



THE SWISS CHURCH IN LONDON

2025 Annual Report



Registered number: 04454591
Charity number: 1094992

THE SWISS CHURCH IN LONDON

(L'EGLISE SUISSE DE LONDRES)
(SCHWEIZERKIRCHE IN LONDON)

A company limited by guarantee

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025



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TRUSTEES' REPORT

For the year ended 31 December 2025

The trustees – who are also Directors of the Charity for the purposes of the Companies Act – present their report with the financial statements of the charity for the period 1 January 2025 to 31 December 2025.

The financial statements have been prepared in accordance with the Charities Act 2011 and the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective January 2015) and comply with the charity's governing document.

About the Swiss Church in London

Objectives

The Swiss Church in London (“the Church”) is a Spiritual Home to the Swiss in the UK. As a church it is part of the one, holy, universal, and apostolic Church of Christ. Its foundation is the word of God as witnessed in both the Old and the New Testament. The Swiss Church in London is an associated member of the Protestant Church in Switzerland EKS-EERS (Evangelisch-reformierte Kirche Schweiz EKS / L'Église évangélique réformée de Suisse EERS) and adheres to its roots in the Swiss Reformation of the 16th Century. It strives to proclaim God's word according to the principles set out by the Reformation, in particular by Jean Calvin and Huldrych Zwingli.

The Swiss Church encourages its members to actively explore the Christian faith and to find a personal belief based on reflection and experience. It seeks to further and strengthen Christian love, solidarity, justice and truth. In ecumenical openness, the Swiss Church welcomes Roman Catholics and Christians of all other denominations.

As a Swiss Church founded by French speaking Swiss in the 18th Century and later united with the German-speaking congregation, it is a meeting place for all Swiss and friends of Switzerland from all walks of life. The Swiss Church seeks to contribute actively to the spiritual, cultural and social life of the Swiss community in London as well as the local community in the Covent Garden/Holborn area.

Activities

Present activities include:

- Sunday services, followed by refreshments
- A weekly breakfast provided for those most in need in our local community
- Weekly art workshops for the local community
- Family activities for Swiss families
- Pastoral care
- Home and hospital visits
- Baptisms, confirmations, weddings, and funerals
- Spiritual accompaniment of the Mother's group
- Hosting La Causerie



- Organ recitals
- Exhibitions and cultural events
- Traditional Swiss events
- Joint activities with other Swiss clubs
- Support and welcome visitor groups from Switzerland
- Private hirings
- Online and social media presence

Public Benefit

In setting our objectives and planning our activities, the Consistoire (Board of Trustees) has considered the Charity Commission's general guidance on public benefit, and to its supplementary public benefit guidance on advancing religious education.

The Year in Review

Objectives for 2025

Objectives for 2025, in addition to our general objectives, included:

- Improve and strengthen governance structures and recruit new trustees
- Improve the financial control system
- Increase the commercial use of the church building (private hirings)
- Adjust team structure to the needs and financial capacity of the Church
- Put the arts activities of the Church onto a new, more cost-effective footing while building on the work of previous years
- Improve HR management
- Enter into association with EKS-EERS
- Securing local outreach to people in need (e.g., people affected by homelessness and poverty)
- Strengthening connections between the branches of our work: pastoral, charitable, cultural
- Increase outreach to Swiss Families in London

Congregational life

Services

Sunday Services were held twice monthly, except for the summer break in August. The size of the regular Sunday congregation averaged around 10-15, with higher numbers on special occasions. The Späth organ, played by our director of music Peter Yardley Jones, continues to be the central musical element. The longstanding partnership with High Holborn Chamber Choir (monthly) was continued. Southwark Chamber Choir sang pieces from a traditional mass repertoire once per term. Our Minister Manuel occasionally accompanied the congregational singing with the Steinway piano and voice.



Special services

- *Guest preachers* included: Niccolo Aliano (former Trustee of the Church); and philosopher and theologian Dr Carmody Grey (spouse of our Minister Manuel Zimmerman Grey).
- *Synod of EKS-EERS in Bern*: On 4 November, our Minister gave the opening sermon of the Synod of EKS-EERS in Bern Münster, with Trustees and members of VEGSIL (Vereinigung ehemaliger Glieder der Schweizerkirche in London, the association of former members of the Swiss Church in London who returned to Switzerland) present among the delegates.
- *Advent/Christmas*: On 14 December, the traditional Carol Concert took place (in between the advent and Christmas services on 7 and 21 December).
- *Funerals*: On 4 May, a funeral of a member of the wider Swiss community was officiated by our Minister. On 19 May, the funeral of Emel Rochat took place, with many members of the congregation attending.

Congregation gatherings, Swiss family events and Groups

The congregation repeatedly gathered for afternoon tea at the Vicarage; the Mother's Group continued to meet at the church monthly, with regular inputs and faith-based workshops by our Minister. The traditional Mother's Group barbeque at the Vicarage took place on 9 July. Likewise, la Causerie continued to meet at the church monthly.

In June, members of the congregation, together with the Mother's Group, spent a day in Canterbury, including a tour of the Cathedral and topical inputs by Manuel and Carmody

In September, a Swiss reformed confirmation class from Laufenburg (SH) was hosted at the Church for a pastoral workshop in September

In October, a public book fair was organised by Manuel and volunteers which was attended by members of the congregation, the Swiss community and passers-by.

In December the Swiss Family Christmas took place, attracting many Swiss Families and members of the congregation.

Pastoral care and home visits

Pastoral care was offered to people who reached out via our website, members of the Sunday congregation and the wider Swiss community, as well as guests of the homeless breakfast. Home visits were made by members of the congregation and our Minister.

