

The Friends of St Mary's Redbourn

Report Pack for the 50th Annual General Meeting

To be held at
12 noon, 19th April 2026
at St Mary's Church

The Friends of St Mary's Church, Redbourn

50th Annual General Meeting

12 noon, 19th April 2026, at St Mary's Church



Agenda

- 1. Apologies for absence**
- 2. Minutes of previous Annual General Meeting**
- 3. Matters arising from previous minutes**
- 4. Chair's Report**
- 5. Treasurer - Presentation of 2025 Accounts and Trustees' Report**
- 6. Agree constitutional limits**
 - a. It is proposed to keep the Maximum Sum (that can be paid from the Bank using only signature) at £250, as recommended by the Treasurer and Committee**
 - b. It is proposed to keep the Annual Membership Fee at a minimum of £10 per annum, as recommended by the Committee**
- 7. Election of Committee.** Current members:
Clorinda Goodman, Tim Hall, Sarah Houghton, Chris Little, Paul Vernon
Stephen Gell (PCC representative)
- 8. Churchwardens' Report**
- 9. Vicar's Remarks**
- 10. Any Other Business**



FRIENDS OF ST MARY'S CHURCH REDBOURN

MINUTES OF THE AGM HELD ON 18th MAY 2025 at ST MARY'S CHURCH, REDBOURN

Present: 19 members, including 6 Committee members
and Rachel Wakefield (Vicar of St Mary's)

Apologies for Absence: None.

A welcome was extended to everyone to the 49th annual meeting.

1) Minutes of the meeting held 21st April 2024

The minutes were approved with a minor correction.

2) Matters Arising

No matters arising not covered by the agenda.

3) Trustee's Report

The Friends, as a charity, are only concerned with the upkeep of the Grade I list building of St Mary's Church and its churchyard. In effect it is a conservation charity.

The Friends committee ran a very limited number of events in 2024 due to lack of committee members, and therefore we concentrated on the car show as the main fund raiser.

The accounts were circulated at the meeting.

Main points were: -

- Subscriptions - £2,225.00 and we also received a donation of £3,504.00
- Redbourn Classics Motor show – this is the main fundraising event for Friends and it is run with the Redbourn Community Group. Our share was £7,198.00. There was also the Bottle Tombola that raised £1,371
- The Patronal festival in September made a profit of £406.00, which was donated to the Friends
- Santa's Float 2023 – This took place, though the money now comes via The St Albans Round Table - £603.00
- Interest for the year - £4,325.00
- Overall income for the year was £19,632.00
- There was expenditure on repairs to the Transept roof (£4,326.00), plus other repairs and maintenance costs totally £8,074.00
Plus other expenditure – insurance premium (£491), and Quinquennial costs of £50,037.00, leaving a loss for the year of £43,442.00
- Cash funds decreased to £96,606.00
- The Annie Housden Memorial Fund received £38 interest giving a cash surplus of £940.00. It was suggested that some of this fund should be drawn to support churchyard maintenance, as that would include the Housden grave
- The Friends aim to keep a contingency fund of £50,000.00 as a safety net for unforeseen expenditure for upkeep of the Church and Churchyard

The accounts are in a very healthy position at the end of the accounting period (December 2024), with total assets of £97,546.00, though down from the previous year.

The accounts have been signed off by the auditor (RS Harding), and were accepted on that basis by the attendees.

A question was raised concerning the restricted funds, and whether there were any other such funds held by the Diocese. Jim May said he was unaware of any such funds.

Paul Vernon said that some of the fund is likely to be used this year for maintenance around the Housden grave.

He then thanked Wendy Bloisi for all her work over the years and especially struggling to keep the Friends going over the last few years, as she had decided to step back from the role of treasurer and the Committee.

Chair's Report:

Paul Vernon, as the new Chair, gave the report.

New members have joined the Committee during the year, and at the next meeting there will be minor changes to the officers of the Committee.

David Mitchell, past Chair, passed away last July.

Lord Verulam has agreed to become our Patron.

A new website has been set up and is being developed.

Future events – Green Fayre (15th June 2025) will be held in the Churchyard. This is an Eco-event involving a number of organisations from the area.

