

—ALL SAINTS—
MARGARET STREET



ANNUAL REPORTS FOR 2022

**Parochial Church Council
annual report and financial statements**

Churchwardens' report on the fabric and articles

A report on the proceedings of 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

2022

Parochial Church Council (PCC) of All Saints Margaret Street**Annual Report and Financial Statements for the year ended 31 December 2022**

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Annual Report of the Parochial Church Council (PCC) of All Saints Margaret Street for 2022

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 2022 the divine office has been recited privately and the mass celebrated publicly in the church.

During 2022 there were no significant capital works except for the interior repairs and redecoration of No. 6 following the departure of the former assistant curate and in anticipation of the arrival his successor; this was paid for 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, but to some lesser extent than in the previous two years, by the national restrictions due to the COVID-19 pandemic until these were lifted in the spring.

The opportunity to receive from the chalice at all masses was reinstated from Easter Sunday, with those communicating at the high altar receiving kneeling at the altar rail. A second communion station before the lady altar for those who wish to receive standing at nave floor level has been maintained. The practice of intinction (communicants dipping the host in the chalice) remains strictly forbidden.

The Saturday evening vigil mass of Sunday was reinstated on Easter Saturday 23 April and has been maintained since then. Attendance at the Saturday vigil mass fulfils the Sunday obligation.

Following reopening of churches after the lockdown in 2020 solemn evening masses were sung at 6 PM. When the daily evening mass was reintroduced in late 2021 these were at 6:15 PM. After a time of experimentation and

consultation with those who regularly attended it was decided that all weekday evening masses should be at the same time of 6.30 PM which was introduced from Monday 3 October 2022.

The rosary continued to be recited before the noon mass on the second Saturday of the month with the support and participation of the members of the Cell of Our Lady of Walsingham

The Society of King Charles the Martyr held its principal commemoration of the royal martyr at All Saints' with a high mass on Saturday 29th January at 12 noon. This was for the second time while the Banqueting House undergoes repair and restoration.

Bishop Rowan Williams had originally been booked as the preacher for Holy Week in 2020 but this was cancelled due to the pandemic, with restrictions continuing into 2021. The parish was delighted to welcome Bishop Rowan for Holy Week 2022 when the celebration of the rites was restored in full. Daniel Formston, Alex Read, Harvey Solomon-Brady and John Wilkinson were confirmed during the High Mass of the Easter Vigil which was celebrated by Bishop Rowan.

For the first time in three years, the Walsingham National Pilgrimage took place in May and the Cell of Our Lady of Walsingham organised a coach from All Saints to the event. Because of the Queen's Jubilee celebrations this was on the early May bank holiday.

All Saints was consecrated on 28 May 1859. In 2022 the dedication festival was kept on Sunday 29 May, which was the Sunday after Ascension Day. The Friends of All Saints were also encouraged to be present if they could. A presentation was made to Fr Michael Bowie as he departed as our assistant priest. The high mass was followed by a parish lunch in the courtyard. Pentecost, Sunday 5 June was also the day when the church and nation celebrated the Queen's Platinum Jubilee. The High Mass was again followed by a parish lunch in the courtyard.

In 2022 the exterior procession of the Blessed Sacrament was restored through the parish following the high mass on the solemnity of Corpus Christi. The new canopy given in 2021 was used for the first time outside.

In late July, 21 pilgrims from All Saints – many for the first time – spent a weekend in Walsingham on the annual All Saints Parish Pilgrimage (again the first one for three years). This was organised by the Cell of Our Lady of Walsingham.

Evensong on the solemnity of the Assumption (anticipated on Sunday 14th August in accordance with common practice) 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 200 people were present.

During the first two weeks of December there were six carol services for external organisations: Magdalene College, Cambridge; Rugby School; Bishop's Diocesan College School, Cape Town; Merton College, Oxford; Magdalen College, Oxford and Freud's Communications. The parish service of nine lessons and carols was held on the Sunday evening of Advent IV. The poorly attended lunchtime carol service was discontinued, and a high mass was reintroduced on 8th December for the solemnity of the Immaculate Conception.

In addition to our honorary assistant priest, Fr Julian Browning, the following priests have assisted to maintain the celebration of the mass twice each day when our own staff of resident clergy was reduced in number: Fathers Aidan Bartlett, Anders Bergquist, Reg Bushau, James Chegwidan, Owen Dobson, Matthew Duckett, Jeremy Haselock, Roderick Leece, Peter McGeary, Barrie Newton, Jack Noble, Nigel Palmer, Tom Sander, Paul Thomas (since consecrated Bishop of Oswestry) and Guy Willis.

One of the chief works of Christian charity is prayer for the departed. There are usually requiem masses on the third Saturday of each month. There were several funeral and requiem masses for particular souls in 2022.

There was a high mass of requiem for the repose of the soul of Craig Williams RIP on Saturday 15 January. Craig had been a server for many years, sometime member of the PCC and a principal helper with the courtyard garden. He died in 2021 and his funeral had been held near his home in Middlesex.

The funeral rites of Rosemary Harris RIP were celebrated at All Saints' church on Wednesday 26 January. Her mortal remains were received into church and a High Mass of Requiem offered for the repose of her soul followed by the committal which took place the next day at Mortlake crematorium. Rosemary had been associated with All Saints for many years and had been a habitual congregant when she moved back from Dorset to London at the end of the last century.

A low mass of requiem was celebrated on 6 June for Brian Parker RIP who died in Australia and was the grandfather of Samantha who was unable to make the journey back for his funeral.

A high mass of requiem was celebrated for the repose of the soul of Gerald Reddington, priest, RIP on Saturday 25 June. Fr Gerald died during the lockdown in 2020 and his funeral was on the Isle of Wight. Fr Gerald had long been associated with All Saints where he married his wife, the actress Valery Gaunt. He served as honorary assistant priest of All Saints 1985-1989 before becoming vicar of St Barnabas Ealing and assisted from time to time at All Saints in his retirement.

A mass of requiem was celebrated the repose of the soul of Patricia Simpson RIP on 6 September with her family in attendance following her earlier cremation.

Immediately following the announcement of the death of Her Late Majesty Queen Elizabeth II, after the evening mass on the Nativity of our Lady on 8 September, the green ferial hangings were replaced with black hangings and black frontals were hung on both altars. The altar candles and stocks of unbleached wax were brought out. The following day the ritual empty catafalque was reconstructed to the same height as in the photographs of the requiem for her grandfather, King George V. All masses were of requiem for the repose of the late Queen's soul from the day after her death until the end of the day of her burial on 19 September, except for the feast of the Holy Cross when the mass of the day took precedence. A special High Mass of Requiem to the musical setting by Fauré was celebrated on Saturday 10 September; this was following by the absolutions. The solemn requiem on Sunday 11 September was sung to the setting by Victoria and that on Sunday 18 September to the setting by Maurice Duruflé.

The funeral mass, with choir, was celebrated for the repose of the soul of Keith Jaffa RIP on 30 September.

A mass of requiem was celebrated for the repose of the soul of David Robbin RIP on 30 September. His funeral was later held in early November at All Saints' West Dulwich where he had family connections.

A mass of requiem was celebrated on Saturday 10th December at 12 noon for the repose of the soul of Grenfell Prince RIP, who died and was cremated privately earlier in the year. Grenfell was a sometime member of the PCC, assisted in the bar where he was also club membership secretary and for many years cooked elaborate parish lunches.