Local outreach

The local outreach of the Swiss Church is aimed at people who are affected by homelessness and poverty in the Covent Garden / Holborn area.

Breakfast on the Steps

Breakfast on the Steps (BoS), the Church's longstanding community breakfast project, was held every Tuesday except for the last week of December and the first week of January. It was attended weekly by an average of 70 members of the community and provided a plentiful and healthy breakfast, as well as a hot breakfast and haircuts monthly. BoS welcomes all members of the community, whether homeless or struggling with the cost of living, without discrimination. Catherine Thomé took over from Amanda Camenisch as Project Lead in March 2025 and runs BoS with a small team of dedicated volunteers.



Art Workshops

Throughout 2025, weekly Art Workshops continued to be led by Lizzy Drury and Amanda Camenisch in the main hall of the church. Every Tuesday morning, after the Breakfast on the Steps, 10-15 guests stay in the church and are provided with space, art supplies and coaching to create art in various media – painting, sculpting, photography, poetry and more. During 2025, Amanda and Lizzy formed a Community Interest Company, Antropia. The Workshops are a partnership between the Church and Antropia. Antropia is dedicated to the advancement of art, culture, and wellbeing through site-responsive, participatory practice.

Cultural events

Concerts and performances

The choirs which contribute to our Sunday services (High Holborn & Southwark Chamber Choir) each held two concerts at the Swiss Church in 2025, attended by members of the congregation and the wider public. An organ recital by accomplished American concert organist Tyler A. Canonico was organised by our director of music on 26 July. Ruth Gordon generously held a fundraising Ballet Gala at the Swiss Church in September 2025. Numerous concerts took place at the Church as part the venue hire activity.

Exhibitions

- From 24-26 January, a multi-day multimedia exhibition by Louise Ashcroft entitled 'No Kids', including public events, was showcased as part of the Swiss Church Art Programme.
- From 14-18 June, a multi-day exhibition by Aaron McPeake entitled 'Cube of the Standing Wave', including a live musical performance by Swiss Alphorn duo Frances Jones & Mark Woodhurst, and interactive drop-in sessions, was organised as part of the Swiss Church's Art Programme. The project included sculpting workshops with the BoS Art Club.
- From 6-8 November, the second public exhibition showcasing the work of participants of the BoS Art Workshops took place, organised by Antropia (see above, Art Workshops).

Relationship with Swiss institutions in Switzerland & UK

After years without any institutional connection with our sister churches in Switzerland, the Church is now an associated member of EKS-EERS. In November 2025, the Synod of EKS-EERS voted unanimously in favour of the association with our Church. This step strengthens our institutional and ecclesial identity and prepares the ground for a more fruitful partnership with EKS-EERS and its member churches on both cantonal and local levels.

The AGM of VEGSIL (Vereinigung ehemaliger Glieder der Schweizerkirche in London) took place in Bern, Nydeggkirche, on 2nd November 2025. Manuel gave a presentation about the Church to members of Nydegg parish and VEGSIL.

Thomas Schaufelberger, director of ecclesial education of Zurich, Aargau and Basel visited the Church with his group of 19 trainee ministers in March for a discussion about church identity and development.

The Church was present with a stall, and Manuel gave a speech, at Swiss National Day in London which took place in Clerkenwell. All 300 tickets were sold out. In addition, friendly relationships were maintained with the Swiss Benevolent Society, the New Helvetic Society, and the Unione Ticinese.



Communication

The main channel of communication for the congregation is the WhatsApp Group of the Swiss Church with around 90 members at the end of 2025. Electronic Newsletters to about 1,300 recipients were sent ahead of notable events and throughout the year to update the Church's wider contacts. In addition, the Swiss Church has been active on social media (Facebook, Instagram and LinkedIn) and announced events on various Swiss community Facebook pages to reach out to the wider Swiss community in London.

The regional pages of the 'Swiss Review' magazine were used to draw attention to future events or report on past events. The Swiss Church appeared in an article in the 'Schweizer Illustrierte' with a home-story featuring the vicarage and the Swiss Church in summer 2025, raising its public profile.

The most recent issue of the Swiss Church News was published in October 2024. In January 2025 its production was put on hold to save costs in the short term. A re-launch with increased voluntary participation, reduced printing costs and opportunities for corporate sponsors is envisaged.

Fundraising

Fundraising from members, friends and private individuals in Switzerland and the UK

We continued to gratefully receive regular and one-off donations by parishioners, members and friends in Switzerland and the UK. Due to the size of the congregation and a relatively small donor-base, this aspect of the fundraising needs to be further developed; through improved database tools and communication we are aiming for stronger incentives to support the Church. The end of 2025 saw the purchase of a contactless donation machine to be used in services and events.

Fundraising from Churches in Switzerland

The most substantial contribution to the funds of the Church came through the canton-wide parish collections in reformed churches in Bern and Aargau. Through the association with EKS-EERS (see below) we aim to leverage stronger support from further Swiss reformed cantonal churches.

Fundraising and Arts Programme

From September 2024 to July 2025 the Swiss Church hired fundraiser and consultant Caroline Jackman, on a freelance basis, to advise the Consistoire on strategy, team structure and marketing. Her role included the writing of grant applications for projects. The exhibition by Aaron McPeake in June was fully funded by the Henry Moore Foundation.

One of the steps taken in this phase, forced upon the Church through the unprecedented deficit in 2024 (had it not been for the accrual of a legacy, see 'Financial Performance') was to terminate the Art Programme which had been managed and successfully grown by Lizzy Drury and Diane Chappelley in their capacity as Arts Programme Managers. Lizzy Drury continued to work for the Church thereafter as a freelancer for the BoS Art Club. Cultural and artist events will continue to take place at the Swiss Church, building on their legacy.

