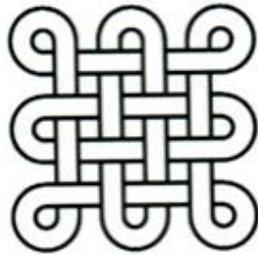


—ALL SAINTS—
MARGARET STREET



ANNUAL REPORTS FOR 2021

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

The Churchwardens' Report on the Fabric and Articles

A report on the proceedings of the Deanery Synod

All Saints Foundation

All Saints Church Marylebone Choir and Music Trust

All Saints Club

Registered Charity No. 1132895

PAROCHIAL CHURCH COUNCIL

—ALL SAINTS—

MARGARET STREET

LONDON W1



**ANNUAL REPORT AND
FINANCIAL STATEMENTS**

FOR

THE YEAR ENDED 31 DECEMBER

2021

Parochial Church Council (PCC) of All Saints Margaret Street

Annual Report and Financial Statements for the year ended 31 December 2021

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Annual Report of the Parochial Church Council (PCC) of All Saints Margaret Street for 2021

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 at the heart of 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 in 2021 the divine office has been recited privately and the mass celebrated publicly in the church.

During 2021 there were no significant capital works except for the interior redecoration of No. 7 during the vacancy in the benefice; this was paid for almost entirely by a grant from All Saints Foundation. Details of the minor works 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

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.

The nature of public worship and celebration of the sacraments remained affected by the national restrictions due to the COVID-19 pandemic.

Until the feast of the Baptism of Christ the Sunday Mass and Evensong and Benediction were accompanied by a choir of six singers. Further restrictions were then reinstated with the Sunday Mass being accompanied by a cantor and with pre-recorded choir motets. Sunday Evensong was also suspended. A choir of six singers returned on Palm Sunday to accompany the liturgy. This arrangement continued through the Paschal Triduum until Pentecost when the number of singers increased to eight. Evensong and Benediction were sung on Easter Day but not again on a Sunday until Pentecost when it resumed each Sunday. High mass with the assistance of deacon and subdeacon resumed on the solemnity of the Assumption. The choir returned to its full number from the beginning of October. The Mass at 12 noon on weekdays was celebrated throughout the year and continued to be live streamed with the Sunday mass. Following the solemnity of Christ the King a second daily mass was introduced in the evening.

In 2021 the Corpus Christi procession took place in church following the sung mass at which the bishop of Fulham was the celebrant. Evensong on the solemnity of the Assumption was followed by an outdoor procession along Oxford Street before returning to the church for solemn benediction. A statue of our Lady of Walsingham was lent by the cardinal rector and churchwardens of the parish of St Magnus the Martyr. Some 300 people were present. The lunchtime carol service and the service of nine lessons and carols were resumed in 2021. Queens' College Cambridge and Rugby School held their London carol services at All Saints.

Pastoral care

Confessions may be heard by a priest in church; since the start of the pandemic this has continued to be by arrangement.

The PCC once again wish to record their especial gratitude to Fr Michael Bowie who has gone far beyond what may have been expected of an assistant priest during the long vacancy in the benefice and at a time when the exceptional circumstances of the pandemic made the liturgical life of the church even more challenging.

Collation and induction of the 14th incumbent

The appointment of the Reverend Dr Peter Anthony, vicar of St. Benet's Kentish Town, as the 14th incumbent had been announced on the second Sunday in Advent 2020 when a date of Thursday 20 May was set for the collation and induction by which time it was hoped that the pandemic restrictions would be fully lifted. This was unduly optimistic; the event was ticketed for a limited number of separated seats to allow for social distancing to be maintained in the presence of the bishop of London. Fr Anthony was collated to the benefice by the bishop of Fulham, who also preached, and then inducted by the archdeacon of Charing Cross. This took place after evensong at which Fr Bowie was the officiant and before benediction at which the new vicar was the celebrant. The limited total of 90 people were present in the nave and chancel; a further 185 people participated live online. There could be no reception afterwards due to the ongoing restrictions. The new vicar celebrated the sung mass the following Sunday which was Pentecost.

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 beginning of 2021 this was 163 and 165 at the end the year. 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 two were on the electoral roll in 2021.

On the four Sundays in October 2021, physical attendance averaged 115 (2020: 70). During October the daily masses had an average physical congregation of 12 (2020: 9). Easter Eve and Easter Sunday together there were 140 worshippers and 110 communicants. Christmas Eve and Christmas Day together there were 130 worshippers (2020: 95) and 100 communicants (2020: 92). There were two baptisms of infants (2020: 0) and one marriage (2020: 0) No funerals were held in church this year (2020: 2).

On normal Sundays there were an average of 87 individuals in church (2020: 56) and an average of 79 live views (2020: 75).

During weekdays there were an average of 13 individuals in church for low mass (2020: 12) and an average of 23 live views (2020: 31).

Buildings

Prior to the pandemic the church was open daily for private prayer and for those wishing to visit the building without charge. For the first eleven months of the 2021 the church had been open for one hour before the noon mass. Since the solemnity of Christ the King, 2021, with the help of volunteer church welcomers, the church has remained open from the end of the noon mass until the reintroduced evening mass on Mondays to Fridays.

Details of building work are set out in the separate churchwardens' report on the fabric and articles and in the report from the Health, Safety & Buildings committee below.

Mission and evangelism

The pandemic severely limited many activities but brought about live streaming of the mass. Especial thanks are due to volunteers Huw Pryce and Paul Weston, who facilitated this and have maintained the system and procedures.

The live streaming of masses has allowed those who were unable to be physically present to participate contemporaneously in the liturgy and spiritual communion. The PCC are investigating how cameras and associated equipment can be more permanently and unobtrusively installed in the church for ongoing live streaming.

Including those participating in live services, All Saints' YouTube channel attracted 95,000 individual views, 19,100 viewing hours of live or recorded services during 2021 and 519 subscribers.

Volunteers

Volunteers made a significant and invaluable contribution to the life of All Saints. Although during the pandemic many of these activities were suspended, the work of the churchwardens and officers of the PCC continued, and committed volunteers continued to provide support when possible, including serving in the sanctuary, assisting as sidesmen, reading, gardening, posting on social media, providing flowers, operating the cameras and maintaining the YouTube channel for live streaming.

As restrictions were lifted later in the year it became possible to open the church for longer periods each day and a new rota for church welcoming was set up. New volunteers have joined that rota as well as some who had offered welcome before the pandemic began.

As there are now many opportunities to join in supporting the day to day work and welcome at All Saints, members of the congregation are encouraged to offer whatever time and talents they can.

Groups and activities

Details of these events have been chronicled each month in the weekly newsletter and monthly 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 in 2021 on the second Saturday of each month with a regular attendance.