Upon the announcement of the death of Pope Benedict XVI on the morning of 31 December the gold frontal was removed from the lady altar, replaced with black, and a low mass of requiem celebrated for the repose of the soul of the former Patriarch of the West.

Pastoral care

Confessions may be heard by a priest in church before low mass or by arrangement. The clergy visit parishioners in their homes or in hospital.

In late April it was announced that Fr Michael Bowie had been appointed as the new vicar of St Peter's Eastern Hill in Melbourne, Australia, and his last Sunday at All Saints would be 29 May. Fr Michael had been assistant priest of All Saints' since Passion Sunday, 6 April 2014. From November 2019 he was the sole priest actually in residence on the church site during the vacancy in the benefice and four months later the entirely unexpected national lockdown in 2020 cast the whole life of the parish into complete confusion. He instigated the online live streaming of the daily mass at that time which has successfully continued. He made enormous difference to the parish with his preaching and liturgical abilities together with his pastoral care and concern for many individuals.

Just before the solemnity of Christ the King it was announced that Fr Alan Rimmer, the assistant curate of St Stephens Gloucester Road would be moving to All Saints as assistant priest and licensed to the parish by the bishop of Fulham at evensong and benediction on Sunday 12 February 2023.

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 2022 there were 165 names on the electoral roll. There were a number who no longer satisfied the rules for continued inclusion of the roll and the revised roll presented to the APCM in 2022 stood at 135. At the end of the 2022 there was one deletion due to the death of Sybil Priestnell RIP and one addition with the roll remaining at 135. 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 2022.

On a normal Sunday (not including Easter Day or Christmas Day) there was an average of 158 attendees plus 2 children in church (2021: 87 and 2) and 59 live views (2021: 79).

During weekdays there were an average of 16 people each day at low mass (2021: 13) and an average of 15 live views (2021: 23).

On Easter Eve there were 129 worshippers and 107 communicants. Easter Day there were 254 worshippers and 170 communicants. The Easter number for 2022 were an overall increase on the corresponding numbers for 2019 before the pandemic lockdown. Christmas Eve there were 108 worshippers and 75 communicants. Christmas Day there were 87 worshippers and 70 communicants. Although the Christmas numbers for 2022 were marginally down on those for 2019, before the pandemic, there has always been a wide fluctuation in these figures each year as many of the regular congregation return to their families outside London. There were four baptisms of infants (2021: 2), one adult baptism, four candidates were confirmed (2021: 0) and no marriages (2021: 1) Three funerals were held in church this year (2021: 0).

Buildings

During 2022 the church has been open on Mondays to Fridays from late morning before the noon mass and closed after the evening mass.

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 catechesis

The Lent lecture was entitled "The Infinite Vision: St Augustine and the formation of the Western Mind." was given in church by Fr Dominic Keech on Friday 8 April just before Holy Week.

The autumn study day arranged for Thursday 20 October on "Seeing God: Theologies of the Transfiguration" at which the speakers were to be the Revd Dr Peter Anthony, Dr Gregory Tucker, and the Revd Dr Ayla Lepine, unfortunately, had to be cancelled the day before due to illness.

A book launch for Fr Peter Anthony's recently published academic monograph on the Transfiguration entitled, "Patristic Perspectives on the Transfiguration: Interpreting Vision" was held in church on 31 October. This attracted a large number of people many of whom were present at the solemn evensong of All Saints and solemn benediction which preceded the event.

The online zoom theology sessions continued in 2022 with five diverse subjects addressed: On 15 March, the vicar, led the session reflecting on reflecting on Rowan Williams' recent book, "Looking East in Winter: Contemporary Thought and the Eastern Christian Tradition."; On 10 May Fr Michael Bowie gave a presentation on 'Damned by our Knowledge': English religious anxiety in Graham Greene drawing on material from three of his novels, *The Power and the Glory*, *The Heart of the Matter* and *The End of the Affair*; On 12 July the vicar explored novels about the building of cathedrals focusing on Ben Hopkins' new historical novel, *Cathedral*, comparing this with other similar works and asking what is it about great buildings that seem to speak beyond

themselves about the divine and the power of human creativity? How do churches operate as sacraments of God's presence and why do they feel so necessary for the offering of Christian worship? On 6 September the Vicar led a seminar exploring contemporary biblical scholarship concerning the Eucharist through Brant Pitre's recent work on the Jewish origins of the mass 'Jesus and the Jewish Roots of the Eucharist: Unlocking the Secrets of the Last Supper'; On 15 November Fr Steve Rice led the seminar from North Carolina entitled "Christ and the Aliens: what would be the theological consequence of discovering life exists beyond our world?"

In 2022 there was a wide range of visiting preachers on Sundays and Holy Days: the Revd Dr Canon Jeremy Haselock on Wednesday 2 February 2022, the feast of Candlemas; the Revd Marjorie Brown, vicar of St Mary's, Primrose Hill, on 27 February 2022, Sunday Next Before Lent; the bishop of Fulham on 6 March 2022, Lent I, the bishop also celebrated the High Mass; the Revd Tom Sander, rector of St Giles-in-the-Fields on Sunday 27 March 2022, Lent IV; Dr Sister Gemma Simmonds, CJ, Margaret Beaufort Institute of Theology, Cambridge on Sunday 3 April 2022, Lent V, Passion Sunday; Bishop Rowan Williams preached at the principal liturgy each day in Holy Week and Easter Day, Sunday 10 April – Sunday 17 April, except on Tuesday 12 April when he was in Ukraine, he also was the celebrant at the high mass of the Easter vigil when he confirmed four candidates; The Revd Steve Rice, rector, St Timothy's, Winston Salem, North Carolina, USA, on Sunday 1 May 2022, Easter III, after high mass he gave a short presentation about the life of his parish, especially the extraordinary renewal of the church building which St Timothy's have undertaken recently entitled "The beauty of holiness and the holiness of beauty – why our church buildings matter"; The Revd Carol Barret Ford, vicar, St Martin's, Gospel Oak on Sunday 15 May 2022, Easter V; The Revd Max Bayliss, chaplain, Queens' College, Cambridge on Thursday 16 June, the solemnity of Corpus Christi; The bishop of Fulham on Sunday 3 July, feast of St Thomas the Apostle, the bishop also celebrated the mass, admitted the new churchwardens to office and blessed the new green high mass vestments; The Revd Graeme Rowlands, vicar of St Silas', Kentish Town on Sunday 14 August, the Assumption of Our Lady (anticipated), at solemn evensong before the external procession; The Revd Dr Barry Orford on Sunday 4 September, Trinity XII; The Revd Clare Dowding, rector of St Paul's, Rossmore Road and area dean on Sunday 23 October, Trinity XIX; The bishop of Fulham on Tuesday 1 November, the solemnity of All Saints', the bishop also celebrated the high mass; The Revd Andreas Wenzel, vice principal of St. Stephen's House, Oxford on Wednesday 2 November, commemoration of All Souls'; The Revd Nigel Palmer, assistant priest of St. Michael's, Croydon on Sunday 6 November, in the octave of All Saints'; The Revd Bruce Batstone, rector of Hornsey on Sunday 11 December, Advent III and the Revd Dr Barry Orford on 24 December at the solemn midnight mass of Christmas.

