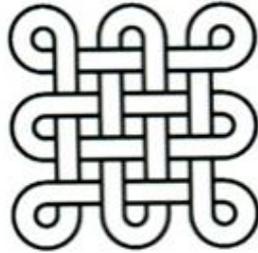


**—ALL SAINTS—  
MARGARET STREET**



**ANNUAL REPORTS FOR 2019**

**The Parochial Church Council  
Annual Report and Audited Financial Statements**

**A report on the proceedings of the Deanery Synod**

**The Churchwardens' Report on the Fabric and Articles**

**All Saints Foundation**

**All Saints Church Marylebone Choir and Music Trust**

**All Saints Club**

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Registered Charity No. 1132895

**PAROCHIAL CHURCH COUNCIL**

**OF**

**— ALL SAINTS —**

**MARGARET STREET**

**LONDON W1**

**ANNUAL REPORT AND  
FINANCIAL STATEMENTS**

**FOR**

***THE YEAR ENDED 31<sup>ST</sup> DECEMBER***

***2019***

**Parochial Church Council (PCC) of All Saints Margaret Street****Annual Report and Financial Statements for the year ended 31 December 2019**

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## **Annual Report of the Parochial Church Council (PCC) of All Saints Margaret Street for 2019**

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### **Part 1: Aim and purposes**

The primary object of the Parochial Church Council (PCC) of All Saints Margaret Street is the promotion of the Gospel of Our Lord Jesus Christ according to the doctrines and practices of the Church of England. The PCC has the responsibility of cooperating with the incumbent in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is responsible for the maintenance of the fabric of the church building; All Saints Margaret Street is a Grade I listed building recognised as being of international architectural and historic significance.

### **Part 2: Objectives and activities**

The PCC is committed to enabling as many people as possible to worship at our church and to become part of our parish community.

Since its foundation, the parish has been within the Catholic tradition of the Church of England, taking forward the work of the Margaret Chapel on this site where the Tractarian movement, originating under Keble, Pusey and Newman in Oxford, was first planted in London. Since the beginning, the Sunday liturgy has been celebrated with due splendour; each day the divine offices is recited and the Mass celebrated in the church which is kept open for private prayer but also for those who are inquisitive to view this extraordinary building dedicated to the glory of God.

During 2019 enhancement to the emergency lighting in the ancillary spaces and other improvements to the electrical installations were undertaken; full details appear in the Churchwardens' Report on the Fabric and Articles.

The PCC have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant. They have also considered the specific guidance on charities for the advancement of religion.

### ***Worship and prayer***

All are invited to attend Morning and Evening Prayer seven days a week; on Sundays, there is choral Evensong which concludes with Benediction of the Blessed Sacrament. There are 20 masses celebrated each week including the High Mass on Sunday which is sung with a full choir. High Mass is sung on greater feasts that fall on weekdays.

All Saints maintains a strong tradition of preaching and teaching the faith.

The established outdoor processions on Palm Sunday and Corpus Christi were maintained, and, for the fifth year, an outdoor procession of Our Lady along Oxford Street, following the 6:30pm High Mass on the Solemnity of the Assumption. There was a warm reaction from a large number people from outside the church who observed the processions; many joined the processions and followed them into the church.

In addition to the parish's own lunchtime carol service and weekday evening festival of Nine Lessons and Carols before Christmas, which together attracted 360 people, we hosted three carol services for outside bodies; one for former pupils of Rugby School, one for the alumni of Magdalene College Cambridge and one for a local business. We consider that these services speak quietly but deeply to those who attend, many of whom are on the fringes of church life.

Regular intercession has been offered at the Daily Mass and Offices for persecuted Christians in Syria.

Since the foundation of the parish, choral music of the highest standard has supported the public celebration of the liturgy. Since the closure of the choir school in 1968 a professional choir of women and men has been maintained. This is a significant cost to the PCC although a substantial part is now contributed by the All Saints Church Marylebone Choir and Music Trust. The PCC considers that the maintenance of the choral tradition as part of the mission of the church is a public benefit as our services are open to all.

### ***Pastoral care***

A priest is available to hear confessions in church at eleven fixed times each week. In addition the clergy are freely available to give counselling and pastoral support to those who desire it.

Some members of our parish are unable to attend church due to sickness or age. The clergy visit parishioners on request, to celebrate the Sacraments of the church with them either at their homes or in hospital.

### **Part 3: Achievements and performance**

The electoral roll was completely renewed prior to the annual meeting in 2019 when there were 158 people on the new roll. At the end of 2019 this had risen to 167, an increase of nine over the previous nine months but a decrease of 45 from 212 at the end of 2018. There are around 135 dwellings in the parish of which some 25 are believed to be vacant. The population is just over 300 people of whom four are on the electoral roll.

During 2019, church attendance on a usual Sunday averaged 152 adults and one child. There were 260 worshippers at services on Easter Day including the Easter Vigil, with 210 communicants. On Christmas Eve and Christmas Day together there were 195 worshippers and 140 communicants. We have celebrated one baptism, two weddings and held two funerals in our church this year.

### ***Buildings***

The church is open throughout the year for private prayer and for those who wish to view the building without charge. On most days, it is open from 7am until 7pm.

A number of parishioners operate our Church Watch to provide support and information for visitors. Other details of building work are set out in the Churchwardens' Report on the Fabric and Articles and in the report from the Health, Safety & Buildings committee below on pages 8-9.

### ***Mission and evangelism***

The Outward Giving committee provided the following report:

During the year All Saints has continued to financially support three main projects: the Marylebone Project for homeless women, a mental health worker at the American Church soup kitchen and the Anglican Church in Zimbabwe which helps maintain the work of combatting the epidemic and associated stigma of HIV/AIDS. They each received £5,678 of funding raised during the Lent and Festival Appeals. The PCC also contributed £1,426 to the Bishop of London's Lent Appeal to end modern day slavery in London. We maintain contact with each of our main projects who are very grateful for our donations, and leaflets giving information about each one are displayed at the back of the church. We have also continued to deliver donated gifts of toiletries, preserved food and household items to the Marylebone Project and clothes to the Jesus Army.

The PCC, as in previous years, agreed pay a significant amount above our costs to the Diocesan Common Fund in order to assist poorer parishes in the diocese.

We donated £298 to the Children's Society, the amount collected at the lunchtime carol service and provided the venue and volunteers for USPG's annual reunion, which was much appreciated.

### ***Volunteers***

Volunteers make a significant and invaluable contribution to the life of All Saints. During 2019 there were over 70 volunteers supporting both the worship in church, the provision of hospitality afterwards and carrying out many other tasks, often unseen, to ensure the smooth running of all that we do at All Saints. Often volunteers are active in more than one role and over the course of the year many hundreds of hours are expended in promoting the mission of the church. Once again during this year a number of people have had to withdraw their help for various reasons and new volunteers are needed particularly in providing refreshments after High Mass. If you would be able to help please talk to Janet Drake who coordinates the rota and will provide a full induction. If you feel you could volunteer on an occasional basis but are not sure what you might be able to do please talk to Chris Self.

### ***Groups and activities***

In 2019 there were various educational, musical and social groups arranged both by the church and outside organisations.

Regular bi-monthly organ recitals have continued now held at the regular time of 3.30pm and these have been well attended. Tea and biscuits are served afterwards.

In January a reception was held in the vicarage to express our appreciation and gratitude to all the visiting priests who help us keep the daily round of services going week by week. In February two evening parties were held, also in the vicarage, for volunteers. This was an opportunity to thank everybody who contribute in many different ways to the life of All Saints.

In March we hosted a book launch for Fr Simon Cuff at the College of St Mellitus who is a regular celebrant at weekday Masses and preacher at Sunday Evensongs.

Our preacher for Holy Week was the Very Revd Keith Jones formerly the Dean of York. Fr Moses led a Lenten reading group and Canon Michael Gudgeon led a study day on the Passion Narrative from St Luke's Gospel. The Parish Retreat was held in March at Bishop Woodford House in Ely and was conducted by Fr Bill Scott, well-known to many people at All Saints.

The Japanese Bible study group has continued twice monthly during the year and attend Low Mass as part of their programme.

A number of different groups visit during the year including history students from Queen Mary University and children from primary schools.

There have been various outside activities which also generate funds for the Parish. These include monthly meetings of the London Open University Geological Society, the Elgar Society, regular Open Age exercise classes and the John Lewis Sabeema Arts and Craft Club autumn exhibition.

More details of these events have been chronicled each month in the Parish Paper.

### ***The Cell of the Society of Our Lady of Walsingham***

The Rosary and Walsingham Devotions followed by Low Mass of Our Lady of Walsingham continued to take place throughout 2019 on the 2nd Saturday of each month with a regular attendance. High Mass and Outdoor Procession was held for the Feast of the Assumption in August, which was extremely well attended.

Members of the cell attended Solemn Mass at St Mary's Cable Street in September for a celebration of the Nativity of Our Lady (where we heard a choir led by our former Director of Music, Paul Brough) and at St Silas Kentish Town in December to celebrate her Immaculate Conception. There was also, for the first time, a Cell visit to the Shrine of Our Lady of the Rosary at Haverstock Hill in North London.

For the 16th year running, members of the Cell travelled to Walsingham in May for the one day annual National Pilgrimage, and also in July for the annual All Saints four-day parish pilgrimage led by Fr Julian Browning.

Members of the All Saints Margaret Street Cell of the Society of Our Lady of Walsingham commit to pray for and support each other, members of other Cells worldwide, and the work of the Shrine in Walsingham. They also do their best to promote the discipline of Pilgrimage and true devotion towards Our Lady of Walsingham as she constantly points us to her Son. The Cell Superior is Fr Michael Bowie. New members are always welcomed, and Cell events are ecumenical and open to everyone.

### ***Communication***

The parish publishes a detailed, weekly email newsletter. This includes a reflection from the clergy and details of services, forthcoming events, news, mission projects and appeals. Our website is constantly updated with complete information about every aspect of parish life.

Our Parish Paper is published monthly. It keeps our parishioners and others informed of the important matters affecting our Church. It costs £1 per issue, although past issues are also available on the website free of charge.

We have an active page on Facebook ([www.facebook.com/AllSaintsMargaretStreet](http://www.facebook.com/AllSaintsMargaretStreet)) and you can also find us on Twitter @asmsW1.