The usual pilgrimages to Walsingham were cancelled in 2021 due to the pandemic. Juliet Windham has stepped down as chair and Ross Buchanan has stepped down as secretary; Juliet continues to serve on the committee while Ross has taken up the role of secretary for the Cell of Our Lady of Walsingham at All Saints Notting Hill.

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 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.

Friends of All Saints Margaret Street

With the arrival of the Reverend Dr Peter Anthony in May 2021 an ambitious plan to revive the Friends was started. From January 2022 there will be two levels of subscription, £25 per annum for Friends and £120 per annum conferring Benefactor status with additional benefits such as an annual lunch or dinner. All Friends will

receive the new bi-annual Parish Paper and will be expressly invited to attend High Mass on the Feast of the Dedication. They will continue to be prayed for by name regularly at the daily Mass. The parish has many supporters overseas, particularly in the USA. Live streaming of services is expected to encourage a healthy influx of Friends living there. Existing Friends who so wish will be carried over to the new organisation.

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 being updated to include complete information about every aspect of parish life.

The monthly parish paper was published for the last time in December 2021. The regular readership of the printed paper had reduced significantly over the last few years. Other means of disseminating information have taken over including the website and weekly newsletters. A larger and visually more attractive printed publication is planned to be released twice a year from Eastertide in 2022.

We have an active page on Facebook. You can also find us on Instagram and Twitter @asmsW1.

Part 4: Financial review

Brief statement on the PCC's financial affairs for the year ended 31 December 2021 by the Hon. Treasurer

Unrestricted Funds

It has been another difficult year given that for much of the year church activities were significantly reduced due to the COVID-19 pandemic. Having said that, although the deficit in respect of the unrestricted funds is higher than the previous year at £13,536 (2020: £9,207), this is without any support from the All Saints Foundation (ASF) who provided a one-off grant during 2020 of £20,000 or the receipt of any legacies (2020: £10,000).

Incoming Resources

General congregational giving excluding non-recurring grants totalled £177,856 which is less than the £184,897 received in the previous year and consideration will need to be given as to how to increase this. Rental income held up at £61,026 whilst other property income brought in £29,021 which included over £10,000 for allowing access for filming in the church.

Resources Used

As in previous years, the PCC contributed an amount over and above our standard Diocesan costs to the Common Fund in the sum of £130,000 and this remained the PCC's largest item of expenditure. The musical activities were impacted for part of the year and as a result the overall music costs including the wages paid to the Director of Music and Assistant Director of Music totalled £96,273 of which £54,000 was received in grants from the All Saints Church Marylebone Choir and Music Trust (ASCMCMT).

As always, there is a need for a large level of general maintenance which is reflected in the £25,326 paid out during the year.

Restricted Funds

The restricted income during the year totalled £133,918, the majority of which related to grants from the ASCMCMT as mentioned above but also included £35,000 from the ASF to re-decorate the vicarage.

After allowing for restricted expenditure for the year of £119,632, there is a restricted balance at the year-end of £97,608 of which £51,468 is available for future restoration works.

Reserves

As at 31 December 2021, there are unrestricted reserves of £18,813 of which £11,179 are undesignated.

Audit

As the income of the PCC is below the audit threshold and unlikely to go above it in the foreseeable future, the PCC agreed on 8 March 2021 to dispense with an annual audit of the financial statements and appoint an independent examiner.

Part 5: Financial statements

These form part of this annual report and are set out in this document starting on page 11.

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 2021:

1. To work with the parish priest on developing the mission and ministry of the parish having regard to the Mission Action Plan agreed by the PCC in August 2021.
2. Progress the scheme for upgrading the kitchen and WC facilities in the basement.
3. Complete a review of our governance procedures including our policy on risk.

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. Those who attend services are encouraged to register on the electoral roll and attend the annual meeting in which members of the PCC are elected.

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 2021 until the date this report was approved were: the Reverend Dr Peter Anthony (Vicar and Chair, from 20 May 2021), the Reverend Dr Michael Bowie (assistant priest), the Reverend Julian Browning (honorary assistant priest), John Forde (churchwarden and from 30 May 2021 vice-chair), Christopher Self (churchwarden), Martin Amherst-Lock (lay member, from 30 May 2021) Charlotte Black (lay member), Gillian Dare, (lay member, until 30 May 2021), Janet Drake (Deanery Synod member), Paul Faithfull (lay member, from 30 May 2021), Nick Gralka (lay member), Aiden Hargreaves-Smith (General Synod member), Patrick Hartley (lay member), Kate Hodgetts (lay member), Ian Lyon (lay member), Judith Mather (lay member), John McWhinney (lay member), Frances O'Neil (Deanery Synod member), Keith Postance (lay member), Huw Pryce (lay member and vice-chair until 30 May 2021), Cedric Stephens (Deanery Synod member), Christopher Swift (lay member), Colin Symes (lay member, from 30 May 2021), Jeremy Thorp (lay member, from 30 May 2021), Shawn Welby-Cooke (lay member) and Geoffrey Woodcock (lay member)

The PCC made the following appointments during 2021:

Vice Chair	John Forde
Hon. Treasurer	Patrick Hartley
Hon. Secretary	John McWhinney
Electoral Roll Officer	Catherine Hodgetts
Senior Sidesman	Keith Postance
Safeguarding Officer (children)	Janet Drake
Safeguarding Officer (vulnerable adults)	Chris Self

Members of the standing committee were the Reverend Dr Peter Anthony (from 20 May 2021) John Forde, Chris Self, the Reverend Dr Michael Bowie (until 30 May 2021), Patrick Hartley, Judith Mather (until 30 May 2021), John McWhinney and Huw Pryce (until 30 May 2021).

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 three times by Zoom in the first four months of 2021, then immediately after the APCM on 30 May to appoint officers and two physical meetings in the second half of the year. The PCC held an away day on Saturday 24 July at St Giles-in-the-Fields to discuss a new mission action plan.

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.

During 2021 the PCC considered a number of governance issues relating to employment status, tenancies and financial delegation. This process is ongoing.

Clergy

The Vicar and Parish Priest since 20 May 2021 is the Reverend Dr Peter Anthony.

The assistant priest is the Reverend Dr Michael Bowie.

The Reverend Julian Browning is licensed to the parish as honorary assistant priest.

Associated charitable trusts

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

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.

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

After closure starting from March 2020 due to the COVID-19 pandemic, the club management committee decided on a cautious approach to re-opening with the relaxation of restrictions in July 2021. From 25 July, drinks were served in the courtyard for new or deferred birthday celebrations, with the club bar opening only after evening services. From the middle of August normal service resumed: the bar opened for one hour after Sunday services and major weekday feasts. Sherry was also served in the courtyard during the summer months.

The bar continues to provide a much valued place where worshippers can socialise, bring guests and welcome new members. Thanks are due to the new volunteers who have come forward to help with serving, but also and especially to the established core of helpers whose contribution to this vital ministry of welcome is crucial to its success. Throughout the lockdown the club continued to pay a service charge to the PCC.