The vicar with a group of eleven parishioners joined the retreat weekend in Walsingham from Friday 2 until Sunday 4 December. The retreat leader: Bishop Roger Jupp, vicar of St Lawrence, Long Eaton. The retreat was silent from after supper on Friday night to the Mass on Sunday morning.

The live streaming of the mass has continued, with more permanent cameras being installed. Especial thanks are due to volunteers especially Huw Pryce, Richard Everton and Paul Weston, who 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.

Including those participating in live services, All Saints' YouTube channel attracted 204,200 individual views, 28,700 viewing hours of live or recorded services during 2022 and 1,300 subscribers.

Ecumenism

During the Week of Prayer for Christianity in January 2022, it was a joy to welcome friends from Notre Dame de France francophone Catholic Church in Leicester Square to All Saints. They were given a tour of All Saints, tea in the Vicarage, and stayed for the evening office.

On the evening of Sunday 6th March 2022, Lent I, All Saints' hosted Dr Christian Stäblein, the Bishop of Berlin-Brandenburg on his first official visit to London since being appointed bishop in 2019. He sat in choir opposite the archdeacon of London. The Bishop of London had intended to be present in choir but was unable due to testing positive the previous day with coronavirus. Evensong was followed by solemn pontifical benediction at which the bishop of Fulham was celebrant. The liturgy was followed by a reception to which all parishioners were invited in honour of the bishop of Berlin and his delegation.

Volunteers

Volunteers made a significant and invaluable contribution to the life of All Saints. Committed volunteers continue to provide support: being in church on weekday afternoons to welcome visitors, serving in the sanctuary, assisting as sidesmen, serving refreshments after Sunday morning services, reading, gardening, posting on social media, arranging flowers, operating the cameras and maintaining the YouTube channel for live streaming.

The courtyard garden once again won the Gold Prize in the churchyard category of the London in Bloom competition. Our appreciation goes to Shawn Welby-Cooke for the huge amounts of time and effort he puts into the garden.

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

A group visited the exhibition “Dürer’s Journeys: Travels of a Renaissance Artist” at the National Gallery on Friday 14 January 2022 where a talk was given by Dr Susan Foister, deputy director of the gallery. This was followed by dinner at a restaurant nearby in Litchfield Street. On Friday 1 July there was a parish visit to the extraordinary Raphael exhibition at the National Gallery, followed by dinner in Litchfield Street. Fifteen parishioners made a trip to the Bridge Theatre to see “The Southbury Child” starring Alex Jennings on a very hot evening on Thursday 11 August.

In 2021 and 2022 an escort of Chelsea pensioners surrounded the statue of Our Lady in the Assumption procession. Twenty people took part in a parish visit to the Royal Hospital Chelsea on the morning of Saturday 8 October. One of pensioners present in the Assumption procession showed us around their quarters and Fr Steven Brooks, the chaplain, showed the group around the chapel. The visit ended with a drink in the Pensioners’ club. The participants paid the full costs of these events.

Friends of All Saints Margaret Street

The Friends of All Saints’ has experienced a remarkable rejuvenation over the past twelve months since it was re-founded in January 2022. In the past year, 181 people have joined the renewed Friends scheme. Of those 181, 105 are “Friends,” contributing £25 per year, and 76 are “Benefactors” contributing at least £120 per year. This represents annual giving of £11,745 to All Saints’. All Friends of All Saints’ receive the parish paper twice a year full of news, reports on recent events and speakers as well as details of upcoming services.

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 regularly updated to include complete information about every aspect of parish life. We also have an active and popular page on Facebook and post regularly on Instagram.

Part 4: Financial review

Brief statement on the PCC's financial affairs for the year ended 31 December 2022 by the hon. treasurer

Unrestricted Funds

It has been another difficult year with revenues substantially below pre-pandemic levels and this has resulted in a deficit for the year of £822. This would have been significantly higher had Fr Michael Bowie not left in May 2022 and the PCC had been required to fund two priests for the full year. Given the precarious state of the finances, efforts have been made to reduce costs in 2023 and a stewardship campaign launched to try and make the books balance in the short term. Further efforts will be required in the mid to long term to ensure that we can continue to finance a full parish life.

Incoming Resources

General congregational giving excluding legacies totalled £208,401 which is an encouraging increase on the £177,856 received in 2021. Rental income increased slightly at £63,732 whilst other property income brought in £29,733. However, without significant investment it is unlikely that additional further income can be realised from this source. This though is an area that with imaginative planning might provide significant funding in the mid to long term.

Resources Used

The PCC contributed an amount to the diocesan common fund of £110,585 which was less than anticipated following Fr Michael Bowie's return to Australia. This remained one of the PCC's largest items of expenditure. The overall music costs including the wages paid to the director of music and assistant director of music totalled £124,267 of which £63,000 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 £24,202 paid out during the year.

After excluding the wages paid to the director of music and assistant director of music, the wages paid to the sacristan, choir librarian and parish administrator totalled £44,344.

Restricted Funds

The restricted income during the year totalled £168,259, a large part of which related to grants from the ASCMCMT as mentioned above but which also included £46,000 from the All Saints Foundation to re-decorate No 6 Margaret Street in the advance of the arrival of Fr Alan Rimmer.

After allowing for expenditure for the year of £169,407, there is a restricted balance at the year-end of £96,460 of which £53,046 is available for future restoration works.

Reserves

As at 31 December 2022, there are unrestricted reserves of £17,991 of which £10,357 are undesignated. This is clearly insufficient and increasing the level of reserves over the next few years must be one of the top priorities.

Part 5: Financial statements

These form part of this annual report and are set out in this document starting on page 12.

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 2023:

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. Complete a review of our governance procedures including financial controls and our policy on risk.
3. To hold a further PCC away day in the summer of 2023 to consider future developments including how the WC and kitchen facilities should be upgraded.

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 2022 until the date this report was approved were: the Revd Dr Peter Anthony (vicar and chair), the Revd Dr Michael Bowie (assistant priest until 31 May 2022, licensed to the end of July 2022), the Revd Alan Rimmer (assistant curate from 12 February 2023) the Revd Julian Browning (honorary assistant priest), John Forde (lay member from 22 May 2022, vice chair, churchwarden until 3 July 2022), Christopher Self (churchwarden until 3 July 2022), Kate Hodgetts (lay member until 22 May 2022, member as churchwarden elect from 22 May 2022 and churchwarden from 3 July 2022), Huw Pryce (member as churchwarden elect from 22 May 2022 and churchwarden from 3 July 2022), Martin Amherst-Lock (lay member until 2 May 2022), Charlotte Black (lay member, until 22 May 2022), Kirill Dashkovskiy (lay member, from 22 May 2022), Janet Drake (Deanery Synod member), Richard Everton (lay member, from 22 May 2022), Paul Faithfull (lay member, until 28 April 2022), Rachel Foss (lay member, from 22 May 2022), Daniel Fielden (lay member, from 22 May 2022), Nick Gralka (lay member), Aiden Hargreaves-Smith (General Synod member), Patrick Hartley (lay member), Ian Lyon (lay member until 22 May 2022), Judith Mather (lay member), John McWhinney (lay member), Frances O'Neil (Deanery Synod member), Keith Postance (lay member), Cedric Stephens (Deanery Synod member), Christopher Swift (lay member), Colin Symes (lay member), Jeremy Thorp (lay member), Shawn Welby-Cooke (lay member, until 22 May 2022) and Geoffrey Woodcock (lay member).