## **Part 4: Financial review**

### **Brief statement on the PCC's financial affairs for the year ended 31 December 2019 by the Hon. Treasurer**

#### **Unrestricted Funds**

There is a surplus on unrestricted funds in 2019 of £5,800 which when taking account of the planned spending of £24,744 on plumbing works at no 6 from the Designated Fund increases to £30,544. However, the PCC received a legacy during the year of £46,500 from the Estate of Mrs Patricia Searle which effectively results in an operating deficit of £15,956. Given that the PCC cannot rely on legacy income and has limited reserves, there will need to be careful consideration of our financial situation in this turbulent time.

#### **Incoming Resources**

General congregational giving excluding the legacy mention above and non-recurring grants totalled £220,315 as compared to £222,307 in the previous year. Rental income was lower than the previous year at £61,140 whilst other property income which includes rentals of the parish room and income in relation to the telecommunications mast in the spire increased by £1,345 to £30,258 and continues to be an area of income generation that we will need to maximise if we are to keep our finances in good order.

#### **Resources Used**

In 2019 we continued to contribute an amount over and above our standard Diocesan costs to the Common Fund which assists poorer parish than our own and the £148,500 (2018: £145,000) paid in the year remains the PCC's largest item of expenditure. The strong musical tradition requires significant funding and this continues to be our second largest cost and, after allowing for fees for external services, totalled £117,382 for the year. We are thankful though to the All Saints Church Marylebone Choir and Music Trust (ASCMCMT) for grants of £64,000 which reduces the net music cost for the PCC to £53,382.

There is a need for a large level of general maintenance on an annual basis which is reflected in the £76,084 (2018: £48,348) paid out during the year although part of this cost was offset by grants received from the All Saints Foundation and VAT reclaims.

#### **Restricted Funds**

The restricted income during the year totalled £120,234, the majority of which related to grants from the ASCMCMT as mentioned above. In addition, donations to the Restoration Fund totalled £5,283.

Significant amounts were raised in terms of the Lent and Festival appeals together with the Vicar's retirement collection as reported elsewhere in the Annual Report.

After allowing for expenditure from the Restoration Fund during the year of £19,064, there is a balance at the year-end of £48,315 available for future restoration works.

#### **Reserves**

As at 31 December 2019, there are unrestricted reserves of £41,556 of which £33,922 are undesignated. Whilst this is a welcome increase on the £3,378 of undesignated reserves at 31 December 2018, it only effectively equates to a month's spending at current levels.

## **Part 5: Financial statements**

These form part of this annual report and are set out on pages 10-25 of this document.

## **Part 6: Plans for future periods**

The PCC will continue to pursue the aims and objectives identified earlier in this report for the public benefit. In addition to these general plans, the PCC hopes to achieve the following key objectives in 2020:

1. Complete a Parish Profile and see the appointment of a new incumbent.
2. Progress the scheme for upgrading the kitchen and WC facilities in the basement.
3. Continue the exterior restoration of the ancillary buildings.
4. Complete a review of our policy on risk.
5. Further the objectives of *Listening to London, Listening to God*

## **Part 7: Structure, governance and management**

The Parochial Church Council is a corporate body established by the Church of England under the Parochial Church Councils Powers Measure 1956 which is the governing document. It is also a charity registered with the Charity Commission as charity number 1132895.

### ***The PCC***

The method of appointment of PCC members is set out in the Church Representation Rules. All those who attend our services / members of the congregation are encouraged to register on the Electoral Roll and stand for election to the PCC.

The PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent.

PCC members who have served at any time since 1 January 2019 until the date this report was approved were Rev. Preb. Alan Moses (Vicar and Chairman until 3 November 2019), Rev. Michael Bowie (Assistant Priest), Rev. Julian Browning (Hon. Assistant Priest), John Forde (Churchwarden), Christopher Self (Churchwarden), Charlotte Black (from 31 March 2019, lay member), Gillian Dare, (lay member), Janet Drake (Deanery Synod member), Susan Feakin (until 31 March 2019, lay member), Nick Gralka (lay member), Aiden Hargreaves-Smith (General Synod member), Patrick Hartley (until 31 March 2019, co-opted from 31 March 2019, lay member), Kate Hodgetts (lay member), Andrew Lane (lay member), Ian Lyon (lay member), Judith Mather (lay member), John McWhinney (lay member), Elaine Norman (lay member), Frances O’Neil (Deanery Synod member, Vice Chair), Keith Postance (lay member), Huw Pryce (lay member), Cedric Stephens (Deanery Synod member), Christopher Swift (from 31 March 2019, lay member), Shawn Welby-Cooke (lay member), Geoffrey Woodcock (lay member) and Clive Wright (until 31 March 2019, lay member).

The PCC made the following appointments during 2019:

Vice Chair	Frances O’Neil
Hon. Treasurer	Patrick Hartley
Hon. Secretary	John McWhinney
Electoral Roll Officer	Catherine Burling
Senior Sidesperson	Keith Postance
Safeguarding Officer (children)	Janet Drake
Safeguarding Officer (vulnerable adults)	Chris Self

Members of the Standing Committee were Rev. Preb. Alan Moses (Chair and member until 3 November 2019), John Forde, Chris Self, Rev Michael Bowie, Gillian Dare (until 8 April 2019), Patrick Hartley, Judith Mather, John McWhinney, Frances O’Neil (from 9 April 2019) and Huw Pryce.

There is no formal induction process for new members of the PCC. However, literature is made available to new members explaining the responsibilities and duties of Trustees. Members of the PCC are encouraged to attend training courses arranged by the Diocese.

The full PCC met seven times during 2019. Given its wide responsibilities the PCC has a number of committees, each covering a particular aspect of parish life, namely Events & Hospitality, Health, Safety & Buildings and Outward Giving. Each committee is responsible to the PCC and reports back to it regularly.

### ***Clergy and sharing ministry***

Until 3 November 2019 the incumbent of All Saints was Rev. Preb. Alan Moses who then retired as thirteenth vicar having attained the age of 70 years.

The Assistant Priest is Rev. Michael Bowie.

Rev. Julian Browning is licensed to the Parish as Honorary Assistant Priest.

Rev. Barry Orford who has permission to officiate assists regularly in the parish together with a number of other retired priests.

### ***Associated charitable trusts***

There are two charities which are connected with the All Saints PCC:

The All Saints Church Marylebone Choir and Music Trust (registered charity no 802994). This has as its object to maintain and promote the performance and appreciation of church music in Marylebone, in particular at All Saints.

The All Saints Foundation (registered charity no 273390). This includes among its objects the maintenance and repair of the parish church of All Saints.

### ***All Saints Club***

The All Saints Club continues to operate throughout the year after main Sunday services and major weekday feasts. The club also provides refreshments at no cost to the PCC for major events such as Corpus Christi and the Feast of the Assumption. This year also included All Saints Day and Festival Sunday evening, the final Sunday of Fr. Alan Moses serving as Vicar.

The club covered the cost of a hot water tap for coffee and tea, which is situated outside the parish room and replaced a free-standing urn. Artisanal spirits have proved a popular innovation during the year. On the Sunday before Christmas, a card machine was introduced in the bar to allow for contactless payment.

The All Saints Club is also responsible for organising volunteers for Sunday lunches and courtyard refreshments, both of which are very important to All Saints' ministry of hospitality and welcome. The practicalities of providing a bar, lunches, hot snacks and hot drinks rely on a small number of hard-working and committed volunteers to whom we are very grateful. New recruits are needed if these services are going to continue.

The Annual Meeting for Club members took place on Sunday 12<sup>th</sup> May 2019.

### ***Risk management***

The members of the PCC confirm that they have given consideration to the major risks to which All Saints, its PCC and the charity are exposed and satisfied themselves that systems or procedures which are designed to manage those risks have been established. This is the responsibility of the PCC. The PCC continues to keep the various aspects of risk assessment under review.

### ***Policy on reserves***

The PCC's policy is to maintain its reserves at as high a level as possible as it may well be faced with unexpected expenses on the important buildings entrusted to its care. It needs to have a reserve to cover any future shortfall of revenue which might be caused by expenses increasing or contributions from donors reducing. The PCC's policy is to invest any fund balances with the CBT Church of England Deposit Fund. This includes both general funds and funds raised as part of the Restoration Appeal.

### ***Safeguarding***

At its meeting of Monday 8 April 2019 the PCC resolved to reaffirm its commitment to the Diocesan Safeguarding Policy which it is asked to do at the first meeting following the Annual Parochial Church Meeting each year. Janet Drake continues as Safeguarding Officer for children and Chris Self as Safeguarding Officer for Vulnerable Adults. Two matters of concern were raised during the year, one directly by the Diocese. Having followed Diocesan procedures no further action was necessary.

### ***Health, Safety & Buildings committee***

Members of the Health, Safety & Buildings Committee in 2019 were: Preb. Alan Moses (until 3 November 2019), Nick Gralka (Chair) John Forde, Keith Postance, Mark Fleming.

The committee met regularly during the year and provided the following report.

A productive year started with the adoption of the new Health & Safety policy. This was greatly facilitated by a very positive response from all who were asked to assist. The policy was signed off in early January 2019 and posted in the Church Office. An annual review will be undertaken.

Scheduled celebrations and events throughout the year have been free of serious incidents and this is greatly helped by the positive proactive approach of all. Events throughout the year have been reviewed and assessed for any opportunities to improve safety aspects.

ASMS insurers Ecclesiastical have been approached on several occasions for advice on a variety of issues and were found to be very helpful. Our sub-contractors have continued to provide services as per Church office agreements/ direction.

With the automated fire monitoring system in place the old church evacuation plan was out of date It was extensively reviewed, adjusted and updated to reflect to current situation. Sidespersons were made familiar with new document.

Access continues to be an ongoing issue. Where possible, any concerns raised were dealt with as quickly as possible following telephone advice or email, or if not immediately correctable, addressed by the Health, Safety & Buildings committee through service providers.

The internally generated access audit raised a variety of points for action. Whilst a majority of the urgent action points have been addressed, other less urgent items still remain and are being facilitated as and when opportunity provides. It is hoped that more points will be closed out subject to commencement of building works and architect's discretion.