Fundraising and Breakfast on the Steps (BoS)

The main fundraising campaign to fund BoS throughout 2025 was the Big Give Christmas Challenge Matched Funding Campaign in which we participate annually. Additional funds for BoS and the Arts Workshops were granted by St Giles & St George Trust as well as regular restricted donations towards BoS throughout the year.

In total, the Church raised £113,961 via fundraising which amounts to 54% of total income.



Venue lettings

Venue lettings are a cornerstone of the Church's sources of funding. The main hire income in 2025 was made through corporate hires such as wine tastings, film production, jewellery fair, Embassy of Romania, Fashion Shows and concerts. In addition, we had some charity hires and regular hires such as Swing Dance, Mosaic Church, Choir rehearsals and Bible Talk. In total, the Church raised £89,153 via venue lettings which amounts to 43% of total income.

Historic archives records management

Last year's Annual Report noted the importance and urgency of a record management policy and associated risks for the archive. This has not been resolved in 2025 as prioritizing the financial sustainability of the Church absorbed the time and resources of the Consistoire. Thus, the following items remain unresolved and the Consistoire attempts – considering its limited resources and staffing – to make every effort to find an appropriate solution:

- To draft and approve an archive and record management policy
- To review the list of the church's historic archives and ensure it is up to date. The archives are, as stated in the 2024 Annual Report, in three different places.
- To locate a suitable and safe place to store all archival material.
- To digitize our archives to: (a) have a copy of these documents; and (b) make it accessible to the public where possible and appropriate
- To explore potential funding (such as grants) to support this work.

The Church building, health & safety, and food Hygiene

Condition & maintenance of the Church building

The church building is in a fair condition. The most pressing improvements needed are to the heating, ventilation & air conditioning (HVAC) and to the Hall acoustic. Much of the HVAC installation is likely to become redundant in the next few years so a part or wholesale renewal of these systems will soon be necessary to maintain a comfortable interior environment. Improving the Hall acoustic situation by decreasing the sound reverberation time via the installation of acoustic treatments is a long-held wish of the church. A better acoustic would greatly improve the usability of the hall for all users - church, community, outreach and commercial hires.

Regular maintenance of the church building and fabric was carried out in accordance with the yearly plan in part directed by the 2022 Quinquennial Inspection. Additional remedial work was undertaken as required:

- *Decoration:* the Gallery Room was redecorated to enable it to be used once again as a meeting room and rentable space, having been used as an artists' studio for several years. The Foyer was also decorated in 2025.
- *Electrical Installations:* following 2024's full electrical inspection a number of remedial works were carried out in 2025 to maintain electric safety plus WIFI coverage was extended to cover the entire Hall and an additional power outlet was added to the basement.
- *Security and Anti-Social Behaviour:* 2025 saw the bedding in of our procedure of reporting ASB occurring on the Church steps to the Met Police Officer responsible for the homeless community, giving rise to a significant reduction in loitering and disruptive behaviour on the steps. This process was also greatly aided by a member of the local community who



cleans the steps twice a day. The church also installed a new mag lock to the front door, providing reliable and higher level of security.

- *HVAC*: we signed a service agreement with a new contractor to look after the plant associated with Heating, Ventilation & Air Conditioning. These facilities are now looked after by more reliable and knowledgeable hands and remedial works were carried out on the heating controls to restore their proper functionality.
- *Pests*: after several incidents of nesting pigeons, spikes were applied extensively to the rear of the Church to deter further pigeon dwelling.
- *Plumbing*: the sewage drains were unblocked and cleaned following a blockage caused by the accumulation of roof debris from the drainpipes – small stones slate fragments. We also renewed the urinal flush mechanisms following their mechanical failure.
- *Lift*: the emergency phone line was upgraded to a digital system due to the phasing out of analogue phone lines.
- *Window Cleaning*: in 2025 we re-establish a service agreement to clean all the windows in the Church.
- *Fire Safety*: the Church commissioned a fire safety risk assessment in 2025 to ensure it is up to date with current Fire Safety Regulations. Several remedial works are necessary following this assessment, these are in the process of being completed. Also, fire safety training for members of Staff and Volunteers was undertaken.
- *Future Planning*: in 2025 all mechanical plant was assessed for possible lifespan in terms of the likelihood of redundancy to help the Church begin to plan for its replacement.

Condition & maintenance of the Vicarage

The condition of the vicarage is fair; 2025 saw minimal maintenance activities at the Vicarage. Immediate works to be addressed include the repair of a number of broken and misaligned windows and the installation of a radiator in the entrance hallway. In the short to medium term the church should look to replace other windows at the Vicarage as many are showing signs of failing opening mechanisms.

Food Hygiene

Regular deep cleaning of the kitchen was also carried out throughout 2025. The kitchen may only be used by clients who hold a Hygiene Level 2 Certificate.

Financial Performance

Income

The income from church related activities for the year decreased to £209,562, compared to £310,309 in 2024, driven by the one-off effect of a legacy in 2024. The legacy is estimated to be c. CHF250,000-290,000 and was largely accrued for in the financial year 2024 to the amount of £180,000. Therefore, our income has reverted to levels around the £210,000 mark which we have seen since 2021. 54% of the income was generated through donations (the balance between restricted and unrestricted donations was split 47%:53%), compared to 82% in 2024. As in previous years, donations are crucial to the Church's income but the income share from letting our venue has increased significantly for a more balanced income mix.