The PCC made the following appointments during 2022:

Vice-chair	John Forde
Hon. treasurer	Patrick Hartley
Hon. secretary	John McWhinney
Electoral roll officer	Daniel Fielden
Senior sidesman	Keith Postance
Safeguarding officer (children and vulnerable adults)	Janet Drake

Members of the standing committee were the Reverend Dr Peter Anthony), John Forde, Chris Self (until 3 July

2022), Kate Hodgetts (from 3 July 2022), Huw Pryce (from 3 July 2022), the Revd Dr Michael Bowie (until 22 May 2022), Patrick Hartley and John McWhinney.

There is no formal induction process for new members of the PCC. However, Charity Commission 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 PCC had four full meetings in 2022 plus a short meeting immediately after the APCM on 22 May solely to appoint officers; all meetings in 2022 were in person.

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 controls. This process is ongoing.

Clergy

The vicar and parish priest is the Revd Dr Peter Anthony.

The Revd Michael Bowie was licensed as assistant priest until the end of July 2022.

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

The Reverend Alan Rimmer licensed as assistant priest on 12 February 2023.

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) 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) has among its objects the maintenance and repair of the church.

All Saints' Club

The bar opened after both main Sunday services and major weekday feasts throughout the year. This was the first complete year of operating since 2019. The Bar is an important venue for members to meet and to bring guests. There were 75 members in 2022.

The club provided refreshments, at no cost to the PCC, for major feasts including Corpus Christi and the Feast of the Assumption and is also responsible for courtyard refreshments. Tea and coffee are provided, whatever the weather, and sherry during the summer. Several members of the congregation have celebrated significant birthdays with drinks in the courtyard.

Providing hospitality and welcome are labour-intensive tasks and we rely on a relatively small number of committed volunteers to whom we are very grateful. New recruits are required if these services are to continue. The All Saints' Club AGM took place after evensong and benediction on 4 December.

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 on 26th July 2022, 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. 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). A copy of the parish policy statement is on display in the church.

Chris Self resigned as safeguarding officer for vulnerable adults. Janet Drake was appointed safeguarding officer for children and vulnerable adults. A matter of concern was brought to our attention during the year which was reported to the diocesan safeguarding team and dealt with jointly by the diocese and All Saints', in line with diocesan procedures. Janet Drake updated her safeguarding training and renewed her DBS Enhanced Certificate. She reminded the PCC and churchwardens of the need to undertake appropriate training.

Health, Safety and Buildings committee

Members of the Health, Safety & Buildings committee in 2022 were: Nick Gralka (chair), John Forde, Keith Postance and Mark Fleming. The committee provided the following report.

General

As we emerged from COVID restrictions completely, it has been encouraging to continue to receive much help from volunteers for our processions and events. A return to in-person PCC meetings has been a welcome return to normality. The upgrading and remedial preparations of the living accommodation for our assistant priest residence have progressed well. Extensive work was carried out but as no work has been undertaken for many years this will ensure fabric resilience going forward.

All Saints' have again retained our insurers Ecclesiastical. The required annual review of our Health and Safety policy was undertaken having been passed to all members of the PCC for comment. A recommendation that the PCC continue to follow it was made and approved at the PCC meeting in January 2022.

Any accidents have been recorded in our accident book and follow up investigations undertaken where necessary. The churchwardens have been keeping the Health, Safety and Buildings committee informed, which remains receptive to ideas for improvement.

John Forde has continued to ensure our electric, gas warranty, safety checks are up to date, and various sub-contractors have continued to provide services as per church office agreements/ directions.

The courtyard has been kept clean with thorough clearing up after events involving food and drink. Shawn Welby-Cooke has again generously volunteered to ensure plants and bushes continue to thrive as a visual welcome.

Inspections

Inspections by the Health, Safety and Buildings committee have been undertaken throughout the year both internally and externally at around three monthly intervals. The last inspection was December 2022. Photographic evidence is maintained on file: roof areas are in apparent satisfactory order and all access doors and hatches have been found secured as previously. Ladders, steps and foot assists are all in order. Safety wires where fitted were found secure and ready for immediate employment. No rodent or pigeon problems were noted.

Internal and external (ground level) inspections were undertaken on a monthly basis with a three monthly walk around public and non-public areas. Access points were found operational with locks working. All areas when inspected were found clean, tidy and well maintained. The fire alarm system was found in full working order and emergency signage in place. When required, corrective action has been taken and/or the relevant people notified.

New equipment

Live streaming of services continues with new equipment which with modern technology has allowed for a great reduction in the need for wires, thereby reducing trip hazards. This has been a welcome investment.

Events & Hospitality committee

Members of the committee: Chris Self (Chair until 2 July 2022), Janet Drake, Kate Hodgetts (chair from 2 July 2022).

There were a number of big events during 2022 which allowed us to feel that we were back to normal as far as hospitality at All Saints' was concerned. On 24 May 2022 Fr Bowie organised a jazz concert to celebrate the anniversary of his ordination and wine was served during the interval. On the following Sunday, Dedication Sunday, we said farewell to Fr Bowie with a bring and share lunch held in the courtyard. This was a practice run for the next Sunday when we celebrated the late Queen's Platinum Jubilee. Both occasions were well supported and we were blessed with good weather. Following Corpus Christi and the Assumption processions refreshments were provided and a number of significant birthdays were celebrated during the year. There were seven carol services at which mulled wine and mince pies were served.

Outward Giving committee

Members of the committee: Fr. Peter Anthony, Frances O'Neil, Janet Drake.

The committee members were in consultation with each other throughout the year and particularly prior to the Lent and festival appeals. The PCC decided that the money raised during Lent should all go to the joint USPG/Diocese in Europe appeal for the people of Ukraine and that £1,000 from our existing mission fund should go to the American Soup kitchen as we had committed to help fund their mental health worker. The Lent appeal raised £6,196 before gift aid. The festival appeal raised £4241. before gift aid to be divided between the American Church Soup Kitchen's mental health worker, USPG and London Churches Refugee Fund.

Part 8: Administrative information

The parish church of All Saints' Marylebone is situated in Margaret Street 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. Day-to-day management was delegated to the vicar 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 2022

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 2 May 2023 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 2022, which are set out on pages 14 to 24.

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 2022

	Note	Unrestricted funds £	Restricted funds £	2022 Total £	2021 Total £
Incoming resources					
Voluntary income	7A	215,901	168,259	384,160	311,774
Income from investments	7B	93,467	-	93,467	90,227
Activities for generating funds	7C	914	-	914	590
Income from church activities	7D	<u>15,926</u>	<u>-</u>	<u>15,926</u>	<u>6,193</u>
Total incoming resources		<u>326,208</u>	<u>168,259</u>	<u>494,467</u>	<u>408,784</u>
Resources expended					
Costs of generating voluntary income	8A	5,447	-	5,447	1,813
Church activities – mission and Charitable giving	8B	-	11,478	11,478	3,011
Church activities – directly relating to the work of the church	8C	319,903	157,929	477,832	402,010
Governance costs	8D	<u>1,680</u>	<u>-</u>	<u>1,680</u>	<u>1,200</u>
Total resources expended		<u>327,030</u>	<u>169,407</u>	<u>496,437</u>	<u>408,034</u>
Net incoming/(outgoing) resources		(822)	(1,148)	(1,970)	750
Balance b/f at 1 January 2022		<u>18,813</u>	<u>97,608</u>	<u>116,421</u>	<u>115,671</u>
Balance c/f at 31 December 2022		<u>17,991</u>	<u>96,460</u>	<u>114,451</u>	<u>116,421</u>

The notes on pages 17 to 24 form part of these financial statements.