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 31 August 2021, the PCC resolved to reaffirm its commitment to the diocesan safeguarding policy which it is asked to do at the first full meeting following the annual parochial church meeting each year. The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults). Janet Drake served as safeguarding officer for children and Chris Self as safeguarding officer for vulnerable adults. One matter of concern was raised during the year which the diocese dealt with on our behalf.

Health, Safety & Buildings committee

Members of the Health, Safety & Buildings committee in 2021 were: Nick Gralka (chair), John Forde, Keith Postance and Mark Fleming. The committee provided the following report.

General

The committee is happy to report there have been no serious incidents at All Saints in 2021 but it remains receptive to any opportunity to improve aspects of safety. COVID-19 restrictions as per government guidelines were followed at all times; the support of clergy, choir, staff and parishioners in this matter was appreciated. Risk assessments were undertaken for all public processions.

Following an annual review and minor amendments, the PCC have again retained Ecclesiastical Insurance. The Health & Safety policy was approved for a further 12 months by the PCC at its first meeting in 2022. As incumbent, the Reverend Dr Peter Anthony is now the main named person in the health and safety policy and the insurers have been notified accordingly.

The courtyard has been maintained in excellent condition: regular attendance and gardening by Shawn Welby-Cooke is much appreciated as it has continued to offer a beautiful and welcoming space to both worshippers and visitors.

Inspections

Inspection by members of the committee have been undertaken throughout the year both internally and externally at around 3 monthly intervals. Fr. Peter Anthony and John Forde have each taken part in assisting Nick Gralka during at least one of these visits. Photographic evidence maintained and promulgated. Roof areas in apparent satisfactory order with no missing slates (tiles) evident. No rodent or pigeon problems in tower noted. Access

doors and hatches found secured as previously. Ladders, steps and foot assists all in order. Safety wires found secure and ready for immediate employment.

Internal and external (ground level) inspections undertaken on a monthly basis with a three-monthly walk round of public and non-public areas. When required corrective action seen to have been taken and/ or relevant people notified.

Events & Hospitality committee

Members of the committee: Chris Self (Chair), Janet Drake, Kate Hodgetts.

The committee usually meets periodically to consider events planned at All Saints and the level of hospitality required. During the first half of 2021 activities remained curtailed by restrictions, but once more freedom was allowed, a number of activities took place during the second half of the year. Two clerical birthdays were celebrated in the courtyard at the beginning of August, and at the Solemnity of the Assumption on Sunday 15th August modest catering was provided for a congregation that had filled the church, a memorable occasion after the long period of privation. Our first baptism after COVID-19 restrictions were eased took place at the end of September, and a party was held in the courtyard after Mass. Refreshments were provided for two study days and for a visit from Pusey House. A number of carol services took place at which mulled wine and mince pies were served.

Outward Giving committee

Members of the committee: Janet Drake (Chair), the Reverend Dr Peter Anthony, the Reverend Dr Michael Bowie and Frances O'Neil

To reduce risk of COVID-19 transmission the committee met once in person during the year but continued to communicate by email. The committee recommended and the PCC agreed that the Lent appeal which raised around £6,500 be distributed between the Anglican Communion Fund, the American Church Soup Kitchen, Tottenham Court Road, towards the costs of their mental health worker and the Bishop of London's Lent Appeal focussing on Youth Violence. The Festival Appeal raised £4,500 for distribution between the American Church Soup Kitchen (mental health worker) and the Welcome Churches Emergency Afghan Fund.

At the lunchtime carol service, £200 was donated which was also given to the American Church Soup kitchen.

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 was delegated to the assistant priest and churchwardens who were assisted by the parish office administrator.

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.

Independent Examiner: Francis Lee & Co., Chartered Certified Accountants, 62 Ainsdale Road, London W5 1JX

Church Architect: Karen Butti MA, Grad Dipl Cons(AA), RIBA, AABC of Thomas Ford and Partners

PCC OF ALL SAINTS MARGARET STREET
STATEMENT OF PCC RESPONSIBILITIES
YEAR ENDED 31 DECEMBER 2020

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 28 April 2021 and signed on their behalf by the Rev. Dr Peter Anthony (PCC chair)

.....

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

I report on the accounts of the PCC of All Saints Margaret Street for the year ended 31 December 2021, which are set out on pages 11 to 21.

Respective responsibilities of Trustees and Examiner

As Trustees, you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to examine the accounts under section 145 of the 2011 Act; to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and to state whether particular matters have come to my attention.

Basis of Independent Examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Trust and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the accounts and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to these matters set out in the statement below.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 130 of the 2011 Act; and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Francis Lee
Francis Lee & Co.
Chartered Certified Accountants
62 Ainsdale Road
London W5 1JX

Date

PCC OF ALL SAINTS MARGARET STREET
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR TO 31 DECEMBER 2021

	Note	Unrestricted funds £	Restricted funds £	2021 Total £	2020 Total £
Incoming resources					
Voluntary income	7A	177,856	133,918	311,774	303,845
Income from investments	7B	90,227	-	90,227	80,835
Activities for generating funds	7C	590	-	590	594
Income from Church activities	7D	<u>6,193</u>	<u>-</u>	<u>6,193</u>	<u>7,185</u>
Total incoming resources		<u><u>274,866</u></u>	<u><u>133,918</u></u>	<u><u>408,784</u></u>	<u><u>392,459</u></u>
Resources expended					
Costs of generating voluntary income	8A	330	1,483	1,813	4,795
Church activities – mission and Charitable giving	8B	-	3,011	3,011	17,064
Church activities – directly relating to the work of the Church	8C	286,782	115,138	402,010	378,417
Governance costs	8D	<u>1,200</u>	<u>-</u>	<u>1,200</u>	<u>1,920</u>
Total resources expended		<u><u>288,402</u></u>	<u><u>119,632</u></u>	<u><u>408,034</u></u>	<u><u>402,196</u></u>
Net incoming resources		(13,536)	14,286	750	(9,737)
Balance b/f at 1 January 2021		<u><u>32,349</u></u>	<u><u>83,322</u></u>	<u><u>115,671</u></u>	<u><u>125,408</u></u>
Balance c/f at 31 December 2021		<u><u>18,813</u></u>	<u><u>97,608</u></u>	<u><u>116,421</u></u>	<u><u>115,671</u></u>

The notes on pages 14 to 21 form part of these financial statements.