In terms of the outstanding legacy, it is important to note that legal process that precedes the actual distribution of any funds is still ongoing (partially because it touches on Swiss-British cross-border legal issues). Given that £180,000 have already been accrued for in 2024 (which,



by a conservative estimate, would be approx. 75% of the entire legacy for the Church), no further accrual has been made in 2025, largely out of an abundance of caution given the ongoing legal complexities and uncertainties linked to the resolution and eventual distribution of the funds.

Expenses

Total expenditure in conjunction with Church related activities decreased to £276,562, compared to £348,807 in 2024, driven by lower expenditures for cultural & art events and professional fees. Additional expenses include £31,109 depreciation and -£10,011 related to bank charges & currency exchange loss.

Summary

The overall net loss, after accounting for depreciation, is £66,999 compared to a loss of £38,498 in 2024. The ending balance of the building fund is nil in both years.

Unrestricted reserve

It is the policy of the Swiss Church to maintain an Unrestricted Reserve. This is intended to enable the Swiss Church to cope with the unforeseen, which might otherwise affect the organisation's ability to continue our activities. In practice, the Trustees consider that holding unrestricted reserves equivalent to six to twelve months' core costs, excluding those funds represented by fixed assets, and should provide sufficient resources to respond to unexpected adverse changes in the Charity's funding or activities. This is equivalent to between £100,000 and £200,000 based on current costs.

This policy will be reviewed annually, when setting budgets, to check if it is still relevant, or if changing circumstances require a modification.

Investment Policy

Investments may only be made after prior approval from the Consistoire and must be made only in the name of the Swiss Church in London.

Financial Challenges and Trends in 2025

Expenditure: Although both income and expenses were lower in 2025, costs are still outpacing income, although, as outlined in Notes 6 to the Financial Statements, costs have been reduced across almost every category and continue to being managed strictly.

Reserves and Sustainability: The policy to maintain a healthy reserve is in place, but the ongoing net losses have put pressure on these reserves and highlighted the need for a robust financial strategy.

Building and Infrastructure: Significant investment in maintenance and building improvements is required, with a need to plan and prioritise future projects to avoid straining resources.

Treasurer: A new treasurer, Hanspeter Lüthi, joined the Consistoire in November 2025. The priority was to establish a budget for 2026 and to work on initiatives to put the Church on a financially sustainable footing.

Fundraising Activities and Strategies in 2025

- *Donor Engagement and Appeals:* Donations from Switzerland remained almost unchanged. However, local donations from the UK decreased (see above regarding the one-off effect of a legacy). Church service collections also decreased by c. 5% from £3,283 to £3,128. We introduced a new contactless donation device in December.



- *Church Lettings*: Increased by 62% to £89,153 and are a strategic cornerstone to secure financial stability
- *Community and Arts Fundraising*: The church reduced its programme of arts and cultural events due to lack of pre-funding. Fundraising for Breakfast on the Steps was a success, especially the participation in the Big Give Christmas Challenge (a match-funding campaign in December).
- *Grant Applications and Partnerships*: The church is actively seeking to strengthen ties with Swiss churches and donors and actively exploring new grant opportunities.
- *Fundraising and Finance Leadership*: The Consistoire is looking to recruit trustees and volunteers with fundraising expertise to drive future income growth. Our Finance Officer has been instrumental in financial management and reporting since her appointment.

Governance

Consistoire

The Consistoire remained critically understaffed in 2025 and filling crucial positions has been very challenging. More details can be found under 'Legal and Administrative Information' and 'Directors, Trustees, and Observer'. Finding and appointing qualified trustees will be a core priority in 2026, especially for the following positions: Vice-Chair, HR, Legal, Company Secretary, Technology and IT, Events, Communications, Partnerships in Switzerland, and Safeguarding.

Financial and Operational Oversight

Inside Accounting was re-appointed as the Independent Examiner at the AGM in 2025.

In this regard, it is important to note that Cornelius Stassen served as Independent Examiner of the Church before November 2024 and resumed that role after April 2025; between November 2024 and April 2025 he served as Treasurer. This meant that Cornelius Stassen oversaw the accounts for part of the financial years 2024 and 2025 while also providing the independent examination of those accounts.

Upon external advice received by the Minister and the Consistoire, the Consistoire decided to commission an independent review of the accounts to avoid a potential conflict of interest. Charles Street FCCA conducted this review pro bono in summer 2025; he found the accounts to be technically in order and well-kept but noted a lack of prudent financial management for the years 2022, 2023, and 2024.

In parallel, Janice O'Brien, Finance Officer, delivered training on budget planning for the team in autumn 2025. This resulted in a budget process being re-established and a proper budget having been approved by the Consistoire for the year 2026.

In other words, the 2025 accounts presented here are the last accounts from a period in which the role of Treasurer was not consistently filled (due to the difficulty of recruiting a volunteer with the necessary expertise) or was insufficiently covered, and in which a lack of financial and budgetary prudence was independently identified. In addition, the Consistoire managed to recruit a qualified Treasurer in the person of Hanspeter Lüthi, who has relevant professional knowledge and qualifications in finance, and who has covered this function since November 2025.

The Consistoire is thus confident that the measures taken in 2025 have addressed many of the existing shortcomings but also recognises that more work remains to be done to establish (a) thorough financial planning and (b) a sustainable financial performance, including: more training in budgetary and financial management of members of Staff and the



Consistoire; and regular and rigorous planning and reviewing of the financial performance by the Consistoire.