Several inspections by committee members have been undertaken throughout the year both internally and externally. Internal and external ground level inspections are undertaken on a monthly basis with a walk round of public and non-public areas. Corrective action is taken and the relevant people notified as required. Upper levels are inspected every three months with photographic evidence of any perceived issues maintained and employed for reference. A representative from RED Electrical Services has conducted a walk through to consider what work had been undertaken in previous months and what was planned.

A review in conjunction with the churchwardens and the nominated architect was undertaken to facilitate a clearer understanding of planned buildings works.

After extensive review and consultation with interested parties, a new hot water tap for coffee and tea was procured and the old system decommissioned. This has proved to be a positive step and it is expected that the unit should be in use for years to come.

The All Saints courtyard continues to be a very welcoming place for visitors and the winning of the London in Bloom 2019 Churchyard of the Year award was well deserved. The cleaning and gardening which is often seen to be undertaken by dedicated parishioners is greatly appreciated.

### ***Events & Hospitality committee***

Members of the committee: Rev. Preb. Alan Moses (until 3 November 2019), Chris Self (Chair), Janet Drake, Kate Hodgetts.

The Committee meets regularly during the year to consider events planned at All Saints and the level of hospitality required. Our most important events are liturgical including the Corpus Christi and Assumption processions after which substantial refreshments are provided. USPG held their reunion in October again. Carol Services included Magdalene College, Cambridge for a third year, Rugby School for the second time as well as our own services of Nine Lessons and Carols and lunchtime carol service. Following all these events mulled wine and mince pies were served. Rugby School have already asked if they can return in 2020. All these events are labour intensive and we are very grateful to all those who help on these occasions. Martin Randall Tours arranged three visits during the year at which afternoon tea was served. Our series of organ recitals continued during the year. Allsaintside in 2019 was notable for the retirement of Fr. Alan and Festival Sunday marked his last day at All Saints with a celebratory lunch and further refreshments in the evening after Evensong and Benediction. We are very grateful to Matthew Freud for allowing the church to use the atrium of his offices for the lunch and the hard work of the staff who made all the preparations, served the lunch and cleared up afterwards.

### ***Outward Giving committee***

Members of the committee: Rev. Preb. Alan Moses (until 3 November 2019), Janet Drake (Chair), Rev. Michael Bowie, Christine Brown, Frances O'Neil.

The committee met two times during the year.

The committee report is under *Mission and evangelism* on page 2 above.

## **Part 8: Administrative information**

The parish church of All Saints St Marylebone is situated in Margaret Street in the in the City of Westminster. It is part of the Diocese of London within the Church of England. The correspondence address is 7 Margaret Street, London W1W 8JG. During the vacancy in the benefice, day-to-day management is delegated to the churchwardens and the assistant priest.

The boundary of the geographical parish runs along the centres of Berners Street to the east, Mortimer Street to the north, Oxford Street to the south and Great Portland Street to the west.

Bankers: National Westminster Bank plc, 125 Great Portland Street, London W1W 6AX.

Auditor: Civvals Limited, 50 Seymour Street, London W1H 7JG.

Inspecting Architect: Colin Kerr BA, BArch, Dip Cons (ICCRUM), RIBA, SCA.

**PCC OF ALL SAINTS MARGARET STREET**

**STATEMENT OF PCC RESPONSIBILITIES**

**YEAR ENDED 31 DECEMBER 2019**

**PCC responsibilities in relation to the financial statements**

The PCC are responsible for preparing an annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the PCC to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the Trustees are required to:

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

The PCC are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the PCC on 19 June 2020 and signed on their behalf by Frances O’Neil (PCC Vice Chairman)

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**INDEPENDENT AUDITOR'S REPORT TO THE  
PAROCHIAL CHURCH COUNCIL (PCC) OF ALL SAINTS MARGARET STREET**

**Opinion**

We have audited the financial statements of the PCC of All Saints Margaret Street for the year ended 31 December 2019 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the church's affairs as at 31 December 2019, and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the "Auditors' responsibilities for the audit of the financial statements" section of our report. We are independent of the church in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the PCC Members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the PCC Members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the PCC's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The PCC Members are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditors' report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**INDEPENDENT AUDITOR'S REPORT TO THE  
PAROCHIAL CHURCH COUNCIL (PCC) OF ALL SAINTS MARGARET STREET**

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the PCC Members' annual report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of PCC Members**

As explained more fully in the "PCC Members' Responsibilities" statement set out on page 11, the PCC Members are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the PCC Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the PCC Members are responsible for assessing the church's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the PCC Members either intend to liquidate the church or to cease operations, or have no realistic alternative but to do so.

**Auditors' responsibilities for the audit of the financial statements**

We have been appointed as auditors under section 145 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the church's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the PCC Members.

**INDEPENDENT AUDITOR'S REPORT TO THE  
PAROCHIAL CHURCH COUNCIL (PCC) OF ALL SAINTS MARGARET STREET**

- Conclude on the appropriateness of the PCC Members' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the church's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the church to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Use of our report**

This report is made solely to the PCC Members (who are trustees for the purposes of charity legislation), as a body, in accordance with regulations made under section 154 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the PCC Members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the church and the PCC Members, as a body, for our audit work, for this report, or for the opinions we have formed.

Civvals Limited  
Chartered Accountants and Statutory Auditors

50 Seymour Street,  
London  
W1H 7JG

Date .....

Civvals Limited is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

**PCC OF ALL SAINTS MARGARET STREET**

**STATEMENT OF FINANCIAL ACTIVITIES**

**FOR THE YEAR TO 31 DECEMBER 2019**

	Note	Unrestricted funds £	Restricted funds £	2019 Total £	2018 Total £
<b>Incoming resources</b>					
Voluntary income	7A	289,637	120,234	409,871	328,650
Income from investments	7B	91,398	500	91,898	94,815
Activities for generating funds	7C	2,427	-	2,427	3,135
Income from Church activities	7D	<u>10,600</u>	<u>3,750</u>	<u>14,350</u>	<u>13,879</u>
<b>Total incoming resources</b>		<u>394,062</u>	<u>124,484</u>	<u>518,546</u>	<u>440,479</u>
<b>Resources expended</b>					
Costs of generating voluntary income	8A	2,838	11,560	14,398	2,903
Church activities – mission and Charitable giving	8B	-	11,683	11,683	16,277
Church activities – directly relating to the work of the Church	8C	383,456	103,597	487,053	466,288
Governance costs	8D	<u>1,968</u>	<u>-</u>	<u>1,968</u>	<u>1,968</u>
<b>Total resources expended</b>		<u>388,262</u>	<u>126,840</u>	<u>515,102</u>	<u>487,436</u>
<b>Net incoming resources</b>		5,800	(2,356)	3,444	(46,957)
<b>Balance b/f at 1 January 2019</b>		<u>35,756</u>	<u>86,208</u>	<u>121,964</u>	<u>168,921</u>
<b>Balance c/f at 31 December 2019</b>		<u>41,556</u>	<u>83,852</u>	<u>125,408</u>	<u>121,964</u>

The notes on pages 17 to 25 form part of these financial statements.

**PCC OF ALL SAINTS MARGARET STREET**

**BALANCE SHEET AT 31 DECEMBER 2019**

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Tangible assets for use by the PCC	9	<u>6,001</u>	<u>6,001</u>
<b>Current assets</b>			
Stock		6,043	6,278
Debtors	10	20,529	27,038
CBF deposits		124	123
Cash and CBF re: Restoration		2,145	10,729
Cash at bank and in hand		<u>104,568</u>	<u>91,336</u>
Total		133,409	135,504
<b>Liabilities: amounts falling due within one year</b>	11	<u>(14,002)</u>	<u>(19,541)</u>
<b>Net current assets</b>		<u>119,407</u>	115,963
<b>Net assets</b>		<u>125,408</u>	121,964
<b>Funds</b>			
<b>Unrestricted</b>			
Undesignated		33,922	3,378
Designated		<u>7,634</u>	<u>32,378</u>
<b>Total unrestricted funds</b>	12	41,556	35,756
<b>Restricted</b>	13	<u>83,852</u>	<u>86,208</u>
<b>Total</b>	14	<u>125,408</u>	121,964

Approved by the Parochial Church Council on 19 June 2020 and signed by:

.....  
**F. C.W. O'Neil, PCC Vice Chairman**

.....  
**P. J. Hartley, Hon. Treasurer**

**The notes on pages 17 to 25 form part of these financial statements.**

**PCC OF ALL SAINTS MARGARET STREET**

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2019**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Net income/(expenditure) for the year as per the SOFA</b>	<b>3,444</b>	<b>(46,957)</b>
Adjustments for:		
Depreciation	-	-
Dividend, interest and rents from investments	<b>(91,898)</b>	<b>(94,815)</b>
Loss/(profit) on sale of fixed assets	-	-
(Increase)/decrease in stocks	<b>235</b>	<b>494</b>
(Increase)/decrease in debtors	<b>6,509</b>	<b>10,959</b>
Increase/(decrease) in creditors	<b>(5,539)</b>	<b>(7,243)</b>
<b>Net cash provided by/(used in) operating activities</b>	<b>(87,249)</b>	<b>(137,562)</b>
	=====	=====
<b>Cash flows from operating activities</b>		
Net cash provided by/(used) in operating activities	<b>(87,249)</b>	<b>(137,562)</b>
<b>Cash flows from investing activities</b>		
Dividend, interest and rents from investments	<b><u>91,898</u></b>	<b><u>94,815</u></b>
<b>Net cash provided by/(used in) investing activities</b>	<b>91,898</b>	<b>94,815</b>
<b>Cash flows from financing activities</b>		
Repayments of borrowing	<u>-</u>	<u>-</u>
<b>Net cash provided by/(used in) financing activities</b>	<u>-</u>	<u>-</u>
Change in cash and cash equivalents during the reporting period	<b>4,649</b>	<b>(42,747)</b>
Cash and cash equivalents at the beginning of the reporting period	<b><u>102,188</u></b>	<b><u>144,935</u></b>
<b>Cash and cash equivalents at the end of the reporting period</b>	<b>106,837</b>	<b>102,188</b>
	=====	=====
<b>Analysis of cash and cash equivalents</b>		
Cash at bank and in hand	<b><u>106,837</u></b>	<b><u>102,188</u></b>
Total cash and cash equivalents	<b>106,837</b>	<b>102,188</b>
	=====	=====

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2019**

**1. Accounting policies**

**The accounts**

The accounts have been prepared in accordance with the Church Accounting Regulations 2006 together with suitable accounting standards, except as mentioned below, and the Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with FRS 102 and the Charities Act 2011.