PCC OF ALL SAINTS MARGARET STREET

BALANCE SHEET AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets for use by the PCC	9	<u>6,001</u>	<u>6,001</u>
Current assets			
Stock		5,227	5,686
Debtors	10	6,219	43,924
CBF deposits		125	125
Cash and CBF re: Restoration		6,813	4,147
Cash at bank and in hand		<u>107,321</u>	<u>59,466</u>
Total		125,705	113,348
Liabilities: amounts falling due within one year	11	<u>(15,285)</u>	<u>(3,678)</u>
Net current assets		<u>110,420</u>	<u>109,670</u>
Net assets		<u>116,421</u>	<u>115,671</u>
Funds			
Unrestricted			
Undesignated		11,179	24,715
Designated		<u>7,634</u>	<u>7,634</u>
Total unrestricted funds	12	18,813	32,349
Restricted	13	<u>97,608</u>	<u>83,322</u>
Total	14	<u>116,421</u>	<u>115,671</u>

Approved by the parochial church council on 28 April 2022 and signed by:

.....
The Rev. Dr Peter Anthony, PCC chair

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

The notes on pages 14 to 21 form part of these financial statements.

PCC OF ALL SAINTS MARGARET STREET

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2021

	2021	2020
	£	£
Net income/(expenditure) for the year as per the SOFA	750	(9,737)
Adjustments for:		
Dividend, interest and rents from investments	(90,227)	(80,835)
(Increase)/decrease in stocks	459	357
(Increase)/decrease in debtors	37,705	(23,395)
Increase/(decrease) in creditors	<u>11,607</u>	<u>(10,324)</u>
Net cash provided by/(used in) operating activities	<u>(39,706)</u>	<u>(123,934)</u>
Cash flows from operating activities		
Net cash provided by/(used) in operating activities	(39,706)	(123,934)
Cash flows from investing activities		
Dividend, interest and rents from investments	<u>90,227</u>	<u>80,835</u>
Net cash provided by/(used in) investing activities	90,227	80,835
Cash flows from financing activities		
Repayments of borrowing	—	—
Net cash provided by/(used in) financing activities	—	—
Change in cash and cash equivalents during the reporting period	50,521	(43,099)
Cash and cash equivalents at the beginning of the reporting period	<u>63,738</u>	<u>106,837</u>
Cash and cash equivalents at the end of the reporting period	<u>114,259</u>	<u>63,738</u>
Analysis of cash and cash equivalents		
Cash at bank and in hand	<u>114,259</u>	<u>63,738</u>
Total cash and cash equivalents	<u>114,259</u>	<u>63,738</u>

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2021**

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 2021.

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

Mission fund – these funds are reserved to provide continued support for the mission projects as decided on from time to time by the Outward Giving committee. Funds raised in relation to the lent appeal and festival appeal are included within the collections and appeals fund.

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 £337 was received in additional donations and recovered VAT under LPWGS and £1,434 was expended on non-routine maintenance.

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2021**

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.

Restoration appeal fund – these funds relate to the funds received and expended on the restoration project. During the year £2,700 was received in relation to ongoing restoration works. There was a balance of £51,468 in the restoration fund at the year end.

Live streaming fund – the fund was established in 2020 in order to acquire equipment for the live streaming of services during lockdowns. During 2021 additional funds at £2,500 were received and £3,320 expended leaving a balance at the year end of £12,012.

Vestments, hangings and sundries fund – these funds are used to acquire and repair vestments and hangings. During the year the funds from the vicar's discretionary fund was added to this fund and together with other receipts and legacies a total of £18,671 was received. After various repairs and replacements during the year, the balance of the funds as at 31 December 2021 was £11,762 which is to be put towards the cost of a new Spanish shape set of green High Mass vestments in 2022.

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.

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2021**

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 2021 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.

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 2021 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. Independent Examiner's remuneration

The remuneration payable to the independent examiner for examining the accounts is £1,440; the remuneration paid in the year for examining the previous year's accounts was also £1,440; in both cases inclusive of VAT.

5. Capital commitments

There were no financial commitments at 31 December 2021.

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 2021**

7. Incoming resources	Unrestricted Funds	Restricted	2021 Total	2020 Total
	£	£	£	£
A. Voluntary income				
Planned giving:				
- with Gift Aid	105,158	-	105,158	109,973
- Income tax recoverable	24,476	1,231	26,707	32,802
- Other	22,792	8,329	31,121	17,027
Collections at services	8,342	-	8,342	9,310
Wall safes	1,750	-	1,750	2,420
Sundry donations	7,811	18,101	25,912	28,552
Grants for the choir and music	-	54,000	54,000	54,000
Other grants	6,462	35,337	41,799	29,658
Appeals and special collections	65	9,220	9,285	7,215
Restoration Appeal	-	2,700	2,700	2,888
Legacies	-	5,000	5,000	10,000
Total	177,856	133,918	311,774	303,845
B. Investment income				
Interest – including Restoration Appeal interest	-	-	-	1
Rents receivable	61,026	-	61,026	60,180
Other income from lettings	29,201	-	29,201	20,654
Total	90,227	-	90,227	80,835
C. Activities for generating funds				
Shop sales	590	-	590	594
Total	590	-	590	594
D. Income from Church Activities				
Parish paper sales	736	-	736	1,072
Choir fees	5,258	-	5,258	5,664
Other fees	199	-	199	449
Total	6,193	-	6,193	7,185
Total incoming resources	274,866	133,918	408,784	392,459

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2021**

8. Resources expended

	Unrestricted Funds £	Restricted £	2021 Total £	2020 Total £
A. Costs of generating voluntary income				
Advertising	-	-	-	1,391
Fund-raising expenses	<u>330</u>	<u>1,483</u>	<u>1,813</u>	<u>3,404</u>
	<u>330</u>	<u>1,483</u>	<u>1,813</u>	<u>4,795</u>
B. Church activities- mission and charitable giving				
Mission and charitable giving	-	<u>3,011</u>	<u>3,011</u>	<u>17,064</u>
C. Church activities- directly relating to the work of the church				
Diocesan Common Fund contribution	<u>130,000</u>	-	<u>130,000</u>	136,800
Choir and music	2,841	55,250	58,091	69,234
Organ – tuning and repair	5,648	1,434	7,082	5,102
Altar, sanctuary and flowers	5,996	15,884	21,880	8,279
Clergy expenses	3,978	4,250	8,228	3,528
Shop cost of sales	622	-	622	357
Parish paper	588	-	588	966
Maintenance, repairs and renewals	25,326	35,984	61,310	55,630
Heat, light and water	12,979	-	12,979	1,077
Insurance	15,787	-	15,787	15,968
Walsingham parish retreat	-	-	-	150
Restoration appeal – costs incurred	-	-	-	2,435
Salaries, wages and staff expenses	71,539	-	71,539	63,367
Office expenses	10,677	2,336	13,013	13,935
Sundry expenses	143	-	143	632
Diocesan fees	-	-	-	-
Bank charges	<u>748</u>	-	<u>748</u>	<u>957</u>
Total	<u>286,782</u>	<u>115,138</u>	<u>402,010</u>	<u>378,417</u>
D. Governance costs				
Audit fee	<u>1,200</u>	-	<u>1,200</u>	<u>1,920</u>
Total resources expended	<u>288,402</u>	<u>119,632</u>	<u>408,035</u>	<u>402,196</u>