PCC OF ALL SAINTS MARGARET STREET

BALANCE SHEET AT 31 DECEMBER 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets for use by the PCC	9	<u>6,001</u>	<u>6,001</u>
Current assets			
Stock		4,113	5,227
Debtors	10	19,041	6,219
CBF deposits		126	125
Cash and CBF re: Restoration		9,990	6,813
Cash at bank and in hand		<u>96,825</u>	<u>107,321</u>
Total		130,095	125,705
Liabilities: amounts falling due within one year	11	<u>(21,645)</u>	<u>(15,285)</u>
Net current assets		<u>108,450</u>	110,420
Net assets		<u>114,451</u>	116,421
Funds			
Unrestricted			
Undesignated		10,357	11,179
Designated		<u>7,634</u>	<u>7,634</u>
Total unrestricted funds	12	17,991	18,813
Restricted	13	<u>96,460</u>	<u>97,608</u>
Total	14	<u>114,451</u>	116,421

Approved by the parochial church council on 2 May 2023 and signed by:

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

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

The notes on pages 17 to 24 form part of these financial statements.

PCC OF ALL SAINTS MARGARET STREET

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
	£	£
Net (expenditure)/income for the year as per the SOFA	(1,970)	750
Adjustments for:		
Dividend, interest and rents from investments	(93,467)	(90,227)
(Increase)/decrease in stocks	1,114	459
(Increase)/decrease in debtors	(12,822)	37,705
Increase/(decrease) in creditors	<u>6,360</u>	<u>11,607</u>
Net cash provided by/(used in) operating activities	(100,785)	(39,706)
	=====	=====
Cash flows from operating activities		
Net cash provided by/(used) in operating activities	(100,785)	(39,706)
Cash flows from investing activities		
Dividend, interest and rents from investments	<u>93,467</u>	<u>90,227</u>
Net cash provided by/(used in) investing activities	93,467	90,227
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	(7,318)	50,521
Cash and cash equivalents at the beginning of the reporting period	<u>114,259</u>	<u>63,738</u>
Cash and cash equivalents at the end of the reporting period	<u>106,941</u>	114,259
	=====	=====
Analysis of cash and cash equivalents		
Cash at bank and in hand	<u>106,941</u>	<u>114,259</u>
Total cash and cash equivalents	<u>106,941</u>	114,259
	=====	=====

The notes on pages 17 to 24 form part of these financial statements.

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2022**

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 2022.

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 £3,211 was received in additional donations and recovered VAT under LPWGS and £1,633 was expended on non-routine maintenance.

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2022**

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 £3,211 was received in relation to ongoing restoration works. After expenditure of £1,633 there was a balance of £53,046 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 2022 additional funds at £13,500 were received and £22,738 expended leaving a balance at the year end of £2,774.

Vestments, hangings and sundries fund – these funds are used to acquire and repair vestments and hangings. During the year a new Spanish shape set of green High Mass vestments was acquired leaving a balance of £472 at the year end date.

No. 6 Margaret Street – during the year a grant of £46,000 was received towards costs of redecorating and refurbishing of No. 6 Margaret Street in advance of the appointment of a new Assistant Priest in 2023. The balance of £13,093 will be expended in 2023.

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 2022**

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 2022 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 2022 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 2022.

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 2022**

7. Incoming resources	Unrestricted Funds	Restricted	2022 Total	2021 Total
	£	£	£	£
A. Voluntary income				
Planned giving:				
- with Gift Aid	104,538	-	104,538	105,158
- Income tax recoverable	24,212	-	24,212	26,707
- Other	26,294	7,413	33,707	31,121
- Friends	15,243	-	15,243	-
Collections at services	16,398	-	16,398	8,342
Wall safes	3,346	-	3,346	1,750
Sundry donations	6,669	12,972	19,641	25,912
Grants for the choir and music	-	63,000	63,000	54,000
Other grants	11,291	46,000	57,291	41,799
Appeals and special collections	410	29,194	29,604	9,285
Restoration Appeal	-	3,211	3,211	2,700
Legacies	7,500	-	7,500	5,000
Waisingham/Parish Retreat	-	6,469	6,469	-
Total	215,901	168,259	384,160	311,774
	=====	=====	=====	=====
B. Investment income				
Interest	2	-	2	-
Rents receivable	63,732	-	63,732	61,026
Other income from lettings	29,733	-	29,733	29,201
Total	93,467	-	93,647	90,227
	=====	=====	=====	=====
C. Activities for generating funds				
Shop sales	914	-	914	590
Total	914	-	914	590
	=====	=====	=====	=====
D. Income from Church Activities				
Parish paper sales	23	-	23	736
Choir fees	12,538	-	12,538	5,258
Other fees	465	-	465	199
Sundry income	2,900	-	2,900	-
Total	15,926	-	15,926	6,193
	=====	=====	=====	=====
Total incoming resources	326,208	168,259	494,467	408,784
	=====	=====	=====	=====

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2022**

8. Resources expended

	Unrestricted Funds £	Restricted £	2022 Total £	2021 Total £
A. Costs of generating voluntary income				
Advertising	3,436	-	3,436	-
Fund-raising expenses	<u>2,011</u>	-	<u>2,011</u>	1,813
	5,447	-	5,447	1,813
	=====	=====	=====	=====
B. Church activities- mission and charitable giving				
Mission and charitable giving	-	11,478	11,478	3,011
	=====	=====	=====	=====
C. Church activities- directly relating to the work of the church				
Diocesan Common Fund contribution	110,585	-	110,585	130,000
Choir and music	41,725	64,000	105,725	58,091
Organ – tuning and repair	5,370	446	5,816	7,082
Altar, sanctuary and flowers	7,555	13,911	21,466	21,880
Clergy expenses	5,321	16,605	21,926	8,228
Shop cost of sales	1,973	-	1,973	622
Parish paper	7,434	-	7,434	588
Maintenance, repairs and renewals	24,202	37,556	61,758	61,310
Heat, light and water	11,944	-	11,944	12,979
Insurance	15,582	-	15,582	15,787
Walsingham parish retreat	-	6,102	6,102	-
Restoration appeal – costs incurred	-	-	-	-
Salaries, wages and staff expenses	75,424	-	75,424	71,539
Office expenses	10,979	15,349	26,328	13,013
Sundry expenses	568	3,960	4,528	143
Diocesan fees	-	-	-	-
Bank charges	<u>1,241</u>	-	<u>1,241</u>	748
Total	319,903	157,929	477,832	402,010
	=====	=====	=====	=====
D. Governance costs				
Audit fee	1,680	-	1,680	1,200
	=====	=====	=====	=====
Total resources expended	327,030	169,407	496,437	408,034
	=====	=====	=====	=====