The accounts have been prepared under the historical cost convention except for freehold property which is shown at the PCC's estimate of its market value when it was received. No depreciation has been provided on freehold property as it is considered to be immaterial as the costs of maintenance are treated as an outgoing resource when incurred in order for the accounts to give a true and fair view of the state of the PCC's affairs for the income and application of resources.

The accounts include all transactions, assets and liabilities for which the PCC is responsible, except that they do not include the accounts of the All Saints Club, which is a members' club with its own committee of management, trading only with its own members, for which the PCC might be said to have some responsibility. They do not include connected charities, details of which are given in note 3, because the PCC does not exercise dominant influence over them.

The PCC of All Saints Margaret Street constitutes a public benefit entity as defined by FRS 102.

**Going concern**

The PCC has reviewed the circumstances of the Church and consider that adequate resources continue to be available to fund the activities for the foreseeable future. The PCC are of the view that the Church is a going concern.

**Funds**

Unrestricted funds represent the general funds that are not subject to any restrictions regarding their use and are available for application to general purposes of the PCC. Included in the unrestricted funds is the Designated Fund which relates to No. 6 Margaret Street which is PCC freehold property with the London Diocesan Fund as Custodian Trustee. In 2017, the PCC received £40,000 in compensation in relation to the loss of light at No. 6 and the balance of these funds after payment of various electrical and plumbing works at No. 6 have been included in the Designated Fund which totals £7,634 at 31 December 2019.

Restricted funds are subject to those limitations on their expenditure imposed by their donor(s); and, currently, the main types of restricted funds are:

*The Mission Fund* – these funds are reserved to provide continued support for the Mission Projects as decided on from time to time by the Mission Committee. Funds raised in relation to the Lent Appeal and Festival Appeal are included within the Collections and Appeals Fund.

*The Organ Restoration Appeal Fund* – these funds relate to the balance of funds left over after the restoration of the organ and have been retained specifically against any further costs incurred. Interest is generally applied to these funds on an annual basis but due to historically low rates, none has been applied in the current year. During the year £2,688 was expended on non-routine maintenance.

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2019**

*The Choir and Music Fund* – this comprises:

- i) proceeds from the Choir and Music Trust towards the cost of the Choir and Music of All Saints;
- ii) the Organ Scholar Bursary specifically funded by a legacy from John Birch and other donations;  
and
- iii) the residue of a legacy of £5,000 from Sandra Allen for the purchase of sheet music.

*The Restoration Appeal Fund* – these funds relate to the funds received and expended on the Restoration Project. During the year £5,282 was received in relation to ongoing restoration works. During the year £19,064 was spent on ongoing restoration works. There was a balance of £48,315 in the Restoration Fund at the year end.

Details of the movements in all restricted funds for the year are shown in note 13.

**Incoming resources**

*Voluntary income* - collections are recognised when made, amounts receivable under pledges when honoured by the donor and income tax recoverable on gift-aided donations when claimable. Grants and immediate legacies are recognised as soon as the PCC is notified of its entitlement and the amount due. Reversionary legacies are recognised when the reversion falls in.

*Other income* - rental income and fees are recognised when earned, less any provision for amounts that may prove uncollectible. Dividends and interest and any recoverable tax thereon are recognised when due.

**Resources expended**

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly. Grants and donations are recognised when authorised by the PCC. All other costs, including the Diocesan Common Fund Contribution, are recognised when the relevant liability is incurred.

*Costs of generating voluntary income* - the costs of generating voluntary income comprise the costs associated with attracting voluntary income.

*Support costs* - the support costs are detailed in note 8c to the financial statements and are allocated to Church activities.

*Governance costs* - governance costs include those costs associated with meeting the constitutional requirements of the PCC.

**Fixed assets**

*Consecrated land and buildings and moveable church furniture*

Consecrated and beneficed property is excluded from the accounts by section 10(2)(C) of the Charities Act 2011. No value is placed on movable church furnishings held at 31 December 2019 by the churchwardens on special trust for the PCC and which require a faculty for disposal, since the PCC considers this to be inalienable property. The value of any such property for whose disposal a faculty might be obtained would be recognised on disposal. All expenditure incurred during the year on consecrated or beneficial buildings, whether on maintenance or improvement, is written off as incurred.

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2019**

*Other land and buildings*

Number 6 Margaret Street is valued at estimated market value when received. Depreciation of the building has not been accounted for since the amount involved was not material.

*Other fixtures, fittings and office equipment*

Equipment used within the church premises is depreciated on a straight line basis over 3 years. Individual items of equipment with a purchase price of less than £1,000 are written off in the period in which the asset is acquired.

*Current assets*

Amounts owing to the PCC at 31 December 2019 in respect of fees, rents or other income are shown as debtors less any provision for amounts that may prove uncollectable. Short-term deposits include cash held on deposit either with the Central Board of Finance or at the bank.

*Stock*

Stock is valued at the lower of cost and net realisable value.

**2. Remuneration**

No remuneration or other material benefits have been paid or are payable from the PCC's funds directly or indirectly to any person connected with the PCC in their capacity as a member of the PCC. One member of the PCC held a tenancy in PCC property.

**3. Connected Charities**

There are two charities which are connected with the PCC. The All Saints Church Marylebone Choir and Music Trust has as its objects the support of church music in St. Marylebone and in particular at All Saints. The All Saints Foundation includes among its objects the maintenance and repair of the Parish Church of All Saints.

**4. Auditor's remuneration**

The remuneration payable to the auditor for auditing the accounts is £1,968; the remuneration paid in the year for auditing the previous year's accounts was £1,968; in both cases inclusive of VAT.

**5. Capital commitments**

There were no financial commitments at 31 December 2019.

**6. Policy on reserves**

The PCC's policy is to maintain its reserves at as high a level as possible as it may well be faced with unexpected expenses on the important buildings entrusted to its care. It needs to have a reserve to cover any future shortfall of revenue which might be caused by expenses increasing or contributions from donors reducing. The cost of the current extensive refurbishment work in the interior of the church will far exceed any reserves accumulating out of normal income. As a result, these are being financed out of the funds raised by the ongoing Restoration Appeal. The PCC's policy is to invest any fund balances with the CBF Church of England Deposit Fund. This includes both general funds and funds raised as part of the Restoration Appeal.

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2019**

<b>7. Incoming resources</b>	<b>Unrestricted Funds</b>	<b>Restricted</b>	<b>2019 Total</b>	<b>2018 Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>A. Voluntary income</b>				
Planned giving:				
- with Gift Aid	123,147	-	123,147	120,703
- Income tax recoverable	37,324	1,038	38,362	40,055
- Other	10,496	-	10,496	7,742
Collections at services	27,441	-	27,441	31,062
Wall safes	4,541	-	4,541	5,664
Sundry donations	16,043	1,658	17,701	12,610
Grants for the choir and music	-	64,000	64,000	61,100
Other grants	22,822	9,408	32,230	5,552
Appeals and special collections	150	34,076	34,226	14,886
Walsingham/Parish Retreat	1,173	4,771	5,944	6,101
Restoration Appeal	-	5,283	5,283	19,606
Legacies	<u>46,500</u>	<u>-</u>	<u>46,500</u>	<u>3,569</u>
<b>Total</b>	<b>289,637</b>	<b>120,234</b>	<b>409,871</b>	<b>328,650</b>
	=====	=====	=====	=====
<b>B. Investment income</b>				
Interest – including Restoration Appeal interest	-	-	-	1
Rents receivable	61,140	-	61,140	65,901
Other income from lettings	<u>30,258</u>	<u>500</u>	<u>30,758</u>	<u>28,913</u>
<b>Total</b>	<b>91,398</b>	<b>500</b>	<b>91,898</b>	<b>94,815</b>
	=====	=====	=====	=====
<b>C. Activities for generating funds</b>				
Shop sales	<u>2,427</u>	<u>-</u>	<u>2,427</u>	<u>3,135</u>
<b>Total</b>	<b>2,427</b>	<b>-</b>	<b>2,427</b>	<b>3,135</b>
	=====	=====	=====	=====
<b>D. Income from Church Activities</b>				
Parish paper sales	1,162	-	1,162	2,096
Choir fees	8,115	3,750	11,865	9,333
Other fees	1,323	-	1,323	2,450
<b>Sundries</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total</b>	<b>10,600</b>	<b>3,750</b>	<b>14,350</b>	<b>13,879</b>
	=====	=====	=====	=====
<b>Total incoming resources</b>	<b>394,062</b>	<b>124,484</b>	<b>518,546</b>	<b>440,479</b>
	=====	=====	=====	=====

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2019**

**8. Resources expended**

	Unrestricted Funds £	Restricted £	2019 Total £	2018 Total £
<b>A. Costs of generating voluntary income</b>				
Advertising	1,010	-	1,010	749
Fund-raising expenses	<u>1,828</u>	<u>11,560</u>	<u>13,388</u>	<u>2,154</u>
	2,838	11,560	14,398	2,903
	=====	=====	=====	=====
<b>B. Church activities- mission and charitable giving</b>				
Mission and charitable giving	-	11,683	11,683	16,277
	=====	=====	=====	=====
<b>C. Church activities- directly relating to the work of the church</b>				
Diocesan Common Fund Contribution	148,500	-	148,500	145,000
Choir and music	56,997	68,500	125,497	143,661
Organ – tuning and repair	4,884	2,688	7,572	8,372
Altar, sanctuary and flowers	5,198	1,091	6,289	8,524
Clergy expenses	5,489	-	5,489	7,404
Shop cost of sales	1,203	-	1,203	2,113
Parish paper	2,412	-	2,412	1,176
Maintenance, repairs and renewals	76,084	6,557	82,641	48,348
Heat, light and water	8,392	-	8,392	1,184
Insurance	15,173	-	15,173	15,307
Walsingham/Parish Retreat	-	5,697	5,697	6,232
Restoration Appeal – costs incurred	-	19,064	19,064	29,674
Salaries, wages and staff expenses	40,411	-	40,411	37,206
Office expenses	15,432	-	15,432	10,813
Sundry expenses	1,724	-	1,724	74
Parish training and education	-	-	-	66
Diocesan fees	514	-	514	-
Bank charges	<u>1,043</u>	-	<u>1,043</u>	<u>1,134</u>
<b>Total</b>	<b>383,456</b>	<b>103,597</b>	<b>487,053</b>	<b>466,288</b>
	=====	=====	=====	=====
<b>D. Governance costs</b>				
Audit fee	1,968	-	1,968	1,968
	=====	=====	=====	=====
<b>Total resources expended</b>	<b>388,262</b>	<b>126,840</b>	<b>515,102</b>	<b>487,436</b>
	=====	=====	=====	=====