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2021**

9. Fixed assets for use by the PCC

	Freehold Building	Equipment	Total
	£	£	£
Gross book value:			
At 1 January 2021	6,000	12,419	18,419
Cost of equipment bought during year	-	-	-
Cost of equipment scrapped during year	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2021	<u>6,000</u>	<u>12,419</u>	<u>18,419</u>
Depreciation:			
At 1 January 2021	-	12,418	12,418
Charge for the year	-	-	-
Relating to scrapped equipment	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2021	<u>-</u>	<u>12,418</u>	<u>12,418</u>
Net book value			
At 1 January 2021	<u>6,000</u>	<u>1</u>	<u>6,001</u>
At 31 December 2021	<u>6,000</u>	<u>1</u>	<u>6,001</u>

10. Debtors

	2021	2020
	£	£
HM Revenue & Customs	3,338	34,635
Other debtors	<u>2,881</u>	<u>9,289</u>
Total	<u>6,219</u>	<u>43,924</u>

11. Liabilities

	2021	2020
	£	£
Due within one year:		
Other creditors	<u>15,285</u>	<u>3,678</u>
Total	<u>15,285</u>	<u>3,678</u>

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2021**

12. Unrestricted funds

	Opening balance £	Movement in 2021 £	Closing balance £
Undesignated:			
General	19,029	(13,077)	5,952
Shop stock	<u>5,686</u>	<u>(459)</u>	<u>5,227</u>
	24,715	(13,536)	11,179
Designated:			
6 Margaret Street	<u>7,634</u>	<u> -</u>	<u>7,634</u>
Total	<u>32,349</u>	<u>(13,536)</u>	<u>18,813</u>

13. Restricted funds

	Opening balance £	Income £	Expenditure £	Closing balance £
Vicar's discretionary fund	3,011	-	3,011	-
Mission	2,523	-	-	2,523
Collections and appeals	6,356	20,710	14,590	12,471
Choir and Music fund	4,382	54,000	55,250	3,132
Live streaming fund	12,832	2,500	3,320	12,012
Organ restoration appeal	5,330	337	1,434	4,233
Vestments, hangings and sundries	120	18,671	7,027	11,762
Restoration appeal	48,768	2,700	-	51,468
All Saints Foundation	<u> -</u>	<u>35,000</u>	<u>35,000</u>	<u> -</u>
Total	<u>83,322</u>	<u>133,918</u>	<u>119,632</u>	<u>97,608</u>

14. Analysis of assets over types of funds

	Fixed assets £	Net current assets £	Total £
Restricted funds	-	97,608	97,608
Unrestricted funds			
Designated	6,000	1,634	7,634
Undesignated	<u>1</u>	<u>11,178</u>	<u>11,179</u>
Total	<u>6,001</u>	<u>110,420</u>	<u>116,421</u>

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2021**

15. Staff costs	2021	2020
	£	£
Gross salaries	65,269	59,820
Employer's national insurance contributions	-	-
Pension contributions to defined contribution schemes	<u>5,270</u>	<u>3,547</u>
Total	<u>71,539</u>	<u>63,367</u>

The average number of lay staff during the year was 4 (2020: 4).

All lay staff are offered the option of joining NEST which is a workplace pension scheme set up by the Government. The contributions made by the PCC during the year totalled £5,270 (2020: £3,547) and were to a defined contribution scheme.

The PCC no longer makes any contributions to the Church Workers Pension Fund which is the Scheme administered by the Church of England Pensions Board. 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.

16. Net incoming resources for the year	2021	2020
	£	£
This is stated after charging:		
Independent Examiner's remuneration	<u>1,200</u>	<u>1,920</u>

17. Related parties

During the year £6,916 was paid to Ian Lyon, a member of the PCC, in fees for singing in the church choir.

During the year, Ian Lyon, a member of the PCC, paid rent of £15,516 for his occupation of the basement flat at 6 Margaret Street.

No other member received remuneration or expenses during the year.

During the year, donations received by the church from PCC members amounted to £23,574 of which £4,036 was given for restricted purposes.

18. Post balance sheet event

Following the removal of the majority of restrictions in the first quarter of 2022, the PCC no longer considers that COVID-19 will have an adverse effect on the PCC finances.

ALL SAINTS MARGARET STREET

**REPORT BY THE CHURCHWARDENS ON THE FABRIC AND ARTICLES
FOR THE YEAR ENDING 31ST DECEMBER 2021**

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

The baptistery walls

Restoration work is required where the fan convectors, associated pipework and electrical spur were removed in June 2018. 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 baptistery in the same red as used in 2010 in the blind arcades at the back of the nave. This would appear to be the scheme in an 1891 black and white photograph.

The proposal was submitted to the Diocesan Advisory Committee (DAC) on 21st June 2019. The archdeacon's letter of authorisation was issued on 14th November 2019. This work is still to be undertaken.

Electrical inspection and minor electrical works

The last NICEIC inspection of the mains electrical installation was undertaken in 2020; the next full inspection is due in 2025.

The automatic fire detection system is tested every six months and the emergency lighting installations at the required intervals each year.

The lightning protection for the spire is inspected annually by J W Gray. A test point was fitted on the copper down tape on the west side of the tower to accord with current requirements.

IT points for a microphone and a camera at the back of the north aisle to facilitate live streaming of the Mass celebrated each weekday day at the Lady Altar were installed at a cost of £983.65 excluding VAT which was recovered under the Listed Places of Worship Grant Scheme (LPWGS) and taken from a restricted fund established for this purpose.

The organ

The cost of works by Harrison & Harrison to repair catastrophic malfunction of the organ in February 2020 was eventually invoiced in 2021 in the sum of £489.72.

Works were undertaken by Watkins & Watson to rectify a longstanding problem with condensate drainage from the organ humidifiers at a cost of £1,195.

The costs of the above two items exclude VAT which was recovered under the LPWGS. The costs were charged against the restricted fund for organ maintenance.

Telecommunications transmitters in the tower

In 2020 two separate faculties were granted for modifications by NET to the installation in the tower and a further faculty was granted in 2021. The consented works were commenced in late November and completed in mid- December 2021. This necessitated opening the bell traps to allow equipment to be raised from and lowered to the baptistery below.

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 the stone step. In February 2014 this was recommended by the DAC 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 2022 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 20th 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 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 dishwashing. The original WC halfway 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. A cost plan was presented to the PCC in January 2020.

The detailed scheme will be informed by the access audit from 2018 by David Bonnet Associates which included recommendations to assist the ambulant disabled. Appropriate separation of the kitchen from the basement corridor will be made as recommended in the fire risk assessment report of 18th January 2016 by MA Sharman & Associates.

Other matters from the quinquennial inspection undertaken in 2019

A quinquennial inspection was undertaken by Colin Kerr of Thomas Ford & Partners in April and May 2019; the report was issued in the autumn of 2020.