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2022**

9. Fixed assets for use by the PCC

	Freehold Building	Equipment	Total
	£	£	£
Gross book value:			
At 1 January 2022	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 2022	6,000	12,419	18,419
	=====	=====	=====
Depreciation:			
At 1 January 2022	-	12,418	12,418
Charge for the year	-	-	-
Relating to scrapped equipment	-	-	-
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2022	-	12,418	12,418
	=====	=====	=====
Net book value			
At 1 January 2022	<u>6,000</u>	<u>1</u>	<u>6,001</u>
At 31 December 2022	6,000	1	6,001
	<u> </u>	<u> </u>	<u> </u>

10. Debtors

	2022	2021
	£	£
HM Revenue & Customs	8,000	3,338
Other debtors	<u>11,041</u>	<u>2,881</u>
Total	19,041	6,219
	<u> </u>	<u> </u>

11. Liabilities

	2022	2021
	£	£
Due within one year:		
Other creditors	<u>21,645</u>	<u>15,285</u>
Total	21,645	15,285
	<u> </u>	<u> </u>

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2022**

12. Unrestricted funds

	Opening balance £	Movement in 2022 £	Closing balance £
Undesignated:			
General	5,952	292	6,244
Shop stock	<u>5,227</u>	<u>(1,114)</u>	<u>4,113</u>
	11,179	(822)	10,357
Designated:			
6 Margaret Street	<u>7,634</u>	<u>-</u>	<u>7,634</u>
Total	18,813	(822)	17,991
	=====	=====	=====

13. Restricted funds

	Opening balance £	Income £	Expenditure £	Closing balance £
Mission	2,523	-	-	2,523
Collections and appeals	12,478	42,548	36,394	18,632
Choir and Music fund	3,132	63,000	64,000	2,132
Live streaming fund	12,012	13,500	22,738	2,774
Organ restoration appeal	4,233	-	445	3,788
Vestments, hangings and sundries	11,762	-	11,290	472
Restoration appeal	51,468	3,211	1,633	53,046
No 6 Margaret Street	<u>-</u>	<u>46,000</u>	<u>32,907</u>	<u>13,093</u>
Total	97,608	168,259	169,407	96,460
	=====	=====	=====	=====

14. Analysis of assets over types of funds

	Fixed assets £	Net current assets £	Total £
Restricted funds	-	96,460	96,460
Unrestricted funds			
Designated	6,000	1,634	7,634
Undesignated	<u>1</u>	<u>10,356</u>	<u>10,357</u>
Total	6,001	108,450	114,451
	=====	=====	=====

**PCC OF ALL SAINTS MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2022**

15. Staff costs	2022	2021
	£	£
Gross salaries	69,940	65,269
Employer's national insurance contributions	-	-
Pension contributions to defined contribution schemes	<u>5,484</u>	<u>5,270</u>
Total	75,424 =====	71,539 =====

The average number of lay staff during the year was 5 (2021: 5).

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 £5,484 (2021: £5,270) 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	2022	2021
	£	£
This is stated after charging:		
Independent Examiner's remuneration	1,680 =====	1,200 =====

17. Related parties

During the year £8,647 was paid to Ian Lyon, a member of the PCC until 22 May 2022 when his term ceased, in fees for singing in the church choir.

During the year, Ian Lyon, a member of the PCC through 22 May 2022, paid rent of £15,684 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 £26,333 of which £6,208 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 2022**

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 planned to take place in 2023.¹

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 but the down tape on the west side of the tower could not be safely inspected in 2022 due to health and safety issues concerning rotten timber decking on the adjacent owners land.

IT points were installed for cameras at the west end of the nave to facilitate live streaming of Mass celebrated at the High Altar. the cost was £2,145.59 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

In 2022 the organ was tuned by Harrison & Harrison approximately every six weeks.

The organ blowers and humidifier were serviced by Watkins & Watson who made a minor upgrade at a cost of £308.00 excluding VAT which was recovered under the LPWGS. The cost was charged against the restricted fund for organ maintenance.

Telecommunications transmitters in the tower

NET arranged for some damage to the underside of the baptistery ceiling caused by the works in late 2021 to be rectified by Taylor Pearce in early March 2022.

A faculty petition for further modifications to the telecommunications equipment within the tower was made in late 2022.²

¹ Work completed March 2023.

² Faculty granted 13th February 2023.

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.³

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.

³ 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.⁴

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 and June with John Forde and again in September when a slipped slate was identified on the south side of the nave. Arrangements are to be made to refix this slipped slate.

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

A full revision of the terrier and inventory, dated 3rd July 2022, was presented by the outgoing churchwardens to their successors upon their admission to office. 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 2022 to permit the loan to continue until 31st January 2026.

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.

⁴ 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

An inspection of the articles was made on the afternoon of Low Sunday 2023 by the present churchwardens in the company of one of their predecessors. 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 hassocks

On Sunday 12 September 2021 three hundred new hassocks were blessed in thanksgiving for the lives of Clive and Joy Wright and their part in our parish story. They were given by their son Nick and their family friend Pat Philips. The hassocks were made especially for All Saints by the Church Cushion Company of Bristol.

The former churchwardens wished to apologise for this omission from their report for 2021.

New and restored vestments and textiles

A new Spanish shape set of green high mass vestments was commissioned from Messrs Watts. The cost of £11,290.00 was covered with the legacy from Margaret Spencer and substantial gift from Jean Castledine with the remainder from the vicar's discretionary fund which is now being closed. The set is comprised of a chasuble, two dalmatics, three stoles, three maniples, a burse and chalice veil. The base fabric is green Comper Cathedral silk damask, with orphreys of Jasper 'Crevelli' brocatelle and edged with Bright Gold Burford braid in 15 and 27 mm widths. The stoles and maniples have braid crosses at the neck and ends with metallic gold thread fringes. The burse and veil both have braid crosses. The lining is yellow cotton sateen. The set was blessed by the Bishop of Fulham after he celebrated pontifical high mass on the Feast of St Thomas.

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 anticipated that a donor will cover the cost.⁵

An almost new purple Chasuble with stole and chalice veil (no burse or maniple) was purchased from St Mathew's Sinclair Road. The main fabric is a cotton brocade with green brocade orphreys.

A maniple was made and given on Christmas morning by Genevieve Gomi, from a sample found of 'Stag' cloth of gold, for the Lady Altar frontal, to complete a matching set of low mass vestments. The chasuble, stole, burse and veil had been made for Christmastide 2019 in memory of Dilys Thomas.

Altar linen: Two new fair linen cloths were made for the Lady Altar and a new 'candle slip' to go under the cross and candlesticks on the High Altar. All were made in a linen / polyester mix by J&M Sewing

⁵ Donation to cover quoted cost received April 2023.

Services in Newcastle. The procurement of these cloths completes three sets for each altar; one in use, one away being laundered and a spare set if necessary.

Various mass vestments and copes which were listed on the churchwardens' inventory but had been hidden away from use for many years were brought back into service.

We would also like to record our thanks to Fr Peter Anthony for the use of his own sets of vestments for both low and high mass.

Relics

In the newsletter for Trinity Sunday, it was announced that through the gift of a gracious benefactor, the parish is now in possession of a relic of the True Cross, and of the Apostle Peter. On the Solemnity of Ss Peter and Paul, an anonymous benefactor entrusted to the parish a relic of St Paul the Apostle completing the pair.

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.⁶

The above report was delivered in draft to the Parochial Church Council and was approved at its meeting on Tuesday 2nd May 2023.

Catherine Hodgetts

Huw Pryce

Churchwardens 2022-2023
30th April 2023

⁶ 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.