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2019**

**9. Fixed assets for use by the PCC**

	<b>Freehold Building</b>	<b>Equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Gross book value:</b>			
At 1 January 2019	<b>6,000</b>	<b>12,419</b>	<b>18,419</b>
Cost of equipment bought during year	-	-	-
Cost of equipment scrapped during year	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2019	<b>6,000</b> =====	<b>12,419</b> =====	<b>18,419</b> =====
<b>Depreciation:</b>			
At 1 January 2019	-	<b>12,418</b>	<b>12,418</b>
Charge for the year	-	-	-
Relating to scrapped equipment	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2019	- =====	<b>12,418</b> =====	<b>12,418</b> =====
<b>Net book value</b>			
At 1 January 2019	<b><u>6,000</u></b>	<b><u>1</u></b>	<b><u>6,001</u></b>
At 31 December 2019	<b>6,000</b> =====	<b>1</b> ==	<b>6,001</b> =====

**10. Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
HM Revenue & Customs	<b>6,000</b>	8,197
Other debtors	<b><u>14,529</u></b>	<u>18,841</u>
<b>Total</b>	<b>20,529</b> =====	27,038 =====

**11. Liabilities**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Due within one year:		
Other creditors	<b><u>14,002</u></b>	<u>19,541</u>
<b>Total</b>	<b>14,002</b> =====	19,541 =====

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2019**

**12. Unrestricted funds**

	Opening balance £	Movement in 2019 £	Closing balance £
Undesignated:			
General	(2,900)	30,779	27,879
Shop stock	<u>6,278</u>	<u>( 235)</u>	<u>6,043</u>
	3,378	30,544	33,922
Designated:			
6 Margaret Street	<u>32,378</u>	<u>(24,744)</u>	<u>7,634</u>
<b>Total</b>	<u>35,756</u> =====	<u>5,800</u> =====	<u>41,556</u> =====

**13. Restricted funds**

	Opening balance £	Income £	Expenditure £	Closing balance £
Vicar's discretionary fund	3,511	-	-	3,511
Mission	2,523	-	-	2,523
Collections and appeals	6,363	49,701	36,588	19,476
Choir and music	3,007	500	1,000	2,507
Choir and Music Trust	-	68,687	67,500	1,187
Organ restoration appeal	8,708	313	2,688	6,333
Vestments, hangings and sundries	-	-	-	-
Restoration appeal	<u>62,096</u>	<u>5,283</u>	<u>19,064</u>	<u>48,315</u>
<b>Total</b>	<u>86,208</u> =====	<u>124,484</u> =====	<u>126,840</u> =====	<u>83,852</u> =====

**14. Analysis of assets over types of funds**

	Fixed assets £	Net current assets £	Total £
Restricted funds	-	83,852	83,852
Unrestricted funds			
Designated	6,000	1,634	7,634
Undesignated	<u>1</u>	<u>33,921</u>	<u>33,922</u>
<b>Total</b>	<u>6,001</u> =====	<u>119,407</u> =====	<u>125,408</u> =====

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2019**

<b>15. Staff costs</b>	<b>2019</b>	2018
	<b>£</b>	£
Gross salaries	<b>37,019</b>	33,744
Employer's national insurance contributions	-	-
Pension contributions	<b><u>3,392</u></b>	<u>3,462</u>
<b>Total</b>	<b><u>40,411</u></b>	37,206
	=====	=====

The average number of staff during the year was 1 (2018: 1).

All Saints (Margaret Street) (PB Classic) participates in the Pension Builder Scheme section of CWPF for lay staff. The Scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Employer and the other participating employers.

The Church Workers Pension Fund has a section known as the Defined Benefits Scheme, a deferred annuity section known as Pension Builder Classic and a cash balance section known as Pension Builder 2014.

**Pension Builder Scheme**

The Pension Builder Scheme of the Church Workers Pension Fund is made up of two sections, Pension Builder Classic and Pension Builder 2014, both of which are classed as defined benefit schemes.

Pension Builder Classic provides a pension for members for payment from retirement, accumulated from contributions paid and converted into a deferred annuity during employment based on terms set and reviewed by the Church of England Pensions Board from time to time. Bonuses may also be declared, depending upon the investment returns and other factors.

Pension Builder 2014 is a cash balance scheme that provides a lump sum that members use to provide benefits at retirement. Pension contributions are recorded in an account for each member. This account may have bonuses added by the Board before retirement. The bonuses depend on investment experience and other factors. There is no requirement for the Board to grant any bonuses. The account, plus any bonuses declared, is payable from members' Normal Pension Age.

There is no sub-division of assets between employers in each section of the Pension Builder Scheme.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This is because it is not possible to attribute the Pension Builder Scheme's assets and liabilities to specific employers and that contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SOFA in the year are contributions payable 2019: £3,392 (2018: £3,462).

A valuation of the Pension Builder Scheme is carried out once every three years. The most recent was carried out as at 31 December 2016.

For the Pension Builder Classic section, the valuation revealed a deficit of £14.2m on the ongoing assumptions used. At the most recent annual review, the Board chose not to grant a discretionary bonus, which will have acted to improve the funding position. There is no requirement for deficit payments at the current time.

For the Pension Builder 2014 section, the valuation revealed a surplus of £1.8m on the ongoing assumptions used. There is no requirement for deficit payments at the current time.

The legal structure of the scheme is such that if another employer fails, All Saints Margaret Street could become responsible for paying a share of that employer's pension liabilities.

**PCC OF ALL SAINTS MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2019**

**16. Net incoming resources for the year**

	<b>2019</b>	2018
	<b>£</b>	£
This is stated after charging:		
Auditor's remuneration	<b>1,968</b>	1,968
	<b>=====</b>	=====

**17. Related parties**

During the year £8,032 was paid to Ian Lyon, a member of the PCC, in fees for singing in the church choir.

The PCC paid £1,404 for the annual travel card of Fr Michael Bowie, the assistant priest and a member of the PCC.

During the year, Ian Lyon, a member of the PCC, was charged rent of £15,240 for his occupation of the basement flat at 6 Margaret Street. A balance of £9,069 was outstanding at 31 December 2019 but was paid in full in February 2020.

No other member received remuneration or expenses during the year.

During the year, donations received by the church from PCC members amounted to £33,116 of which £7,571 was given for restricted purposes.

Included in note 7 (incoming resources) is an amount of £11,560 in relation to the Vicar's retirement collection. A corresponding amount is included in note 8 (resources expended) in relation to the payment of this amount to Rev. Alan Moses.

**18. Post balance sheet event**

Since 31 December 2019, the spread of COVID-19 has severely impacted various organisations and the economy as a whole. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. However, the PCC does not consider that the current COVID 19 situation will have an adverse impact as it is continually monitoring its cost base and utilising government assistance where it can in respect of Corona Virus Job Retention Scheme payments. The PCC is able to operate and carry on its functions remotely under the current restrictions put in place by the government. Based on this the PCC have determined this situation to be a non-adjusting subsequent event.

**ALL SAINTS MARGARET STREET**

**REPORT ON THE WESTMINSTER (ST MARYLEBONE) DEANERY SYNOD 2019-2020**

**Area Dean – Rev Preb Alan Moses until November 2019**

**Acting Area Dean - Rev Claire Dowding since November 2019**

**Parish lay representatives – Janet Drake, Frances O’Neil, Cedric Stephens**

The Deanery Synod has met three times during the year in February June, October 2019. The main topics discussed were the Statutory Inspection of Anglican and Methodist Schools, Capital Mass - both these were reported on last year - Discerning the Diocesan Vision for 2030, and the Area Plan.

To aid discussion on discerning our vision for the future the Bishop of London had posed three questions: ‘Over the past five years how had we seen God working in London or in our local community?; What do we think God is calling the church to be? ; What do we think God is calling the church to prioritise? ‘

These themes were further developed by a discussion on the Area Plan led by Fr. Adam Atkinson.

Areas to prioritise included schools work, addressing loneliness, community initiatives, working with homelessness, trafficked men and women, ministry to Oxford Street and responding to the Elizabeth line development, proclaiming the gospel and encouraging a personal relationship with Christ, prayer and spiritual direction. There were good examples of churches working with the mentally ill and some working with the homeless. Key challenges identified where the churches were less good were ministry to young people particularly at their transition points, to diaspora communities, hidden workers and the environment.

To enable the church to grow five themes were identified:

Sacred spaces, - keeping churches open for private prayer and resources available to explain the gospel.

Resource hub eg where resources could be shared such as buildings management, DBS checks, modern monastery, eg reviewing current church housing stock to enable church staff and church interns to live near the churches they serve.

Area Mission, churches to identify what mission activities they can provide and how to work in partnership with other churches and organisations.

Schools discipleship and keeping young people involved.

In addition, the minutes of meeting of June 2019 noted that the Bishop of Edmonton is leading a discussion on what churches can do to respond to the rise in gun and knife crime and he is hoping to produce something all churches can respond to.

The October meeting was Fr. Alan Moses’ last meeting as Chair and a tribute was paid to his work, the spiritual leadership he provided and the many years he served as Area Dean. Farewells were said and the meeting closed with a Blessing from Fr. Alan.

**ALL SAINTS MARGARET STREET**

**REPORT BY THE CHURCHWARDENS ON THE FABRIC AND ARTICLES  
FOR THE YEAR ENDING 31<sup>ST</sup> DECEMBER 2019**

**In accordance with the Ecclesiastical Jurisdiction and Care of Churches Measure 2018 s. 50(2) (3) & (5)**

**The Baptistry walls**

The three fan convectors, associated pipework and electrical spurs were removed in June 2018, following which preliminary paint investigation was undertaken by Taylor Pearce and more detailed analysis by Catherine Hassel. This has informed the proposal for the restoration of the lower walls of the Baptistry. The proposal was submitted to the DAC on 21<sup>st</sup> June 2019. The Archdeacon's letter of authorisation was issued on 14th November 2019. A decision to proceed is associated with discontinuance of sleeping in the tower arches.