Outlook

Over the past four years, the Church has seen significant organisational changes and accumulated financial losses. Through it all, our minister, staff, and volunteers have continued to carry the Church's mission with great dedication: to foster congregational life, to serve our local community, and to make this Church a spiritual and cultural home. Against this background, the Consistoire will focus on three core goals in 2026:

- To empower our minister, staff, and volunteers to carry the mission of the Church
- To grow our partnership with EKS-EERS and the Cantonal Churches
- To provide the financial stability and organisational continuity that underpins the first two goals

Given the accumulated losses of recent years, the last point – financial stability and organisational continuity – requires further attention, in the following order:

1. *Finances*: Proactive liquidity management will be crucial. We will regularly review costs and reduce those where necessary; and we will focus on increasing revenues from venue lettings and building partnerships in Switzerland.¹
2. *Operations*: We will review operational processes, priorities, and staffing to ensure resources and time are spent in a way that contributes to the organisational and financial stability of the Church. We are committed to filling the position of minister on a permanent basis.
3. *Governance*: We are actively seeking to fill the open positions on the Consistoire: President/Vice-Chair, HR, Legal, Company Secretary, Technology and IT, Events, Communications, Partnerships in Switzerland, and Safeguarding.

In addition, we have two further ambitions for 2026: a long-term plan for the care and investment of our Church building and vicarage, and a fit-for-purpose IT infrastructure that supports our work.

Appreciation and Thanks

We are most grateful to our team (in alphabetical order): Catherine Thomé, Janice O'Brien, Manuel Zimmermann Grey, Peter Yardley-Jones, Rupert Ackroyd, and Therese Theurillat for their hard work for our Church. Their dedication and commitment are deeply appreciated.

In addition, we would like to thank:

- Lisa Gregory for her reliable work to keep the Church clean and tidy.
- Amanda Camenisch for: her work during her time as project lead of Breakfast on the Steps; and her continued co-leadership of the BoS Art Club.
- Diane Chappellay and Lizzy Drury for their diligent management of the Arts Programme; and Lizzy Drury for her continued co-leadership of the BoS Art Club.
- All the volunteers at Breakfast on the Steps, especially Robert and John who prepare the monthly hot breakfast, Francois, Margrit, Marie, Doris and Kathleen, and many more. We

¹ Please also see the section governance above for more details regarding the financial governance of the Church.



thank hair stylists Jake & Bence for their faithful service throughout 2025 and Dave for his work at the door and beyond.

- Fernande, Michelle, Philip V, Philip M, Cecile, and Margrit for their assistance during Sunday services – be it floral arrangements, communion preparation, reading or washing up after tea & coffee.
- Ambassador Markus Leitner who, together with his wife Doris Leitner, provided invaluable support for the Church.
- All the churches in Switzerland who have so generously supported us.
- All the individual donors, supporters, and contributors, in the UK, Switzerland and throughout the world, and thank them for their continued invaluable support.
- Charles Street for running a pro bono independent review of our accounts and the company SRG LLP for providing a pro bono VAT assessment.
- Rita Famos (President of EKS-EERS) and Gilles Cavin (President of the Synod) for considering and supporting our application. We are grateful to the EKS-EERS Synod for voting unanimously in favour of our re-association and for the UK-themed reception in the evening.
- VEGSIL for their renewed and generous financial contribution towards the Church.
- Unione Ticinese, the Swiss Benevolent Society, and the New Helvetic Society for their financial support and encouragement.



LEGAL AND ADMINISTRATIVE INFORMATION

Directors, Trustees, and Observer

Directors and Trustees

The directors of the charitable company (the charity) are its trustees for the purpose of charity law. The trustees and officers during 2025 were as follows (in order of length of service; dates in brackets as per Companies House register):

Cecile Mistry	Catering and Congregation (since Nov 2008)
Philip Maillardet	Archives (since May 2009)
Daniel Everett	President (since Nov 2023) ²
Cornelius Stassen	Treasurer (appointed in Nov 2024, resigned in Apr 2025)
Philip Rauber	Vice-Chair (since February 2025)
Fiona Bunn	Arts (appointed in Feb 2025, resigned in Nov 2025)
Paula Burton	HR (appointed in Feb 2025, resigned in Jun 2025) ³
Fletcher Pasque	Partnerships (registration pending) ⁴
Hanspeter Lüthi	Treasurer (since Feb 2026) ⁵
Annahita Brooks	Arts (registration pending) ⁶

Observer from the Swiss Embassy

Thomas Wagner (since July 2022; ex officio observer of the Consistoire)

Minister & Staff

Minister

Rev. Manuel Zimmerman Grey (since Sep 2024)

Staff

The following members of Staff worked for the Church in 2025 (in order of length of service):

Rupert Ackroyd	Facilities Manager (since Apr 2019)
Ryan Moshwe	Admin Assistant (since Mar 2021)
Therese Theurillat	Venue Manager (since Mar 2023)
Janice O'Brien	Finance Officer (since Oct 2023)
Amanda Camenisch	Breakfast on the Steps (until Mar 2025)
Catherine Thomé	Breakfast on the Steps (since Mar 2025)
Caroline Jackman	Fundraising & Strategy Development (Sep 2024 – Jul 2025)
Eni Mulaku	Art intern (Aug 2024 – Feb 2025)

Structure, Governance, and Management

Constitution and organisational structure

Originally established in 1762, The Swiss Church in London is a Charitable Company limited by guarantee and is governed by its Memorandum and Articles of Association adopted on 5

² Resigned per March 2026, but listed for the purpose of this year (2025) under review

³ No formal registration was completed with Companies House

⁴ Appointed by Consistoire in September 2025; formal registration pending with Companies House at time of writing; standing for election at AGM 2026

⁵ Appointed by Consistoire in November 2025; standing for election at AGM 2026

⁶ Appointed by Consistoire in December 2025; formal registration pending with Companies House at time of writing; standing for election at AGM 2026



June 2002. The company commenced operations on 1 January 2003 when it took over all activities of the Unincorporated Association with the same name.