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

No 6 Margaret Street required significant repairs. The interior of the upper three floors were last completely re-decorated in 2002 – 2003. Some minor internal repairs works were necessary. A ceiling in the utility room collapsed in the autumn of 2021 and repair was deferred at Fr Bowie's request. The exterior has not been redecorated since the end of 2003. These works have been competitively tendered and the lowest price of £40,900 given by Bulger Wicks was accepted.

There were a number of other works to be undertaken in No 6 whilst a new assistant curate was awaited. There was a partition faced in asbestos insulating board across the staircase between the second and third floors. This was removed under controlled conditions by a specialist licenced contractor for which tenders had been invited but only the one received and was in the sum £5,325.00. Many of the power sockets were single gang leading to numerous multi-gang adaptors being used; these were converted to double gang outlets. There was a plethora of obsolete and disfiguring telephone cabling which was removed by John Forde and Huw Pryce as volunteers. In 2019 a new hot and cold-water distribution systems was installed. As the house was occupied it was inexpedient to strip out all the old pipework and obsolete storage tanks; this was undertaken in 2022 together with the replacement of damaged inexpensive bathroom fittings installed in 1996. Some of the carpet is twenty years old having been laid in 2002-2003. Most of the woven Wilton remains in reasonable condition but in one room, where heavy furniture sat on the wool carpet for some eight years, this led to extreme damage by moths and replacement was necessary.

All Saints Foundation agreed to a grant of £66,000 to cover the anticipated total budget for the exterior and interior works to No 6 of which £46,000 was paid to the PCC in 2022 and from which progress payments of £32,907 were made to contractors by the end of December. The works, including the exterior, are being completed in 2023. The costs of the works are subject to VAT @ 20% and is not recoverable.

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.

Churchwardens' report on the fabric and articles

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.

Catherine Hodgetts

Huw Pryce

Churchwardens 2022-2023
30th April 2023

Report of Deanery Synod meetings in 2022-23

The Marylebone Deanery Synod has met 3 times since our last report to the APM: in July at St John's Wood Church, in October at the Church of the Annunciation Marble Arch and in January at St Marylebone Parish Church.

The main topics discussed were:

Reflections on the church in London post- covid

The Bishop of London spent the day in the deanery, during which she visited seven churches, a primary and a secondary school and a local market concluding at St. John's Wood for the annual Marylebone Deanery Synod summer party. Bishop Sarah said that walking around the deanery had provided insights into the communities the deanery serves.

She reflected that the covid epidemic has wrought significant change in every parish in the diocese, including levels of attendance (both rising and falling), demography and especially online presence. She said it is important not to look back to pre-covid times in the hope of returning to them, but to ask what God plans for us next and, in the light of this to consider the future for the Church.

She reminded members that in the Vision for the Diocese of London was included the aim that every Londoner should meet a Christian and that we should endeavour to grow deeper in our relationship with non-Christians. The Church is challenged to break down barriers between churches, traditions and communities for mutual support and understanding.

Presentation of the work of A Rocha

This is an international Christian organisation working to educate communities towards meeting the carbon-net-zero target by 2030. The part of their work with parish churches is 'Eco Church', a project to encourage care for the created environment, both natural and built. Their principles are:

- Faith in the creator God who entrusts the world to the care of humanity
- Conservation and restoration of the natural world
- A shared commitment to creation, to build up relationships in communities
- Sharing diverse insights, skills and cultures
- Working with organisations and individuals to create a sustainable world.

They suggest that parishes should monitor their progress towards caring for the environment in the areas of: worship,
teaching,
management of buildings and land,
community and global engagement and lifestyle

More information can be found at: www.echochurch.arocha.org.uk

The meeting strongly recommended this vital area of concern to the parishes.

The Church of England has signed up to being a partner and it is hoped that every parish in the Diocese of London will also sign up to the scheme.

Archdeacon Adam Atkinson's visit to the Marylebone Deanery Synod

Archdeacon Adam, recently appointed Archdeacon of Charing Cross, introduced himself to the synod and spoke about his work.

He reminded the members of the Vision for the Diocese formed four years ago:

Confident disciples
Compassionate communities
Creative growth

and said that, in the post-covid period, in the light of current concerns, three priorities have emerged from these headings, they are: Younger, Safer and Radically Just. He suggested that each parish should recognise and develop these priorities as most appropriate for their own communities.

He enlarged on the area of Confident disciples, suggesting that parishes should consider the concept of a 'Rule of Life'. The subsequent group debates generated interest and showed wide differences of experience, particularly between age groups.

Ongoing business

Throughout the year the Synod has:

Received reports from the parishes,

Appointed governors to our schools,

Introduced new clergy to the deanery,

Discussed social concerns and the parishes' responses, including:

- the impact of covid and recovery from it,
- provision of food, fellowship and warm spaces for those under financial pressures,
- challenges faced by the local community and beyond eg. homelessness, human trafficking.

Since the January meeting, one of our deanery churches, St Mark's Hamilton Terrace, has been severely damaged by fire. Churches in the deanery have sent messages of sympathy and offered mutual support. The people and clergy of St Mark's continue in our prayers.

A further meeting scheduled for 24th April has been cancelled. The main business was to have been responses to the report "Living in Love and Faith" which is the Church of England's response to the book "Living in Love and Faith – Christian Teaching and Learning about Identity, Sexuality, Relationships and Marriage" (available as a book or on line).

Due to the fact that this book, the report on it and wider response so far are all causing some controversy, the Marylebone Deanery has decided that insufficient time has been given for every PCC to give a properly thoughtful response. The business has therefore been postponed to a later meeting.

ALL SAINTS FOUNDATION

Registered Charity No. 273390

ABBREVIATED ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

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), Sir Robert Chote (Chairman from 5 March 2022), Dr Colin Podmore (Administrator), Mrs Ruth Ward, Mr Damon Brash (until 9 March 2022), Sir Timothy Waterstone (until 5 June 2022), Mr Paul Golding (from 30 June 2022).

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	2022 Income £	2022 Capital £	2022 Total £	2021 Total £
INCOME AND ENDOWMENTS					
Donations		0	460	460	460
Gift Aid from HMRC		0	55	55	(503)
Legacies	1	0	25,110	25,110	7,975
Investment income		26,100	0	26,100	21,907
Gains / Losses on Investments		0	(118,575)	(118,575)	103,567
		<u>26,100</u>	<u>(92,950)</u>	<u>(66,850)</u>	<u>133,406</u>
EXPENDITURE ON RAISING FUNDS					
Costs of generating voluntary income		0	0	0	0
EXPENDITURE ON CHARITABLE ACTIVITIES					
Investment management fees		0	5,422	5,422	5,220
Grants made (to the PCC)	2	25,360	20,640	46,000	35,000
Payments for liturgical articles		0	0	0	11,187
Bank fees		20	0	20	0
Fee for Independent Examiner		720	0	720	745
		<u>26,100</u>	<u>26,062</u>	<u>52,162</u>	<u>52,152</u>
NET INCOME (EXPENDITURE) AND NET MOVEMENT IN FUNDS		0	(119,012)	(119,012)	81,254
Fund balances brought forward		0	1,464,512	1,464,512	1,383,258
FUND BALANCES CARRIED FORWARD		<u>0</u>	<u>1,345,500</u>	<u>1,345,500</u>	<u>1,464,512</u>