**Electrical Inspection**

A periodic NICEIC inspection report was provided towards the end of the 2018 by RED Electrical Services Ltd of all parts of the premises excluding the inside of the church itself which had been completely rewired in 2014-2015. This inspection identified a large number of deficiencies in the following areas: the Courtyard, the Undercroft under Courtyard, Dining Room, Bar, Parish Room, Parish Office and adjoining spaces. The necessary rectification works were completed on 18<sup>th</sup> December 2019 and an electrical installation certificate has been issued.<sup>1</sup>

**Electrical works – including emergency lighting and surge protection**

In 2019 further works were undertaken to improve and extend the emergency lighting provision to the courtyard and ancillary spaces. The cabling to the lighting in the courtyard was considered beyond repair; this was renewed and connected to the central battery system to provide emergency lighting provision should the mains power to the church and the street lighting both fail. The cost was £3,126.27 excluding VAT which was recovered under LPWGS.

Enhanced emergency lighting was installed on the ground floors of No 7 & No 8 and those parts of the basement outside the scope of the planned Undercroft project. The cost was £3,382.71 excluding VAT.

Enhanced emergency lighting was installed in the Choir Practice Room and in the rear basement courtyard of No 7. The cost was £3,762.58 excluding VAT.

In accordance with the recommendations of the Access Audit a disabled toilet alarm in the accessible WC on the ground floor of No 8 including a link to Parish Office lobby was installed. The cost was £610.19 excluding VAT.

All Saints Foundation made a grant in the sum of £10,881.75 to cover the net cost the emergency lighting upgrade and the disabled toilet alarm. All VAT was recovered under the LPWGS.

Following extended deliberations it was decided that an under counter tea boiler should be installed outside the parish room to replace the freestanding urn as excess steam had activated the smoke detector above and which was considered to be a possible hazard in close proximity to the door to the disabled WC. The cost was £2,578.11 excluding VAT which was recovered under LPWGS and was paid for by All Saints Club.

The matter of electrical surge protection was raised by our electrical contractors, RED Electrical Services, following the completion of the 2018 periodic NICEIC inspection. Surge protection had been installed at the new mains intake panel in 2015 but not on any sub mains panels. The 18<sup>th</sup> Edition

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<sup>1</sup> Certificate issued on 22<sup>nd</sup> February 2020

IET Wiring Regulations published in 2018 recommends that electrical surge protection should normally be provided. It was decided that surge protection should be added to the electrical panel serving the electronic lighting control system and the two panels which supply the blowers, rectifiers and small power for the organ. Surge protection was also provided to the automatic fire detection installation. The cost relating to the church was £2,553.28 excluding VAT which was recovered under the LPWGS. Surge protection was also provided to the separate mains intake, boiler and automatic fire detection system in No 6 Margaret Street the cost for which was £2,647.03 including VAT. The total cost of £5,200.31 after the recovery of applicable VAT was covered by a grant from All Saints Foundation.

### **Organ humidifiers**

Watson & Watkins fitted new motors and pumice baskets to both humidifiers. The cost was £1,564 exclusive of VAT recoverable under LPWGS.

### **Thames water sewer connection**

There are three separate connections from the church site to the public sewer under the middle of the road. These all probably dated from the time of construction in 1850 – 1852 and might have served the earlier buildings. *(No 6 is entirely separate and was most probably laid in 1896 when the house and vaults under the pavement were built.)*

There had been a problem for some time with the basement corridor WC not draining promptly and water backing up onto the lower floor in the fridge room. Thames Water were called out on Friday in the Easter Octave and found that the fundamental problem was a partially collapsed drainage pipe between the rear of the pavement and the main sewer under the road. Excavation commenced on 13<sup>th</sup> May; a shaft was formed in the road from which a tunnel was excavated out to the main sewer some 7 meters down. The old drain was replaced by a larger diameter pipe with a new connection drilled into the main brick sewer. The intercepting trap at the property boundary was removed. Drainage works were completed and then the roadway was reinstated by Tuesday 11<sup>th</sup> June.

Under recent statutory provisions the cost was carried by Thames Water.

### **Anticipated works**

**Choir stalls:** Molyneux Kerr prepared drawings for a reversible proposal to modify the choir stalls to properly accommodate adults in the front row without the desk over-sailing. In February 2014 this was recommended by the Diocesan Advisory Committee for approval and the Archdeacon agreed that this could be implemented without a formal faculty petition. It is now hoped that this will be undertaken in 2020 once the services of an appropriate joiner have been procured.

**Altar rails:** The communion rails at the Sanctuary step require repair and should be restored to their original length. These were probably first shortened earlier in the twentieth century when the support posts were moved further out into new floor sockets and were truncated again at some time after 1965. New longer oak rails will need to be made in one piece to match the existing profile and the iron support rails restored. It is hoped to undertake this concurrently with the choir stall work.

**Main church doors:** Repair works are required which will also reduce the draughts; this will involve temporary doors being fitted whilst the original doors, as modified by Comper in 1910 to open out, are taken away to be repaired and then re-hung. This project is complex and will be more expensive than originally anticipated.

**Proposals for improving the basement kitchen and WC facilities:** The replacement of the cookers in late 2016 led to a review of the poor catering facilities which have been largely unchanged since the early 1970s when the large Choir School kitchen was converted into the Bar and a kitchen formed in its present location. An associated problem is the very limited number and poor standard of WC facilities.

In November 2016 the PCC agreed to ask Molyneux Kerr to investigate converting the existing kitchen into space to accommodate three self contained WC cubicles each with a wash hand basin, to make the existing under used candle room into the new kitchen and to use the adjacent now largely obsolete archive room for dish washing. The original WC half way along the basement corridor will be fully refurbished with mechanical extract ventilation and the cramped WC under the No 8 stair will be removed. This will double the number of WCs downstairs and provide greatly improved kitchen facilities. Drawings and schedules have been developed for consent and cost planning purposes.<sup>2</sup>

### **Other matters from the Quinquennial Inspection undertaken in 2013**

A Quinquennial Inspection was undertaken by Colin Kerr of Molyneux Kerr in September 2013.

A full survey and camera inspection of the underground drainage should be undertaken.<sup>3</sup>

Extensive repair work is required to the courtyard, the gateway arch, the basement area (“the moat”), the railings and the stone base. The extensive planting in the courtyard must be kept clear of the brick and stonework to reduce problems of damp in the basement under the courtyard.

All cast iron rainwater pipes should be repainted within the quinquennium. The wrought iron cross above the Annunciation buttress in the Courtyard should be repainted with some judicious gilding.

There is appreciable work required within the tower. The leaded glass windows all need repair and conservation in particular the small casements onto the spiral stair. The interior of the tower, in particular the access stair and intramural passages, should be cleaned. Permanent ladder access should be provided to the copper clad egress hatches to the gutter at the base of the spire.

The chancel gates require careful restoration.<sup>4</sup>

The nave floor cleaning should be redone every few years. This was last fully undertaken in 2009.

The report of the inspection undertaken during 2019 is awaited.

### **Works identified from the Assessment of Fire Risks**

A Fire Risk Assessment was undertaken of the Church together with Nos 6, 7 and 8 Margaret Street and a Report presented dated 18<sup>th</sup> January 2016 by MA Sharman & Associates. The report recommended proper fire separation of the boiler room under the baptistery from the rest of the crypt; this is to be reviewed in the context of the new boiler installation. It also recommended that the separation of the kitchen from the basement corridor and this will form part of the proposed works.

### **Access Audit**

The PCC commissioned an Access Audit which was undertaken by David Bonnet Associates and completed in 2018. There are a number of recommendations which may in particular assist the ambulant disabled. The recommendations will inform the undercroft improvement works; it should however be noted that within the modest alterations proposed to improve the existing facilities full wheelchair accessibility to the basement is not reasonably possible.

### **Annual Churchwardens' Inspection of the Fabric**

The interior and exterior of the church are periodically viewed from ground level in accordance with the recommendations of the Society for the Protection of Ancient Buildings. Mr Self is assisted by Mr Postance with this. Mr Forde and Mr Gralka viewed the inside of the tower, the roof void over the chancel and the both north and south roofs to the nave, aisles and chancel on the Monday after the Easter Octave.

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<sup>2</sup> A cost plan was presented to the PCC in January 2020.

<sup>3</sup> The last camera survey was undertaken by Dyno-Rod in 1999.

<sup>4</sup> This was not undertaken as part of the Chancel restoration in 2011.

### **Redevelopment of adjoining Tasman House in Wells Street**

The development site abuts the east end of the north aisle behind the organ and the long inaccessible north – east courtyard. The works were completed towards the end of 2017 when they were viewed from the church roof and it was observed that a water trap had been formed against the wall of the church. This was viewed again from the church roof at the end of April 2019 when it was noted that a lead lined chute has been formed through the parapet by the adjoining owner's builders. Colin Kerr has now viewed this as part of his Quinquennial Inspection and advised that the matter with the adjoining owner (GPE) can be considered closed. Periodical monitoring should continue to ensure that water does not build up against the north wall behind the organ swell box.

### **Proposed redevelopment of Welbeck House immediately to the east of the Chancel**

*Westminster City Council References 17/02705/FULL and 17/02711/LBC.*

The planning permission granted in 2017 has not been implemented at the time of this report. The situation will continue to be monitored.

### **The Terrier and Inventory**

The Terrier and Inventory revised and dated 24<sup>th</sup> June 2018 was presented by the Churchwardens at the Triennial Visitation on 25<sup>th</sup> June 2018 for perusal by the Archdeacon. A digital photographic survey of all significant plate was undertaken following Christmas 2008. Most of the more significant parish records are now in the London Metropolitan Archives.