The Consistoire (Voluntary Board of Trustees) oversee the activities and are accountable for the way the resources are used. The Trustees meet every two months, or more or less often, if they so decide. Each trustee is typically (but not necessarily) assigned specific duties and responsibilities to ensure effective oversight and swift decision-making. The members who served on the Consistoire throughout the year under review are named above in this section.

The Consistoire is the Governing Body of the Swiss Church in London and administers and manages the Swiss Church in London, its property and its internal and external affairs in accordance with the Memorandum and Articles of Association. The Consistoire makes all major decisions; certain powers of delegation are granted to the Minister, specific members of Staff, special task groups, or individual members of the Consistoire.

New trustees

The appointment and removal of Trustees is decided by a majority of votes. At every Annual General Meeting, one-third of the Trustees shall retire from office. The retiring Trustees shall be eligible for re-election.

Induction of Trustees takes place through one-to-one sessions with the Chair and/or other members of the Consistoire and members of Staff. If needed, additional training is arranged.

Risk management

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Statement of Trustees' Responsibilities

In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the Trustees is aware at the point of time this report is approved:

- There is no relevant information of which the Independent Examiner is unaware; and
- The Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant information and to establish that the Independent Examiner is aware of that information.



Company Information

<i>Charity Name</i>	<i>Charity No.</i>	<i>Company No.</i>	<i>Registered Office</i>
THE SWISS CHURCH IN LONDON (L'EGLISE SUISSE DE LONDRES) (SCHWEIZERKIRCHE IN LONDON)	1094992	04454591	79 Endell Street London WC2H 9DY

Company Secretary

Vacant

Bankers

<i>United Kingdom</i>	<i>Switzerland</i>
HSBC Bank PLC 117 Great Portland Street London W1W 6QJ	PostFinance Swiss Post Verarbeitungszentrum CH-3040 Bern

Independent Examiner

Inside Accounting were appointed in November 2023. A resolution will be proposed at the annual general meeting for the re-appointment of Inside Accounting.

Inside Accounting Limited

Attn. Cornelius Stassen
1 Princes Close
London
SW4 0LG

Approval

This report was approved by the Consistoire (Board of Trustees) on 27 May 2026 and signed on its behalf:

/s/ Philip Rauber

Philip Rauber, Vice-Chair



INDEPENDENT EXAMINER'S REPORT

To the trustees of THE SWISS CHURCH IN LONDON (L'EGLISE SUISSE DE LONDRES) (SCHWEIZERKIRCHE IN LONDON) ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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 to enable a proper understanding of the accounts to be reached.

Cornelius Stassen

The Chartered Institute of Management Accountants

Inside Accounting Limited
1 Princes Close
London
SW4 0LG

Date: 18 May 2026



STATEMENT OF FINANCIAL ACTIVITIES

(Incorporating income and expenditure account)
For the year ended 31 December 2025

					In £
	Notes	2025 Unrestricted funds	2025 Restricted funds	2025 Total funds	2024 Total funds
<i>INCOME & ENDOWMENTS</i>					
Donations and legacies	2	53,178	60,783	113,961	251,630
Other trading activities	3	<u>95,601</u>	-	<u>95,601</u>	<u>58,682</u>
TOTAL INCOME		148,779	60,783	209,562	310,312
<i>EXPENDITURE</i>					
Charitable activities Advancing the Christian faith	6/7/8	<u>160,749</u>	<u>115,813</u>	<u>276,562</u>	<u>348,809</u>
NET INCOME / (EXPENDITURE)		<u>(11,970)</u>	<u>(55,030)</u>	<u>(67,000)</u>	<u>(38,497)</u>
Transfers between funds	13	<u>(55,030)</u>	<u>55,030</u>	-	-
Net movement in funds		(67,000)	-	(67,000)	(38,497)
<i>RECONCILIATION OF FUNDS</i>					
Total funds brought forward		<u>1,500,032</u>	<u>(11,861)</u>	<u>1,488,171</u>	<u>1,526,668</u>
TOTAL FUNDS CARRIED FORWARD		<u>1,433,032</u>	<u>(11,861)</u>	<u>1,421,171</u>	<u>1,488,171</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The Notes form part of the financial statements.



STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

		In £			
	Notes	2025 Unrestricted funds	2025 Restricted funds	2025 Total funds	2024 Total funds
FIXED ASSETS					
Tangible assets	9	1,057,789	-	1,057,789	1,088,898
CURRENT ASSETS					
Debtors	10	190,746	-	190,746	180,516
Cash in hand		260,285	(11,861)	248,424	274,262
		451,031	(11,861)	439,170	454,778
CREDITORS Amounts falling due within one year	11	(5,535)	-	(5,535)	(6,517)
NET CURRENT ASSETS / (LIABILITIES)		445,496	(11,861)	433,635	448,261
TOTAL ASSETS LESS CURRENT LIABILITIES		1,503,285	(11,861)	1,491,424	1,537,159
CREDITORS Amounts falling due after more than one year		-	-	-	(15,000)
ACCRUALS & DEFERRED INCOME	12	(70,253)	-	(70,253)	(33,988)
NET ASSETS		1,433,032	(11,861)	1,421,171	1,488,171
FUNDS					
Unrestricted:					
General fund	13			1,433,032	1,500,032
Restricted:					
Cultural fund	13			(9,354)	(9,354)
Youth work				11,833	11,833
New Pastoral				(14,309)	(14,309)
Mobility fund				1,045	1,045
Support fund (To support people in need)				(1,617)	(1,617)
Business Concept Plan Consultancy Fees				541	541
				(11,861)	(11,861)
TOTAL FUNDS				1,421,171	1,488,171



The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025.