4) Adoption of revised Constitution

Clorinda Goodman outlined the need to update and add to the existing Constitution, and went through the changes being made. The Members were then asked to approve three resolutions:

1. it was agreed unanimously and resolved to adopt the updated Constitution as approved by the Charity Commission and recommended by the Committee
2. it was agreed unanimously and resolved to set the Maximum Sum (that can be paid from the Bank using only signature) to £250, as recommended by the Treasurer and Committee
3. it was agreed unanimously and resolved to set the annual membership fee to be a minimum of £10 per annum, as recommended by the Committee

5) Election of Committee

Wendy Bloisi, David Walker and Ailsa Hulme have decided to stand down.

Clorinda Goodman, Tim Hall, Sarah Houghton, Chris Little and Paul Vernon were happy to continue and were duly elected unanimously.

6) Churchwardens' Report

Sue May – Thanked the Friends for their support in helping to maintain the Church and the Churchyard as when something goes wrong it invariably is expensive to repair, and that is without the Quinquennial inspection every 5 years!

The Friends are a 'God-send', and Sue stated how important it was for their survival. The Churchwardens very much appreciate the work of the Friends and the feeling of support they provide.

7) Vicar's Remarks

Rachel Wakefield offered her thanks to the Friends, as though she 'owns' the Church, it is the Churchwardens that maintain it! She stated that a friend's church had become unsafe and could no longer be used, and that she did not want that to happen to St. Mary's.

The Churchyard was equally important. There had been 48 interments in the past year, 38 of which were not directly connected to St. Mary's, which showed how important it was to the wider community.

Rachel ended by repeating her thanks and the continued support of the Churchwardens in their work.

8) Any Other Business

Wendy Bloisi closed by wishing the Friends well for the future, and apologized for the previous year's ultimatum, but it has meant the Friends have continued.

The Friends of St Mary's Church Redbourn – Chair's Report for 2025

The Friends, as a charity, are concerned with the upkeep of the Grade I listed building of St Mary's Church and its churchyard. In effect it is a conservation charity.

After a few years of struggle to maintain the charity and put on fund-raising activities, the Friends committee are pleased to report that 2025 continued to display signs of growth and fresh energy, with the committee meeting on seven occasions.

As we enter our Golden Jubilee year in July 2026, we aim to lay on more events, through to July 2027, to mark the occasion.

- **New members.** Ten people have become new members. It is essential that we continue to recruit younger members, as our profile is mainly drawn from the elderly
- **Changes to the committee membership**
 - o At the 2025 AGM, Clorinda Goodman, Tim Hall, Sarah Houghton, Chris Little and Paul Vernon were elected to the committee. Paul, Chris and Sarah are now trustees of the charity
 - o At the following PCC meeting Stephen Gell was appointed as PCC representative on the committee (the PCC has up to two representatives)
 - o Sarah Houghton was chosen by the committee as Treasurer, and Paul Vernon was chosen as Chair. Chris Little has continued to be secretary for most meetings
- **Green Fayre**
 - o Now an annual fixture. Valuable in establishing relationships with other local eco charities and raising awareness of the Friends. In 2025 it turned in a modest profit. In 2026 we aim to increase the amount raised through the event and strengthen our relationship with other village community groups
- **Redbourn Classics**
 - o With the help of many from Redbourn Community Group we were able to give strong support to the annual Redbourn Classics motor show at the end of August

We are keen for someone to take on the role of membership secretary. We are also exploring new and imaginative ways of enabling donations and member subscriptions to be taken using online and other means.

Paul Vernon
Chair, The Friends of St Mary's Redbourn
25th March 2026

The Friends of St Mary's Church, Redbourn

Trustees' Annual Report

1st January to 31st December 2025



Legal and Administrative Information

1. Address for correspondence

St Mary's Church Parish Office, 45A Church End, Redbourn, St Albans, Herts. AL3 7DU

2. Trustees

Mr Paul Vernon	Chair
Ms Sarah Houghton	Treasurer
Mr C. Little	Secretary

3. Constitution and Objects

The conduct of the Friends is governed by our constitution, which was adopted on 7th June 1976 and updated on 26th April 2020 and 14th November 2024. In it, the objects of The Friends are stated as:

“To help and support the Vicar and Parochial Church Council (PCC) of the Ecclesiastical Parish of St. Mary's Redbourn to:-

- a. maintain and embellish the fabric (i.e. Building), fixtures and fittings of St. Mary's Church, Redbourn; and to
- b. maintain, protect, beautify (and enhance) the Churchyard of the said Church.”

4. Bankers

HSBC Bank plc, 1 High Street, Harpenden, Herts, AL5 2RS

5. Independent Examiner

R S Harding, Mercer House, 15 High St, Redbourn, St Albans AL3 7LE

6. Income reserve policy

It is our policy to accumulate funds until they are needed for projects in accordance with our objects as stated above.