### **Long term loans of major items to other places of worship and museums**

The corpus of a large crucifix, now in the Roman Catholic chapel of Wandsworth Prison, was given on indefinite loan by the Incumbent and Churchwarden to the Prison Chaplain in 1963. The 7<sup>th</sup> Duke of Newcastle gave the crucifix to All Saints' in 1916. It is life-size carved and painted wood. It is believed that it was carved by Louis Grosse in Belgium and painted in London by a French artist.

The large silver flagon designed by Butterfield and made by Keith in 1855 is on loan to the Victoria & Albert Museum until 29<sup>th</sup> November 2019 for display in the Sacred Silver Galleries under a Faculty granted by the Consistory Court on 2<sup>nd</sup> November 2004 and extended in 2016 to permit the loan to continue until 30<sup>th</sup> April 2021.

Three altar frontals with their superfrontals are on loan, under a Faculty dated 2<sup>nd</sup> November 1998, to the Elizabeth Hoare Gallery of Ecclesiastical Embroidery at Liverpool Cathedral; two frontals are to designs by Butterfield and the third is by Louis Grosse.

### **The Christina Rossetti Panels**

A Faculty was granted on 12<sup>th</sup> September 2018 for "Temporary loan of the memorial to Christina Rossetti, originally from Christ Church, Woburn square and now fixed at All Saints, Margaret Street. Memorial consists of five panels which will be dismantled and reinstated at the Watts Gallery, Surrey, for a period of five months between October 2018 and March 2019." The panels were returned to their place in the Parish Room after the close of the exhibition.

### **The nave seating: Disused pews**

A Faculty was granted to allow the disposal of eleven unused benches in the crypt, which are identical to the two in the south chancel aisle, which are to be retained. The time allowed for disposal under the Faculty was extended by the Registry until 31<sup>st</sup> December 2007. Further efforts will be made to dispose of these pews.

## **Annual Churchwardens' Inspection of the Articles**

The Churchwardens made an inspection of the articles on the afternoon of the seventh day in the Octave of Christmas, Tuesday 31<sup>st</sup> December 2019. A full inspection was made of the Church Plate, the Sculpture and the Metalwork scheduled in the Inventory. The more valuable items of Woodwork and Paintings were also viewed. The extensive collection of vestments and textiles remain in place.

### **The Embroidered White High Mass Vestments and Frontal**

These vestments were designed and partly executed by Dom Michael Warner OSB in 1936. Repair work was undertaken to the embroidery of the vestments and cope by Messrs Hand & Lock in the summer of 2019. The work which cost £4,270.57 including VAT was paid for by All Saints Foundation.

The frontal was given by Mr Pelham Bullivant in 1907. The panels of Ss Peter and Gregory were added in 1912 to elongate the frontal to fit the enlarged altar. (Parish Paper May 1912.)

The centre of the frontal embroidered with a figure of Our Lord in Glory with the subscription "Ego sum vitus vera" with gold and colours, with a scrolling vine, the ends with figures of Saints on green silk panels. The right hand panel has the superscription "S. Petrus Aps." The left hand panel has the superscription "S. Gregorius Magnus". A new superfrontal of green silk damask with the text "Gloria in excelsis Deo, et in terra pax hominibus bonae voluntatis." was made at that time based upon early photographs.

The frontal was completely remounted on a new silk damask base in 1996-7. Since that time much of the gold threadwork has become loose and an attempt was made to couch this back down which did not prove possible as the silk core was perishing after some 112 years. More extensive conservation is being undertaken in 2020 by Messrs Hand and Lock. The cost of £11,827.20 is being paid direct to by All Saints Foundation

### **New vestments and textiles**

A new festal low mass set of chasuble, stole, burse and veil in Stag cloth of gold with orphreys in blue Comper Cathedral damask was made by Watts and presented by All Saints Foundation in memory of the late Dr Dilys Thomas. This was used for the first time at the vigil Mass on Christmas Eve 2019 and matches the frontal made for the Lady Altar in 2018 in memory of the late Myrtle Hughes.

An antique cloth of gold high mass set consisting of chasuble, dalmatic, tunicle, two stoles, burse and veil on loan to the parish since 2017 has now been generously given to the parish.

### **The Care of Vestments and Vessels**

The Churchwardens wish to record their appreciation to Miss Catherine Burling who was our sacristan for many years during which many hours spent on most days of the year in meticulously ironing albs and other linen together with laying out vestments and ensuring the requisites for Mass are in place.

### **The Archives**

In May 2014 a substantial quantity of record documents were deposited in the London Metropolitan Archives but a set of the monthly Parish Papers is still to be collated and deposited.

### **Insurance**

The Church Building and contents are insured with the Ecclesiastical Insurance Office.<sup>5</sup>

Christopher Self

John Forde

Churchwardens 2019-2020  
Trinity Sunday 7<sup>th</sup> June 2020

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<sup>5</sup> The insurance provision for contents would not cover the full market value of unique or irreplaceable items.

**ADDENDUM REPORT ON Nos 6 & 8 MARGARET STREET**

Not covered by the provisions of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018

The PCC own No 6 Margaret Street with Title Absolute. In 1914 Mrs Friederica Frances Swinburne purchased the leasehold for the Parish; shortly thereafter Lord Howard de Walden gave the freehold.

The Parochial Church Council have responsibility for the maintenance and management of Nos 6 & 8 Margaret Street which house the assistant clergy and others and accommodate the Choir Library, Sacristy, Bar and Parish Room. (The Diocese of London has responsibility for the major works to the parsonage residence at No 7 although the PCC is expected to pay for internal decorative works.)

A periodic inspection report on the electrical installation in Nos 6 and 8 was undertaken in 2018.

A new radiator was installed in the Bar in December 2018 fed directly from the adjacent boiler room beneath the tower. The cost was £1,686.00 exclusive of VAT recovered under the LPWGS.<sup>6</sup> This was supplemented by a second radiator installed early in 2019 at a cost of £936.00 including VAT.

In No 6 extensive work was required on the domestic hot and cold water systems. The cold water system was largely original, but had been modified over time, with an encased storage tank located externally on the roof; this fed the second floor kitchen sink which is not acceptable practice. Only the cold taps in the Sacristy and basement flat kitchen were fed direct from the mains. Hot water was generated in a low pressure cylinder fed from the roof storage tank. The central heating system was installed in 1980 with oversized pressed steel radiators; the boilers were replaced in 2011 and remain serviceable. The necessary works were undertaken in the spring of 2019. The cold water roof tank on the roof was disconnected. Old lead distribution pipework was replaced in copper with direct connection to incoming mains. The old hot water cylinder was replaced by a pressurised indirect storage cylinder fed direct from incoming mains. The cost of the works invoiced by Alloyvale was £24,744 including VAT.

The exterior of No 6 is in need of redecoration and other repairs especially to the cast iron rainwater gutters and pipes on the rear. This may be the cause of some dampness on the inside of the basement choir room. There is a long standing problem with possible exfoliation of an embedded iron joist over a rear ground floor window. Re-slatting of the main front roof is necessary. The roof top tank housing is now redundant and can be removed when other external works are undertaken.

The essential external works to No 8 Margaret Street were once again deferred but are now planned to be undertaken in 2020.<sup>7</sup>

No 6 Margaret Street is insured by the PCC with the Ecclesiastical Insurance Office.

No 8 Margaret Street is insured by the Diocese under a block policy with the Ecclesiastical Insurance Office; the PCC pays the Diocese the part of the premium applicable to this building in full.

Christopher Self

John Forde

Churchwardens 2019-2020  
Trinity Sunday 7<sup>th</sup> June 2020

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<sup>6</sup> Invoiced in January 2019.

<sup>7</sup> No 8 was last decorated externally in 1986. No 6 was last decorated externally in 2003.

**ALL SAINTS FOUNDATION**  
**ABBREVIATED ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2019**

*Full accounts will be subject to approval by the independent examiner*

**Trustees:** The Vicar and Churchwardens (ex-officio), Mr Michael Adam (until 9 March 2019), Mr David Cruse, Mr Christopher Swift, Mr Paul Golding, Mr Paul Gurnham, Mr Damon Brash and Mr Geoffrey Woodcock (from 11<sup>th</sup> November 2019 until the collation of the fourteenth incumbent).

The All Saints Foundation was set up by a Trust Deed dated 1<sup>st</sup> March 1977 and is a Registered Charity, number 273390; its objects include supporting the work and maintaining the fabric of the parish church of All Saints and associated buildings in Margaret Street.

Grants are made out of income to the extent to which this is available and then from capital.

**STATEMENT OF FINANCIAL ACTIVITIES**

	Notes	2019 Income £	2019 Capital £	2019 Total £	2018 Total £
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and Legacies	1		108,661	108,661	3,043
Investment income	2	27,374		27,374	26,418
Adjustment due to typographical error			270	270	0
Gains / Losses on Investments			94,286	94,286	(52,154)
		<u>27,374</u>	<u>203,217</u>	<u>230,591</u>	<u>(22,693)</u>
<b>EXPENDITURE ON RAISING FUNDS</b>					
Costs of generating voluntary income		0	0	0	0
<b>EXPENDITURE ON CHARITABLE ACTIVITIES</b>					
Investment management costs			5,504	5,504	5,598
Grants made (to the PCC) for the fabric	3	16,082		16,082	14,136
Vestments and high altar antependium	4	9,721		9,721	1,910
Choir fees for memorial mass		0		0	30
Bank fees		24		24	
Fee for Independent Examiner		360		360	360
		<u>26,187</u>	<u>5,504</u>	<u>31,691</u>	<u>360</u>
<b>NET INCOME (EXPENDITURE) AND NET MOVEMENT IN FUNDS</b>					
		1,187	197,713	198,900	(44,727)
Fund balances brought forward		0	950,934	950,934	995,661
<b>FUND BALANCES CARRIED FORWARD</b>		<u><b>1,187</b></u>	<u><b>1,148,647</b></u>	<u><b>1,149,834</b></u>	<u><b>950,934</b></u>

**ALL SAINTS FOUNDATION**  
**ABBREVIATED ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2019**

*Full accounts will be subject to approval by the independent examiner*

**BALANCE SHEET AS AT 31<sup>ST</sup> DECEMBER 2019**

	<u>Notes</u>	<u>2019</u>	<u>2018</u>
<b>DEBTORS</b>			
Nil		0	0
<b>Total debtors</b>		<u>0</u>	<u>0</u>
<b>FIXED ASSET INVESTMENTS</b>			
Investment portfolio	5	800,528	711,476
<b>Total fixed asset investments</b>		<u>800,528</u>	<u>711,476</u>
<b>CURRENT ASSETS</b>			
Deposit with Central Board of Finance		34,492	34,236
Cash at bank		314,232	205,082
Tax to be reclaimed		942	860
<b>Total current assets</b>		<u>349,666</u>	<u>240,178</u>
<b>LESS: CURRENT LIABILITIES</b>			
Creditors		360	720
<b>Net current assets</b>		<u>349,306</u>	<u>239,458</u>
<b>TOTAL ASSETS LESS LIABILITIES</b>		<u><b>1,149,834</b></u>	<u><b>950,934</b></u>
<b>FUNDS</b>			
<b>ACCUMULATED FUND</b>			
CAPITAL		1,148,647	940,952
INCOME		1,187	9,082
<b>ACCUMULATED FUND</b>		<u><b>1,149,834</b></u>	<u><b>950,934</b></u>

*Note 1 – Donations and Legacies:* Donations of £661 were received in 2019. A legacy of £60,000 was received from the estate of the late Yvonne Harland and a legacy of £48,000 from the estate of the late Marion Eva Hill.