The trustees have not required the charitable company to obtain an audit of its financial statements for the year ended 31 December 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006; and
- b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard 102, Section 1A (effective January 2015).

The financial statements were approved by the Consistoire (Board of Trustees) on 27 May 2026 and were signed on its behalf by:

/s/ Hanspeter Lüthi

.....

Hanspeter Lüthi
Treasurer

/s/ Philip Rauber

.....

Philip Rauber
Vice-Chair



NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025. The notes form part of the financial statements.

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the company and which have not been designated for other purposes. *Designated funds* comprise unrestricted funds that have been set aside by the Trustees for particular purposes. *Restricted funds* are funds which are to be used in accordance with specific restrictions imposed by donors which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

1.3 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Gifts in kind donated for distribution are included at valuation and recognised as income when they are distributed to the projects. Gifts donated for resale are included as income when they are sold. Donated facilities are included at the value to the company where this can be quantified and a third party is bearing the cost. No amounts are included in the financial statements for services donated by volunteers.

1.4 Expenditure

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates. Support costs which cannot be directly attributed to particular projects are apportioned in proportion to the direct staff cost allocated to the project. Governance costs, which form part of Support costs include expenditure on the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements. *Charitable expenditure* consists of all expenditure relating to the objects of the Charity. All costs are directly attributable to the activities under which they have been analysed.

1.5 Tangible fixed asset and depreciation

All assets costing more than £200 are capitalised. Depreciation is provided using the following rates and bases to reduce by annual instalments, the cost less estimated residual value, of tangible assets over the estimated useful lives:

- Fixtures & fittings: 33% straight line



- Office equipment: 33% straight line
- Building improvement: over 50 years

The Building improvement is now being depreciated as the building being put into use.

1.6 Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction. Exchange differences are taken into account in arriving at the net income/ (expenditure) result.

1.7 VAT

The charity is not registered for VAT and its expenses are therefore inflated by VAT which cannot be recovered. There is no VAT charged on income (as per the consultation with SRG LLP, an independent tax advisory, in December 2025).

1.8 Cash flow

The financial statements do not include a cash flow statement because the charitable company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard 102 Section 1A (effective January 2015).

2. Donations and Legacies

	In £			
	2025 <i>Unrestricted</i>	2025 <i>Restricted</i>	2025 <i>Total</i>	2024 <i>Total</i>
UK members and friends	3,688	50,265	53,954	189,390
Collections church service	-	3,128	3,128	3,283
Switzerland donations	42,402	4,495	46,897	43,381
New Individual gift aids	7,087	2,895	9,982	18,859
TOTAL	53,178	60,783	113,961	254,913

3. Other Trading Activities

	In £			
	2025 <i>Unrestricted</i>	2025 <i>Restricted</i>	2025 <i>Total</i>	2024 <i>Total</i>
Church lettings	89,153	-	89,153	47,170
Other Income	998	-	998	1158
Tax recovery	5,450	-	5,450	7,071
TOTAL	95,601	-	95,601	55,399



4. Income from Charitable Activities

Advancing the Christian faith	In £			
	<i>2025 Unrestricted</i>	<i>2025 Restricted</i>	<i>2025 Total</i>	<i>2024 Total</i>
Services and parish events	-	-	-	-
Swiss church news	-	-	-	-
Youth work	-	-	-	-
Cultural events	-	-	-	-
TOTAL	-	-	-	-

5. Cost of Raising Funds

	In £			
	<i>2025 Unrestricted</i>	<i>2025 Restricted</i>	<i>2025 Total</i>	<i>2024 Total</i>
Other fundraising and publicity costs	-	-	-	-
TOTAL	-	-	-	-



6. Charitable Activities Costs

	In £			
	2025 <i>Unrestricted</i>	2025 <i>Restricted</i>	2025 <i>Total</i>	2024 <i>Total</i>
Services and parish events	-	3,960	3,960	4,723
Swiss church news	-	-	-	2,521
Cultural events	-	17,647	17,647	39,033
Staff costs	114,694	-	114,694	110,638
Pension	5,200	-	5,200	5,909
Maintenance	-	33,839	33,839	42,006
Church cleaning	-	9,575	9,575	10,914
Council tax	-	3,663	3,663	3,493
Insurance	-	7,704	7,704	10,085
Heat, water and light	-	8,836	8,836	9,347
Printing, post and stationery	878	-	878	1,807
Telephone	1,254	-	1,254	3,206
Staff Attendance	-	-	-	-
Other expenses	3,913	-	3,913	3,266
Legal and professional fees	13,712	-	13,712	16,080
Support to Local Community	-	30,439	30,439	32,850
New Swiss community	-	-	-	-
Support Vulnerable Homeless	-	150	150	835
Support costs (see note 6b)	21,098	-	21,098	52,096
TOTAL	160,748	115,812	276,561	348,809

6b. Support Costs in Furtherance of Charitable Activity

	In £			
	2025 <i>Unrestricted</i>	2025 <i>Restricted</i>	2025 <i>Total</i>	2024 <i>Total</i>
Bank charges & currency exchange loss	(10,011)	-	(10,011)	20,987
Depreciation: Building & Organ	31,109	-	31,109	31,109
Depreciation: Others	-	-	-	-
TOTAL	21,098	-	21,098	52,096



7. Net Income / (Expenditure) for the Year

	In £	
	<i>2025</i>	<i>2024</i>
	<i>Total</i>	<i>Total</i>
Depreciation of tangible fixed assets	31,109	31,109
Independent examination fees	-	-
TOTAL	31,109	31,109

In 2025, no Trustees received any benefits in kind (2024 - Nil).