A full survey and camera inspection of the underground drainage should be undertaken.¹

Extensive repair work is required to the courtyard, the gateway arch, the basement area ("the moat"), the railings and their stone plinth. 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.

¹ The last camera survey was undertaken by Dyno-Rod in 1999.

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.²

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

Annual churchwardens' inspection of the fabric

The interior and exterior of the church are periodically viewed in accordance with the recommendations of the Society for the Protection of Ancient Buildings. Mr Gralka on behalf of the churchwardens viewed the inside of the tower, the roof void over the chancel, and both north and south roofs to the nave, aisles and chancel in March, again in June with the new vicar and with John Forde in mid-October. On this last visit a rainwater hopper head, above the concealed north-west courtyard, was cleared of silt which was found to have accumulated over a discarded drink can.

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 lapsed after three years and has not been renewed. Diligence is required in relation to any redevelopment works proposed which abut the church site.

The terrier and inventory

The terrier and inventory revised and dated 24th June 2018 was presented by the churchwardens at the triennial visitation on 25th 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 7th 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 for display in the sacred silver galleries under a faculty granted by the consistory court on 2nd November 2004 and extended in 2019 to permit the loan to continue until 30th November 2022.

Three altar frontals with their superfrontals are on loan, under a faculty dated 2nd 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.

² This was not undertaken as part of the Chancel restoration in 2011.

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 31st December 2007. Further efforts will be made to dispose of these pews.

Annual churchwardens' inspection of the articles

Following the end of the year, an inspection of the articles was made on the feast of the Conversion of S Paul, Tuesday 25th January 2022. 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 remains in place.

New outdoor processional lanterns

All Saints Foundation presented a pair of massive outdoor processional lanterns in memory of the late Jean Harmsworth who died in 2019 and left a legacy to the Foundation. These were used for the first time at the head of the Assumption procession in 2021.

New and restored vestments and textiles

During 2021 the second set of three lace albs for high mass has been repaired with replacement of the plain fabric body of albs by Luzar Vestments. An anonymous gift was made to cover the cost.

An antique, probably nineteenth century, French canopy for processions of the Blessed Sacrament was purchased from Luzar Vestments. This was used for the first time on the Solemnity of Corpus Christi 2021 for the interior procession. An anonymous gift was specifically made to cover the cost.

The Spanish shaped chasubles and stoles in white, red and purple "Gainford" damask made by Watts and given in 2017 – 2018 were made into complete low mass sets by the addition of maniples, burses and veils. A burse and veil were added to the corresponding green set. The cost of these items was covered under sanctuary expenditure.

An anonymous donor has paid for two dalmatics, a deacon's stole, a second stole and three maniples all in green "Gainford" damask to incorporate the corresponding low mass set for high mass use.

A new Spanish shape set of green high mass vestments has been commissioned from Messrs Watts. The cost is being covered from the Margaret Spencer legacy, a significant anonymous donation and the remainder from the vicar's discretionary fund which is now being closed. (This was agreed at the PCC meeting on 27th October 2021.)

The old and decayed green Comper Cathedral damask high mass set, from the early years of Fr Mackay's vicariate, is with Stella Maris Vestments for assessment. The intention is remake this reusing the existing Austrian gold braid but with new Comper Jay green damask as this is a better match to the original colour than the current Cathedral green shade. The corresponding old low mass set will provide any additional braid necessary. It is hoped that a donation or donations will cover the cost.

A black legilium (lectern) fall in Fairford damask was made by J&M Sewing Services in November 2021. An anonymous gift was specifically made to cover the cost.

The archives

In May 2014 a substantial quantity of record documents was deposited at the London Metropolitan Archive 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.³

The above report was delivered in draft to the Parochial Church Council and was approved at its meeting on Thursday 28th April 2022.

Christopher Self

John Forde

Churchwardens 2021-2022
30th April 2022

³ The insurance provision for contents would not cover the full market value of unique or irreplaceable items.

ADDENDUM REPORT ON Nos 6, 7 & 8 MARGARET STREET

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 PCC 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 arranges the major works to the parsonage residence at No 7 although by convention the PCC pays for internal decorative works. Under a memorandum of agreement executed in October 2020 the PCC, who occupy the ground floor and basement of No 7 for office, sacristy and other parish purposes are now required to pay 35% of the total costs of quinquennial and structural works.

Following the grant of a faculty by the chancellor, the diocese arranged for the removal of a clay blockwork partition wall constructed circa 1928 which divided a second-floor room in No 7 to form a passageway to No 6. The PCC arranged the full redecoration and carpeting of the three floors to be occupied by the incumbent. The Foundation made a grant of £35,000 towards the total costs of £35,166. Except for the redecoration of the former 'study-diner' in 2009 this was the first time since 1995 that the PCC had incurred any significant expense on the interior of the parsonage accommodation.

A periodic inspection report on the electrical installation in Nos 6 and 8 was undertaken in 2018. A further inspection will be due in 2023.

The exterior of No 6 remains 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 longstanding 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.

In early December 2020, the boiler of the third floor flat in No 8 failed the gas safety inspection and was replaced that month at a cost of £4,860.00 invoiced in January 2021. The new flue goes up through the roof behind the gable parapet.

The combination boilers installed in 2008 – 2009 for the first and second floor flats in No 8 are coming to the end of their useful lives. The boilers selected and installed at that time were combination boilers with dual pipe flues to roof level to avoid the need for any terminals on the external facades. The advice now is that these should be replaced by more conventional boilers with balanced flues out through the wall. This is a listed building matter. Following the precedent set by the partition removal in No 7, this may be deemed to be a faculty jurisdiction matter. Further investigation is being undertaken on the most appropriate means of renewing the central heating and hot water provision.

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

No 7 Margaret Street is insured by the diocese but under the memorandum of agreement executed between the London Diocesan Fund and the PCC in October 2020 the latter is now responsible for paying 35% of the insurance premium relating to its occupation of the basement and ground floor.

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 2021-2022
30th April 2022

ALL SAINTS MARGARET STREET

REPORT ON THE WESTMINSTER (ST MARYLEBONE) DEANERY SYNOD 2021-2022

The Deanery Synod met four times since our last report to the APCM in 2021: May (zoom), July at St John's Wood, October at All Souls & March at All Saints. The main topics under discussion were:

Our response to improving Inclusion, Racial Justice and Integration within our Churches led by Revd Dr Jason Roach, the Equality and Diversity Lead for the Diocese of London.

Current initiatives are to:

1. Study and reflect on these cultural issues at clergy and lay staff study days.
2. Commit to greater truth telling as we read in James 5. The Bible denounces those who oppress the more vulnerable. The Diocese wants to develop a culture where people can be honest about their failures as well as their successes, especially around topics such as the legacy of the slave trade. Truth telling will enable people to respond appropriately to these issues.
3. Improve representation in the leadership team, so the Diocese can champion the cause of every Londoner. As a result, many leaders of diverse groups have been co-opted onto several committees.