*Note 2 - Investment Income:* £27,117 was received from the investment portfolio and £257 on the monies held on deposit.

*Note 3 - Grants made to the PCC for the Fabric:* £10,882 for an enhancement to emergency lighting and an accessible WC alarm. £5,200 for electrical surge protection. Total £16,082.

*Note 4 – Vestments and high altar antependium:* The sum of £3,250 was paid to Watts & Co for a festal low mass set in memory of Dilys Thomas. £4,271 to Hand & Lock for the restoration of the 1936 cope and high mass set. £2,200 to Hand & Lock towards the restoration of the 1907 embroidered high altar frontal.

*Note 5 – Share Portfolio:* The share portfolio increased in capital value by £88,782 net of investment management costs during the year.

*Note 6 - Contingent Liabilities and Non-Contractual Commitments:* At 31st December 2019, the Foundation had contingent liabilities to Hand & Lock of £9,627. The Foundation also has non-contractual commitment to the PCC in the sum of £100,000 as a grant in relation to the undercroft project for improvements to .Kitchen and WC Provision.

**ALL SAINTS CHURCH MARYLEBONE CHOIR AND MUSIC TRUST**  
**ABBREVIATED ANNUAL REPORT FOR YEAR ENDED 31<sup>ST</sup> DECEMBER 2019**

*Approved by the trustees*

This Trust was set up by a Trust Deed dated 22<sup>nd</sup> February 1990 and is a Registered Charity, number TK/802994/R; its object is to maintain and promote the performance and appreciation of church music in St. Marylebone and in particular at All Saints Church Margaret Street.

The Capital of the Trust cannot be touched. The income only may be applied as provided for in Clause 3 of the Deed.

**STATEMENT OF FINANCIAL ACTIVITIES**

<b>RESTRICTED FUNDS</b>	<b>2019</b>		<b>2018</b>	
	<b>Income</b>	<b>Capital</b>	<b>Income</b>	<b>Capital</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>TOTAL INCOME AND ENDOWMENTS</b>				
Donations and Legacies		28,519		31,136
Investments:				
Dividends	60,151		59,505	
Interest	2,919		2,796	
<b>TOTAL INCOME</b>	<u>63,070</u>	<u>28,519</u>	<u>62,301</u>	<u>31,136</u>
<b>EXPENDITURE ON RAISING FUNDS</b>				
Bank charges	120		120	
Accountancy	364		370	
Brokers Fees	412	12,074	480	12,192
<b>TOTAL</b>	<u>896</u>	<u>12,074</u>	<u>970</u>	<u>12,192</u>
<b>EXPENDITURE ON CHARITABLE ACTIVITIES</b>				
Grant to All Saints PCC for Choir Fees	60,400		57,500	
Grant to John Birch Organ Scholarship	3,600		3,600	
Grant overpayment	0		-760	
<b>TOTAL</b>	<u>64,000</u>		<u>60,340</u>	
Profit/(loss) on sale of investments		45,186		6,416
<b>NET INCOME</b>	<u>-1,826</u>	<u>61,632</u>	<u>991</u>	<u>25,360</u>
Revaluation of investments		218,448		-168,536
<b>NET MOVEMENT OF FUNDS</b>	<u>-1,826</u>	<u>280,080</u>	<u>991</u>	<u>-143,176</u>
Total funds brought forward	19,501	1,603,864	18,510	1,747,040
Total funds carried forward	<u>17,675</u>	<u>1,883,944</u>	<u>19,501</u>	<u>1,603,864</u>

**ALL SAINTS CHURCH MARYLEBONE CHOIR AND MUSIC TRUST**  
**ABBREVIATED ANNUAL REPORT FOR YEAR ENDED 31<sup>ST</sup> DECEMBER 2019**

*Approved by the trustees*

**BALANCE SHEET AT 31<sup>ST</sup> DECEMBER 2019**

	<b>31<sup>st</sup> December 2019</b>	<b>31<sup>st</sup> December 2018</b>
	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>		
Investments		
Equities	1,488,632	1,328,184
Fixed Interest	77,555	74,614
Bond Funds	<u>203,272</u>	<u>155,829</u>
	<u>1,769,458</u>	<u>1,558,627</u>
<b>CURRENT ASSETS</b>		
Bank current account	15,412	2,326
Deposit accounts		
Central Board of Finance	36,819	36,819
Brewin Dolphin	<u>80,311</u>	<u>26,969</u>
<b>CURRENT ASSETS</b>	132,541	66,114
<b>CREDITORS: amounts due within one year</b>	<u>-380</u>	<u>-1,376</u>
<b>NET CURRENT ASSETS LESS CURRENT LIABILITIES</b>	<u>132,161</u>	<u>64,738</u>
<b>NET ASSETS</b>	<u>1,901,619</u>	<u>1,623,365</u>
<b>FUNDS</b>		
Capital Fund	1,883,944	1,603,864
Income Fund	<u>17,675</u>	<u>19,501</u>
<b>TOTAL FUNDS</b>	<u>1,901,619</u>	<u>1,623,365</u>

**LEGACIES AND SIGNIFICANT DONATIONS**

There was a grant of £4,000 from the Ofenheim Trust, an anonymous gift of £10,000 made at the All Saints Festival, and a legacy of £9,900 from the estate of the late Richard Philips. There were no other significant gifts or legacies.

**TRUSTEES:** The Vicar and Churchwardens (Ex Officio), Mr. M. Adam, Mr M. Cullingford

**ADMINISTRATOR:** Mr Geoffrey Woodcock

**ALL SAINTS CLUB**  
**ANNUAL ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2019**  
*Subject to approval by the Club AGM to be held in 2020*

**INCOME AND EXPENDITURE ACCOUNT**

	<i>Notes</i>	<b>2019</b>		<b>2018</b>	
		£	£	£	£
<b>INCOME</b>					
Bar takings		11,423		12,370	
Cost of sales	1	<u>(7,124)</u>		<u>(8,137)</u>	
Gross contribution from bar			4,300		4,233
Courtyard Refreshments		978		1,493	
Cost of sales	2	<u>(3,018)</u>		<u>(406)</u>	
Gross profit from courtyard			(2,040)		1,087
Lunches	3	1,324		1,750	
Related costs	4	<u>(191)</u>		<u>(594)</u>	
Gross profit from lunches			1,133		1,156
Membership			750		750
Bank interest	4		25		8
Donations			<u>0</u>		<u>0</u>
<b>TOTAL INCOME</b>			4,167		7,234
<b>EXPENSES</b>					
Maintenance, service charge, cleaning, heat and light	5	(3,268)		(2,958)	
Repairs and renewals		(113)		(272)	
Bank charges, licence fees		(223)		(84)	
Club contribution to Parish dinner		0		(690)	
Donations to external charities		(500)		(6,000)	
Depreciation	6	<u>0</u>		<u>0</u>	
<b>TOTAL EXPENSES</b>			<u>(4,103)</u>		<u>(10,004)</u>
<b>SURPLUS/ (DEFICIT) FOR THE YEAR</b>			64		(2,771)
<b>GENERAL FUND</b>					
Surplus b/fwd			<u>(4,103)</u>		<u>14,231</u>
Total fund			11,524		11,460
<b>Surplus c/fwd</b>			<u>11,524</u>		<u>11,460</u>

**Notes**

1. This represents purchases for the bar adjusted for changes in stock at year end.
2. The cost of sales for courtyard refreshments includes the net cost of £2,578 for the new water boiler outside the parish room.
3. The income from lunches is the net figure after deduction of food costs paid by the volunteers.
4. The related costs for lunches represents consumable supplies purchased by the club e.g. napkins and cups.
5. This includes the contribution made by the club to the PCC for the use of the basement facilities.

**ALL SAINTS CLUB**  
**ANNUAL ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2019**  
*Subject to approval by the Club AGM to be held in 2020*

**BALANCE SHEET AS AT 31 DECEMBER 2019**

		<b>2019</b>		<b>2018</b>	
	<i>Notes</i>	£	£	£	£
<b>CURRENT ASSETS</b>					
Bar stock		2,197		2,396	
Cash at bank		11,951		12,064	
Debtors	3	516		0	
		14,664		14,460	
<b>CURRENT LIABILITIES</b>					
Creditors		(3,140)		(3,000)	
<b>NET CURRENT ASSETS</b>			<u>11,524</u>		<u>11,460</u>
<b>NET ASSETS</b>			<u>11,524</u>		<u>11,460</u>
Represented by:					
<b>GENERAL FUND</b>			<u>11,524</u>		<u>11,460</u>

*Notes*

1. The debtor represents the VAT reclaimed by the PCC in respect of the new boiler.
2. The creditor this year represents the service charge and club donation due to the PCC which remained unpaid at the year-end.

**Officers of All Saints Club:**

The following were appointed at the Annual General Meeting of the Club held in 2019:  
 Chairman, Prebendary Alan Moses; Vice Chairman, Christopher Self; Honorary Secretary, Martin Woolley;  
 Honorary Treasurer, Robin Clutterham; Honorary Membership Secretary, Grenfell Prince; Honorary Bar  
 Steward, Kate Hodgetts.