Wardens are elected at the Vestry Meeting, immediately prior to the APCM. Anyone on the Electoral Roll or resident of the Parish may attend and vote. Churchwardens who are on the Electoral Roll are automatically members of the PCC.

PCC members are appointed at the APCM. The method of appointment of PCC members is set out in the Church Representation Rules (latest revision 2022). Deanery Synod Members are also appointed in accordance with the said rules at the APCM.

At the Good Shepherd with St Peter, Lee, the membership of the PCC consists of the incumbent (our Vicar), the Curate (if we have one), Churchwardens, Deanery Synod members, and members who are elected by the APCM. Readers (LLMs)⁷ may also be appointed to the PCC by the APCM. All members of the congregation who are on the Electoral Roll of the Church may attend and vote; all those who attend our services or consider themselves to be members of the congregation are encouraged to register on the Electoral Roll and to stand for election to the PCC. Elected members of the PCC serve for three years, with one third of those members being elected each year.

The PCC members are responsible for making decisions on all matters of general concern and importance to the Parish including deciding how the funds of the PCC are to be spent. PCC members are inducted through a discussion of their role and function at the first meeting of the new PCC, and by going through a review of PCC policies annually. Specific training provided by the Diocese is given in Safeguarding, and eligibility and DBS (Disclosure and Barring Service) checks are carried out.

The full PCC met six times during the year (May 25 - April 26) with an average level of attendance of circa 67%.

There have been no significant transactions with PCC members or closely related persons.

The PCC has only one employee, the Parish Administrator. Their pay and remuneration is set by the Church Wardens and the Treasurer, and a recent increase was based on Diocesan HR advice in line with Diocesan staff increases.

L) Administrative Information

The Parish of the Good Shepherd with St Peter, Lee is part of the Diocese of Southwark in the Church of England. It is in the Archdeaconry of Lewisham and within the Woolwich Episcopal Area.

It consists of The Good Shepherd Church which is situated on the corner of Wantage and Handen Roads, and St. Peter's Church Hall which is situated on the corner of Weigall and Eltham Roads. The correspondence address is The Good Shepherd Church, 29 Handen Road, Lee, London, SE12 8NP.

During the period of this report (May 2025 - May 2026) the Parish has been in vacancy (interregnum) and the sequesters have been the Area Dean the Rev Michael Bailey and the churchwardens, Sue Tearle and James Murdoch.

The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules (2020)) and members are Trustees responsible to the Charities Commission (Registered charity number: 1171429)

PCC members *who have served at any time* from 12th May 2025 until the date which this report was approved are:

⁷ Readers (Licensed Lay Ministers) are people licensed by the Church of England to serve in certain ways.

Ex Officio members

Vicar Designate: Revd Chris Henriette
Church Wardens: Sue Tearle, James Murdoch

Lay Diocesan Synod member:

James Murdoch

Lay Deanery Synod members

Simon Frewin, Adriaan Goosen, James Murdoch and Peter Watson

Elected members

Moses Barker, John Bramson, Pete Burns, Richard Burns, Tanya Hilborne, Clare Johnson, Fran Lechler, John Murray, Conway Tearle, Kirabo Frewin, John Stevens and Louise Grace.

There is also a **Ministry Team:**

Clergy: Revd Chris Henriette
Licensed Lay Ministers (LLMs/Readers): Cherry Murdoch
Southwark Pastoral Auxiliary (SPA): Laurie Stuart
Other members: Trudi Bramson, Jevan Green, Ian Butcher

The Clergy, LLMs, Churchwardens and PCC are supported by a large body of volunteers who fill various roles, on whose help we rely and to whom we offer thanks.

Bankers and Advisers

Bankers: Barclays Bank UK PLC, 93 Lewisham High Street, London SE13 6BB
Independent Examiner: John Howard FCA, Thornton Road, Lee, London SE13 5RG
Quinquennial Architect: Nicholas Weedon of HMDW Architects Ltd, 16 Swains Lane, London N6 6QS

M) Approval

Approved by the PCC on Wednesday 11th March 2026 and signed on its behalf by the Vice Chair, Pete Burns