He outlined thoughts for churches to consider:

1. Listening to a multiplicity of voices, including to those who are different from us.
2. Think through how we might adapt to different cultural needs within our congregations.
3. The need to seek justice for minority groups who experienced racial injustice and seek to support those who have been disadvantaged or disempowered in some way.

Two Cities Area Plan

Jack Noble in the Area Dean's absence gave a brief update on the meeting of the Marylebone Clergy Chapter when Archdeacon Adam Atkinson's Two Cities Area plan was tabled for comments. They discussed the demographics of London, recent challenges, property management and ministry opportunities. Comments were made by the Chapter including discussion of our specialised ministries, surprising diversity for a small deanery, and potential for collaboration including some areas relating to vulnerable and marginalised people. The Archdeacon is receiving comments.

Vision and Strategy for London Diocese Board for Schools was presented by Penny Robarts, Executive Chair, London Diocesan Board for Schools.

Penny started the presentation by mentioning that there are five schools in the Marylebone Deanery. Four are Primary schools and one is a Secondary School, which is also an Academy school. There are currently 161 Church of England Schools in the Diocese representing 58 thousand students, of which 19 are secondary and two are special schools. The vast majority are primary schools. The quality of the education every child receives is very good, measured by the SIAMS (Statutory Inspection of

Anglican and Methodist Schools) criteria which are rooted in John 10:10: that every child is welcome, that the education is distinctly Christian, that it impacts every aspect of school life and that it serves the common good.

The oldest school, Urswick in Hackney is 502 years old and the newest is The Wren in Finchley that will open a new school in Enfield in 2022. Bishop Ramsey in Hillingdon will also open in 2022. The schools serve a very socially, ethnically and racially diverse population. This is demonstrated by the fact that only 25% percent are white British, 40% of children speak English as a second language, 50% are from black Asian or other ethnic groups. The majority of the children qualify for school meals, which is a higher proportion than the London average. Children with special needs are higher than the London average. The aim is to provide a holistic education and that schools are places where both adults and children can flourish spiritually, emotionally and socially. Academic rigor is important as the LDBS recognises that it will open future doors for children.

Afghan Refugees – How we can reach out to those being housed locally?

Westminster has received 600 Afghans which include 400 children. The best way to get involved is to connect with Westminster Council. Ways to help include: helping with the distribution of clothes, befriending families by helping them to adjust to local life and show them where the amenities are, provision of toys.

At the July meeting news of three new Incumbents in the Deanery was welcomed: Revd Charlie Skrine (All Souls Langham Place), Revd Dr Lincoln Harvey (The Annunciation) and Revd Dr Peter Anthony (All Saints, St. Margaret Street).

The book ‘Living, Love and Faith’ which had been introduced at the February ’21 meeting, and reported at the last APCM, was discussed. Parishes had engaged with it at various levels. Individuals had found that there was value in listening to opinions different from one’s own on sensitive subjects which were normally thought to be too controversial for discussion.

A report was given on the work of Dr Krish Kandiah who is in the process of founding an organisation which will aim to facilitate action motivated by the goodwill of churches who wish to help **refugees and asylum seekers, most immediately those from Ukraine.**

Janet Drake

Aiden Hargreaves-Smith (General Synod)

Frances O’Neil

Cedric Stephens

ALL SAINTS FOUNDATION

Registered Charity No. 273390

ABBREVIATED ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The full report as approved by the Trustees may be seen on the Charity Commission website.

Trustees: The Vicar and Churchwardens (ex-officio), Mr Christopher Swift (PCC representative), Mr Paul Golding (until 24 June 2021), Mr Paul Gurnham (until 19 March 2021), Mr Damon Brash, Mr Geoffrey Woodcock (until 20 May 2021), Dr Colin Podmore (from 1 January 2021), Sir Timothy Waterstone (from 1 January 2021), Sir Robert Chote (from 10 October 2021) and Mrs Ruth Ward (from 10 October 2021).

The All Saints Foundation was set up by a Trust Deed dated 1 March 1977. 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	2021 Income £	2021 Capital £	2021 Total £	2020 Total £
INCOME AND ENDOWMENTS					
Donations		0	460	460	460
Gift Aid from HMRC		0	(503)	(503)	55
Legacies	1	0	7,975	7,975	217,446
Investment income	2	21,907		21,907	21,375
Gains / Losses on Investments	3	0	103,567	103,567	19,293
		<u>21,907</u>	<u>111,499</u>	<u>133,406</u>	<u>258,629</u>
EXPENDITURE ON RAISING FUNDS					
Costs of generating voluntary income		0	0	0	0
EXPENDITURE ON CHARITABLE ACTIVITIES					
Investment management fees		0	5,220	5,220	4,845
Grants made (to the PCC)	5	23,364	11,636	35,000	20,000
Payments for liturgical articles	6	0	11,187	11,187	0
Bank fees		0	0	0	0
Fee for Independent Examiner		745	0	745	360
		<u>24,109</u>	<u>28,043</u>	<u>52,152</u>	<u>25,205</u>
NET INCOME (EXPENDITURE) AND NET MOVEMENT IN FUNDS		(2,202)	83,456	81,254	233,424
Fund balances brought forward		2,202	1,381,056	1,383,258	1,149,834
FUND BALANCES CARRIED FORWARD		<u>0</u>	<u>1,464,512</u>	<u>1,464,512</u>	<u>1,383,258</u>

ALL SAINTS FOUNDATION

BALANCE SHEET AS AT 31 DECEMBER 2021

	Notes	2021 £	2020 £
DEBTORS			
Nil		0	0
Total debtors		<u>0</u>	<u>0</u>
FIXED ASSET INVESTMENTS			
Brewin Dolphin	3	905,067	814,976
CCLA	4	258,256	0
Total fixed asset investments		<u>1,163,323</u>	<u>814,976</u>
CURRENT ASSETS			
Deposit with CCLA		9,654	34,639
Cash at bank		292,255	533,006
Tax to be reclaimed		0	997
Total current assets		<u>301,909</u>	<u>568,642</u>
LESS: CURRENT LIABILITIES			
Creditors		720	360
Net current assets		<u>301,189</u>	<u>568,282</u>
TOTAL ASSETS LESS LIABILITIES		<u>1,464,512</u>	<u>1,383,258</u>
FUNDS			
ACCUMULATED FUND			
CAPITAL		1,464,512	1,381,056
INCOME		0	2,202
ACCUMULATED FUND		<u>1,464,512</u>	<u>1,383,258</u>

Note 1 - Legacies: A further legacy of £1,975 was received from the estate of the late Marion Eva Hill. A legacy of £6,000 was received from the estate of the late Jean Harmsworth.

Note 2 - Investment Income: £21,892 was received from the investment portfolio and £15 on the monies held on deposit.