7. Investment policy

It is our policy to invest our funds with the Central Board of Finance of The Church of England, where they are held on deposit account. Interest is credited quarterly. In 2025, the average rate of interest has been 4.28%.

Main activities and achievements

Fund Raising

The Friends Committee ran limited events in 2025, and we concentrated on the car show as our main fund raiser.

June	We held our first Green Fayre in the grounds of St Mary's Church. The Friends of Mary's raised a profit of £730 from the event.
August	We held a very successful Redbourn Classics Motor Show and village fete which is shared with Redbourn Community Group. The Friends of St Mary's retained a profit of £6,384 and the Bottle Tombola raised £1,360.
September	The Patronal festival also took place in September and a profit of £288 was donated to The Friends.
November	The Redbourn Christmas Market also took place in November at The Friends of St Mary's participated for the first time raising a profit of £182.

Projects:

We have spent £37,387 this year on the quinquennial and repairs and maintenance.

Future Projects:

We are conscious of the need to ensure we have funds to meet the up-coming quinquennial which we have agreed to support and also for the internal decoration of the church.

Summary:

We are fortunate that we have regular subscriptions which continue to provide a significant part of the income. The Friends are truly grateful for the support from members, both past and present, as we continue in our task of maintaining and beautifying our church building and churchyard for the village to enjoy.

Following the appointment of Paul Vernon as Chair in 2024, Sarah Houghton has been appointed Treasurer following the resignation of Wendy Bloisi.

Signed:



Sarah Houghton
Treasurer

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025

RECEIPTS AND PAYMENTS - Unrestricted Funds

RECEIPTS		2025	2024	
- Subscriptions and Donations				
Subscriptions		1,765	2,225	
Donations		4,031	3,504	
		5,796	5,729	
 - Fund raising				
	Income	Expenses	Profit	2024
Redbourn Classics Motor show	6,384		6,384	7,198
Bottle Tombola	1,360		1,360	1,371
Patronal Festival	288		288	406
Santa Float 2023	0		0	603
Redbourn Christmas Market	225	43	182	
Green Fayre	1,464	734	730	0
			8,944	9,578
 - Receipts earned from assets				
Central Board of Finance interest			4,115	4,325
HSBC Bank interest			0	0
			4,115	4,325
 TOTAL RECEIPTS			18,855	19,632
 PAYMENTS				
- Church projects				
Quinquennial			37,387	50,037
			37,387	50,037
 - Other expenditure				
Roof Leak				4,326
Repairs and Maintenance				8,074
Web Set Up Costs				146
Media, Marketing and Advertising			697	0
Accountant			216	0
Bank Charges			56	0
Insurance			520	491
			1,489	13,037
 TOTAL PAYMENTS			38,876	63,074
 SURPLUS/(DEFICIT) FOR THE YEAR			(20,021)	(43,442)
 Cash funds last year end			96,606	140,700
Cash funds this year end			76,585	96,606

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025

RECEIPTS AND PAYMENTS - Annie Housden Memorial Fund

RECEIPTS	2025	2024
- Receipts earned from assets		
Central Board of Finance interest	40	45
TOTAL RECEIPTS	40	45
PAYMENTS		
	0	0
TOTAL PAYMENTS	0	0
SURPLUS/(DEFICIT) FOR THE YEAR	40	45
Cash funds last year end	940	895
Cash funds this year end	980	940

The Annie Housden Memorial Fund is restricted to the maintenance of the Housden grave and other churchyard maintenance projects.

ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2025

Statement of Assets and Liabilities at Year End 31st December 2025

ASSETS

	Unrestricted funds	Annie Housden Memorial Fund	Total
- Cash funds			
Central Board of Finance Account	73,328	980	74,308
HSBC Current Account	3,058		3,058
Cash	200		200
	<hr/>	<hr/>	<hr/>
	76,585	980	77,565
 Pre-paid expenditure			
TOTAL ASSETS	<hr/>	<hr/>	<hr/>
	76,585	980	77,565
LIABILITIES	<hr/>	<hr/>	<hr/>
NET ASSETS	<hr/>	<hr/>	<hr/>
	76,585	980	77,565

Independent Examiner's Report on the Accounts

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 seeking explanations from you as trustees 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 connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the requirements
 - 1 to keep accounting records in accordance with section 41 of the Charities Act 1993 (the Act); and
 - 2 to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act.

Signed

R. S. Harding

Date

08/04/26