In 2025, no Trustees received any reimbursement of expenses (2024 - Nil).

8. Staff Costs and Numbers

	In £	
	<i>2025</i>	<i>2024</i>
	<i>Total</i>	<i>Total</i>
Wages and salaries	104,000	104,871
Social security costs	10,694	5,766
Pension costs	5,200	5,909
TOTAL	119,894	116,546

The average number of full-time equivalent employees during the year was as follows:

	<i>2025</i>	<i>2024</i>
	<i>Total</i>	<i>Total</i>
Charitable activities	3.0	3.0



9. Tangible Fixed Assets

	In £			
	Building improvement	Charity organ	Furniture, fixtures & equipment	Total
COST				
At 1 January 2025	1,433,160	122,299	67,026	1,622,485
Additions	-	-	-	-
At 31 December 2025	<u>1,433,160</u>	<u>122,299</u>	<u>67,026</u>	<u>1,622,485</u>
DEPRECIATION				
At 1 January 2025	429,872	36,690	67,026	533,587
Charged in the year	<u>28,664</u>	<u>2,445</u>	-	<u>31,109</u>
At 31 December 2025	<u>458,536</u>	<u>39,134</u>	<u>67,026</u>	<u>564,696</u>
NET BOOK VALUE				
31 December 2025	<u>974,624</u>	<u>83,165</u>	<u>-</u>	<u>1,057,789</u>
31 December 2024	<u>1,003,288</u>	<u>85,610</u>	-	<u>1,088,898</u>

The original cost and improvements to Vicarage were not capitalised because the Vicarage is considered to be historic, inalienable and the costs are not available. The users of the accounts are principally the members of the Church. The trustees consider the carrying out of professional valuation to this asset at a value in the accounts is considerable compared to the limited additional benefit derived by the users of the accounts.

10. Debtors

	In £	
	2025 <i>Total</i>	2024 <i>Total</i>
Trade debtors	(79)	1,146
Prepayments and accrued income	2,294	2,469
Accruals	(2,454)	(6,888)
Accrued Income	<u>190,985</u>	<u>183,789</u>
TOTAL	<u>190,746</u>	<u>180,516</u>



11. Creditors – Amounts Falling Due Within One Year

	In £	
	2025 <i>Total</i>	2024 <i>Total</i>
Trade creditors	2,947	3,114
Payroll Liabilities:HMRC	<u>2,588</u>	<u>3,403</u>
TOTAL	<u>5,535</u>	<u>6,517</u>

12. Accruals and Deferred Income

	In £	
	2025 <i>Total</i>	2024 <i>Total</i>
Accruals and deferred income	<u>70,253</u>	<u>33,988</u>
TOTAL	<u>70,253</u>	<u>33,988</u>

13. Movement in Funds (Current Year)

13.1 Restricted Funds

	In £				
	<i>Brought forward</i>	<i>Incoming resources</i>	<i>Resources expended</i>	<i>Transfers between Funds</i>	<i>Carried forward</i>
Building fund	-	6,746	63,617	56,871	-
Cultural fund	(9,354)	15,932	17,647	1,715	(9,354)
Youth work	11,833	34,498	30,439	(4,059)	11,833
Support fund	(1,617)	-	150	150	(1,617)
Mobility fund	1,045	-	-	-	1,045
Business concept plan	541	-	-	-	541
New Pastoral	<u>(14,309)</u>	<u>3,607</u>	<u>3,960</u>	<u>353</u>	<u>(14,309)</u>
TOTAL	<u>(11,861)</u>	<u>60,783</u>	<u>115,813</u>	<u>55,030</u>	<u>(11,861)</u>



13.2 Unrestricted Funds

	In £				
	<i>Brought forward</i>	<i>Incoming resources</i>	<i>Resources expended</i>	<i>Transfers between Funds</i>	<i>Carried forward</i>
General funds	411,134	148,779	129,640	(55,030)	375,243
Designated funds: <i>Building fund-building & organ</i>	1,088,898	-	31,109	-	1,057,789
TOTAL	1,500,032	148,779	160,749	(55,030)	1,433,032

13.3 Summary of Funds

	In £				
	<i>Brought forward</i>	<i>Incoming resources</i>	<i>Resources expended</i>	<i>Transfers between Funds</i>	<i>Carried forward</i>
Restricted funds	(11,861)	60,783	(115,813)	55,030	(11,861)
Unrestricted funds	1,500,032	148,779	(160,749)	(55,030)	1,433,032
TOTAL	1,488,171	209,562	(276,562)	-	1,421,171

Much against our historic policy of not valuing the church building, accounting rules – FRS 15: Tangible Fixed Assets requires us to capitalize the majority of the renovation project expenses which represent improvements to the building or are tangible assets like a new dishwasher.

Going forward, this means that the renovation expenses, and especially the long-term improvement expenses, will only gradually be depreciated in our books. The long-term improvements designated fund will be depreciated over 50 years. This long-term improvement fund does not represent money available for future improvements but represents capitalized expenditures that will be annually depreciated over 50 years to reduce these capitalized assets.

14 Operating Lease Commitments

There were no lease commitments at the end of the year 2025.

15 Share Capital

The Swiss Church in London is a company limited by guarantee and has no share capital. Each member is liable to contribute a sum not exceeding £1 in the event of the charity being wound up.

16 Taxation

The charity is not liable to tax on its charitable grants, donations or fee income earned in the course of its charitable activities, so long as the income is applied for the purposes of its charitable aims.