Note 3 - Share Portfolio: The share portfolio increased in capital value by £90,091 net of investment management costs during the year.

Note 4 - CCLA Investment: During 2021 a decision was made to move cash held at the bank or on deposit earning virtually no interest to investment in CCLA's CBF Church of England Investment Fund.

Note 5 - Grants made to the PCC: £35,000 towards the cost of works in the vicarage during the vacancy.

Note 6 - Payments for liturgical articles: A further £9,187 for the conservation of the embroidered white high altar frontal and £2,000 for a pair of outdoor processional lanterns in memory of Jean Harmsworth.

Note 7 - Contingent Liabilities and Non-Contractual Commitments: The Foundation has a 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

*Registered Charity No 802994*ABBREVIATED ANNUAL REPORT FOR YEAR ENDED 31ST DECEMBER 2021*The full report as approved by the Trustees may be seen on the Charity Commission website.*

The Trust was set up by a Trust Deed dated 22nd February 1990 and is a Registered Charity; its object is to maintain and promote church music in St. Marylebone and in particular at All Saints Church.

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

RESTRICTED FUNDS	2021		2020	
	Income £	Capital £	Income £	Capital £
TOTAL INCOME & ENDOWMENTS				
Donations and Legacies		8,870		39,510
Investments:				
Dividends	53,502		47,953	
Interest	2,686		2,855	
TOTAL INCOME	<u>56,187</u>	<u>8,870</u>	<u>50,808</u>	<u>39,510</u>
EXPENDITURE ON RAISING FUNDS				
Bank charges	120		120	
Accountancy	404		384	
Brokers Fees	321	11,554	303	10,337
TOTAL	<u>845</u>	<u>11,554</u>	<u>807</u>	<u>10,337</u>
EXPENDITURE ON CHARITABLE ACTIVITIES				
Grant to All Saints PCC for music	50,400		50,400	
Grant for John Birch Organ Scholarship	3,600		3,600	
TOTAL	<u>54,000</u>		<u>54,000</u>	
Profit/(loss) on sale of investments		-6,249		-70,102
NET INCOME	<u>1,343</u>	<u>-8,933</u>	<u>-3,999</u>	<u>-40,928</u>
Revaluation of investments		214,590		-31,876
NET MOVEMENT OF FUNDS	1,343	205,657	-3,999	-72,805
Total funds brought forward	13,676	1,811,139	17,675	1,883,944
Total funds carried forward	<u>15,019</u>	<u>2,016,796</u>	<u>13,676</u>	<u>1,811,139</u>

ALL SAINTS CHURCH MARYLEBONE CHOIR AND MUSIC TRUST

BALANCE SHEET AT 31ST DECEMBER 2021

	Notes	31 st December 2021 £	31 st December 2020 £
FIXED ASSETS			
Investments	Equities	1,710,260	1,440,164
	Fixed Interest	0	79,568
	Bonds	<u>277,672</u>	<u>177,953</u>
	1	<u>1,987,932</u>	<u>1,697,685</u>
CURRENT ASSETS			
Bank current account		2,913	50,508
Deposit accounts			
	Central Board of Finance	819	36,818
	Brewin Dolphin	<u>40,551</u>	<u>40,184</u>
CURRENT ASSETS		44,283	127,510
CREDITORS: amounts due within one year		<u>-400</u>	<u>-380</u>
NET CURRENT ASSETS LESS CURRENT LIABILITIES		<u>43,883</u>	<u>127,130</u>
NET ASSETS		<u>2,031,815</u>	<u>1,824,815</u>
FUNDS			
Capital Fund	2	2,016,796	1,811,139
Income Fund		<u>15,019</u>	<u>13,676</u>
TOTAL FUNDS		<u>2,031,815</u>	<u>1,824,815</u>

LEGACIES AND DONATIONS: There was a grant of £4,500 from the Ofenheim Trust and a legacy of £4,000 from the estate of the late Jean Harmsworth. Smaller gifts totalled £370.

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 31ST DECEMBER 2021

Subject to approval by the Club AGM to be held in 2022

INCOME AND EXPENDITURE ACCOUNT

	<i>Notes</i>	2021		2020	
		£	£	£	£
INCOME					
Bar takings		3,176		2,390	
Cost of sales	1	<u>(2,896)</u>		<u>(1,854)</u>	
Gross contribution from bar			280		536
Courtyard Refreshments		-		198	
Cost of sales		<u>-</u>		<u>0</u>	
Gross profit from courtyard					197
Lunches		-		177	
Related costs		<u>-</u>		<u>0</u>	
Gross profit from lunches					177
Membership			750		750
Bank interest			1		11
Donations					<u>0</u>
TOTAL INCOME			1,031		1,671
EXPENSES					
Maintenance, service charge, cleaning, heat and light	2	(1,850)		(2,700)	
Repairs and renewals		(228)		0	
Bank charges, licence fees		(29)		(44)	
Donations to external charities				0	
Depreciation				<u>0</u>	
TOTAL EXPENSES			<u>(1,607)</u>		<u>(2,744)</u>
SURPLUS/ (DEFICIT) FOR THE YEAR			(576)		(1,073)
GENERAL FUND					
Surplus b/fwd			<u>10,397</u>		<u>11,524</u>
Total fund			<u>9,821</u>		<u>10,451</u>
Surplus c/fwd			<u><u>9,821</u></u>		<u><u>10,451</u></u>

Notes

All Saints Club resumed operating after main Sunday services and weekday high masses in August 2021.

1. The cost of sales includes 52 bottles of wine provided for church functions at a cost of £364 and refreshments of £339.
2. This includes the contribution made by the club to the PCC to cover the cost of using the basement facilities which was £1,350 in 2021.

ALL SAINTS CLUB

ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

Subject to approval by the Club AGM to be held in 2022

BALANCE SHEET AS AT 31ST DECEMBER 2021

	2021		2020	
	£	£	£	£
	<i>Notes</i>			
CURRENT ASSETS				
Bar stock	2,012		2,178	
Cash at bank	7,809		8,273	
Debtors			0	
		9,821	10,451	
CURRENT LIABILITIES				
Creditors			0	
NET CURRENT ASSETS		<u>9,821</u>	<u>10,451</u>	
NET ASSETS		<u>9,821</u>	<u>10,451</u>	
Represented by:				
GENERAL FUND		<u>9,821</u>	<u>10,451</u>	

Officers of All Saints Club:

The following were appointed at the Annual General Meeting of the Club held in 2019:
Chairman, Prebendary Alan Moses (until 3 November 2019); Vice Chairman, Christopher Self;
Honorary Secretary, Martin Woolley; Honorary Treasurer, Robin Clutterham;
Honorary Membership Secretary, Grenfell Prince; Honorary Bar Steward, Kate Hodgetts.

There was no annual meeting in 2021 due to the pandemic.