ALL SAINTS FOUNDATION

BALANCE SHEET AS AT 31 DECEMBER 2022

	Notes	2022 £	2021 £
DEBTORS			
Nil		0	0
Total debtors		<u>0</u>	<u>0</u>
FIXED ASSET INVESTMENTS			
Brewin Dolphin		804,429	905,067
CCLA		234,897	258,256
Total fixed asset investments		<u>1,039,326</u>	<u>1,163,323</u>
CURRENT ASSETS			
Deposit with CCLA		262,935	9,654
Cash at bank		10,751	292,255
Deposit with CAF		33,208	0
Total current assets		<u>306,894</u>	<u>301,909</u>
LESS: CURRENT LIABILITIES			
Creditors		720	720
Net current assets		<u>306,174</u>	<u>301,189</u>
TOTAL ASSETS LESS LIABILITIES		<u>1,345,500</u>	<u>1,464,512</u>
FUNDS			
ACCUMULATED FUND			
CAPITAL		1,345,500	1,464,512
INCOME		0	0
ACCUMULATED FUND		<u>1,345,500</u>	<u>1,464,512</u>

Note 1 - Legacies: A further legacy of £110 was received from the estate of the late Marion Eva Hill. A legacy of £25,000 was received from the estate of the late Elaine Bullock.

Note 2 - Grants made to the PCC: £46,000 towards the cost of works on No 6 Margaret Street.

Note 3 - Contingent Liabilities and Non-Contractual Commitments: The Foundation has a non-contractual commitment to the PCC in the sum of £150,000 comprised of £100,000 for the undercroft project, a further £20,000 for No 6 works in 2023 and a loan facility of £30,000.

ALL SAINTS CHURCH MARYLEBONE CHOIR AND MUSIC TRUST
ABBREVIATED ANNUAL REPORT FOR YEAR ENDED 31ST DECEMBER 2022

TRUSTEES: The Vicar and Churchwardens (Ex Officio), Mr. M. Adam (to 21st April), Mr Paul Gosling (from 21st April), Mr M. Cullingford

ADMINISTRATOR: Mr Geoffrey Woodcock

This Trust was set up by a Trust Deed dated 22nd 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

	2022		2021	
	Income	Capital	Income	Capital
	£	£	£	£
TOTAL INCOME AND ENDOWMENTS				
Donations and Legacies		10,840		8,870
Investments:				
Dividends	63,564		53,502	
Interest	5		2,686	
TOTAL INCOME	63,569	10,840	56,187	8,870
EXPENDITURE ON RAISING FUNDS				
Bank charges	144		120	
Accountancy	420		404	
Brokers Fees	407	11,722	321	11,554
TOTAL	971	11,722	845	11,554
EXPENDITURE ON CHARITABLE ACTIVITIES				
Grant to All Saints Church Choir	59,400		50,400	
Grant to John Birch Organ Scholarship	3,600		3,600	
TOTAL	63,000		54,000	
Profit/(loss) on sale of investments		-26,958		-6,249
NET INCOME	-402	-27,841	1,343	-8,933
Revaluation of investments		-166,686		214,590
NET MOVEMENT OF FUNDS	-402	-194,526	1,343	205,657
Total funds brought forward	15,019	2,016,796	13,677	1,811,139
Total funds carried forward	14,617	1,822,270	15,019	2,016,796

BALANCE SHEET
as at 31 December 2022

	Notes	31st December 2022 £	31st December 2021 £
FIXED ASSETS			
Investments	Equities	1,486,284	1,710,260
	Cash Funds	50,590	
	Bonds & Bond Funds	<u>266,095</u>	<u>277,672</u>
	1	<u><u>1,802,969</u></u>	<u><u>1,987,932</u></u>
CURRENT ASSETS			
Bank current account		1,185	2,913
Deposit accounts	Central Board of Finance	818	818
	Brewin Dolphin	<u>32,339</u>	<u>40,551</u>
CURRENT ASSETS		34,342	44,282
CREDITORS: amounts due within one year		<u>-424</u>	<u>-400</u>
NET CURRENT ASSETS LESS CURRENT LIABILITIES		<u>33,918</u>	<u>43,882</u>
NET ASSETS		<u><u>1,836,887</u></u>	<u><u>2,031,815</u></u>
FUNDS			
Capital Fund	2	1,822,270	2,016,796
Income Fund		<u>14,617</u>	<u>15,019</u>
TOTAL FUNDS		<u><u>1,836,887</u></u>	<u><u>2,031,815</u></u>

LEGACIES AND SIGNIFICANT DONATIONS

There was a grant of £9,000 from the Ofenheim Trust; there were no other significant gifts or legacies.

Approved in principle by the trustees; subject to approval by the independent examiner

ALL SAINTS CLUB
ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2022

INCOME AND EXPENDITURE ACCOUNT

	<i>Notes</i>	2022		2021	
		£	£	£	£
INCOME					
Bar takings		9,774		3,176	
Cost of sales	1	<u>(6,729)</u>		<u>(2,896)</u>	
Gross contribution from bar			3,045		280
Courtyard Refreshments		-		-	
Cost of sales		<u>-</u>		<u>-</u>	
Gross profit from courtyard					-
Lunches		-		-	
Related costs		<u>-</u>		<u>-</u>	
Gross profit from lunches					-
Membership			750		750
Bank interest			17		1
Donations					-
TOTAL INCOME			<u>3,812</u>		<u>1,031</u>
EXPENSES					
Maintenance, service charge, cleaning, heat and light	2	(2,852)		(1,850)	
Repairs and renewals		(95)		(228)	
Bank charges, licence fees		(41)		(29)	
Donations to external charities		-		-	
Depreciation		<u>-</u>		<u>-</u>	
TOTAL EXPENSES			<u>(2,988)</u>		<u>(2,744)</u>
SURPLUS/ (DEFICIT) FOR THE YEAR			824		(576)
GENERAL FUND					
Surplus b/fwd			<u>9,821</u>		<u>10,397</u>
Total fund			<u>10,645</u>		<u>9,821</u>
Surplus c/fwd			<u><u>10,645</u></u>		<u><u>9,821</u></u>

Notes

1. The cost of sales includes 79 bottles of wine provided for church functions at a cost of £575 and refreshments of £101.
2. This includes the contribution made by the club to the PCC to cover the cost of using the basement facilities which was £2,700 in 2022

ALL SAINTS CLUB
ANNUAL ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

BALANCE SHEET AS AT 31ST DECEMBER 2021

	2021		2020	
	£	£	£	£
	<i>Notes</i>			
CURRENT ASSETS				
Bar stock	1,949		2,012	
Cash at bank	8,696		7,809	
Debtors			-	
		10,645		9,821
CURRENT LIABILITIES				
Creditors			-	
				-
NET CURRENT ASSETS		10,645		9,821
NET ASSETS		10,645		9,821
Represented by:				
GENERAL FUND		9,821		9,821

Officers of All Saints Club:

The following were appointed at the Annual General Meeting of the Club held in 2022:

Chairman, Rev Dr Peter Anthony (Vicar); Vice Chairman, Christopher Self; Honorary Secretary, Daniel Fielden; Honorary Treasurer, Robin Clutterham; Honorary Membership Secretary, Stuart Voy; Honorary Bar Steward, Kate Hodgetts.

Signed

Rev Dr Peter Anthony, Chairman

Date;