

—ALL SAINTS—
MARGARET STREET



STATUTORY REPORTS FOR 2023

From the
Parochial Church Council
for the
Annual Parochial Church Meeting
to be held on
12th May 2024, Sunday after Ascension Day

A report on changes to the Electoral Roll
since the last annual parochial church meeting held in 2023.

The Annual Report on the proceedings of the Parochial Church Council
and the activities of the parish generally

together with the
Financial Statements of the council for the year ending on the
31st December 2023.

The annual fabric report for 2023
under section 50 of the
Ecclesiastical Jurisdiction and Care of Churches Measure 2018.

A report of the proceedings of the deanery synod
since the last annual parochial church meeting in 2023.

**ALL SAINTS MARGARET STREET LONDON W1
REPORT TO THE ANNUAL PAROCHIAL CHURCH MEETING ON THE REVISION OF
THE ELECTORAL ROLL, MAY 2024**

The Roll was closed for revision between Tuesday 23rd April 2024 and Thursday 25th April 2024.

Since the last revision in May 2023, when the Roll numbered 137, there have been eight additions to the Roll and one deletion.

The additions are Diane Beecham, Hugo Birtle, Miriam Blackburn, Julian Manresa, Angela Pearson, Kitty Thompson, Joshua Uren, and Jack Ward.

Frances O'Neil RIP died in December 2023 and was therefore removed from the Roll.

The Roll now laid before the meeting stands at 144.

Daniel Fielden

Electoral Roll Officer

26th April 2024

Registered Charity No. 1132895

PAROCHIAL CHURCH COUNCIL

—ALL SAINTS’—

MARGARET STREET

LONDON W1



**ANNUAL REPORT AND
FINANCIAL STATEMENTS**

FOR

THE YEAR ENDED 31 DECEMBER

2023

Parochial Church Council (PCC) of the Ecclesiastical Parish of All Saints' Margaret Street London W1

Annual Report and Financial Statements for the year ended 31st December 2023

Contents	Pages
<i>ANNUAL REPORT OF THE PAROCHIAL CHURCH COUNCIL</i>	
Part 1: Aim and purposes	1
Part 2: Objectives and activities	1
Part 3: Achievements and performance	2
Part 4: Financial review	12
Part 5: Financial statements (set out on pages 19-21)	12
Part 6: Plans for future periods	13-14
Part 7: Structure, governance and management	15-17
Part 8: Administrative information	18
<i>FINANCIAL STATEMENTS</i>	
Statement of PCC responsibilities	19
Independent examiner's report	20
Statement of financial activities	21
Balance sheet	22
Cash flow statement	23
Notes to the financial statements	24-31

Annual Report of the Parochial Church Council (PCC) of All Saints' Margaret Street for 2023

Part 1: Aim and purposes

The primary object of the Parochial Church Council (PCC) of the Ecclesiastical Parish 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, evangelistic, liturgical, pastoral, 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 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.

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 the divine office has been said and the Mass celebrated publicly in the church.

Choral music of the highest standard has supported the public celebration of the liturgy from the antecedents in the Margaret Chapel. 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, an essential part of the particular mission of All Saints', is a public benefit.

Within the tradition received the PCC is committed to enabling as many people as possible to worship at All Saints' and to become part of our parish community.

The parish clergy provide pastoral care and support for those within the parish and wider community who associate with All Saints'. Confessions are heard and spiritual counsel is given. The clergy visit parishioners in their homes or in hospital when requested.

All Saints' maintains safeguarding procedures in accordance with Diocesan and national church requirements.

All Saints' has two full time clergy and an honorary assistant priest licenced to the Parish. The PCC employs a part time administrator, a director of music, an assistant director of music and has a paid choir librarian. Musicians are paid fees for singing at choral services. A Contract cleaner is engaged for two short sessions each week. The former salaried sacristan / vergers resigned with effect from the end of February 2023 and the PCC decided that the vacancy would not be filled. All Saints' relies heavily on volunteers for their time and skills in continuing the work of the church and parish in numerous and varied ways.

The PCC raises monies for external charities. In 2023 two charities functioning in London and two serving needs overseas were supported.

The Mission Action Plan was reviewed in the second half of 2023 and the Plan as formally approved by the PCC on 1st February 2024 is included under Part 6 on pages 13-14.

Part 3: Achievements and performance

Statistics for mission

The revised roll presented to the Annual Parochial Church Meeting in 2023 stood at 136. At the end of 2023 there was one deletion due to the death of Frances O’Neil RIP and seven additions; the roll therefore stood at 142. 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 2023.

In October 2023, total physical attendance at three Masses and evensong on a Sunday averaged 174 each week. The average number of people attending Mass each weekday in October was 18. Easter Eve there were 110 worshippers (2022: 129) and 95 communicants (2022: 107). Easter Day there were 250 worshippers (2022: 254) and 160 communicants (2022: 170). Although the Easter numbers for 2023 were marginally down on those for 2022 there has always been a wide fluctuation in these figures each year as some of the regular congregation visit their families outside London. At the newly introduced Christmas Vigil High Mass there were 112 worshippers (2022: 0) and 75 communicants. Christmas Midnight there were 104 worshippers (2022: 108) and 80 communicants (2022: 75). Christmas Day there were 102 worshippers (2022: 87) and 75 communicants (2022: 70). The introduction of a third High Mass of Christmas resulted in an increase of overall attendance by 50% and did not significantly reduce the attendance at midnight. There were two baptisms of infants (2023: 4), two adult baptisms, two candidates from the parish were confirmed (2022: 4) and one marriage solemnised (2022: 0). One funeral was held in church during the year (2022: 3).

On a normal Sunday (not including Easter Day and Christmas Eve) there was an average of 176 attendees plus 2 children in church (2022: 158 and 2) and 75 live views (2022: 59).

During weekdays there were an average of 16 people each day at low Mass (2022: 16) and an average of 16 live views (2022: 15).

Principal liturgical celebrations during the year

The dates of the moveable feasts in 2023 were solemnly proclaimed following the singing of the Gospel at the High Mass on the Solemnity of the Epiphany, Friday 6th January 2023.

The Society of King Charles the Martyr held its principal commemoration of the royal martyr at All Saints’ with a High Mass on Monday 30th January at 12 noon. This was for the third time whilst the Banqueting House underwent repair and restoration.

Just before 25th March, the Bishop of Fulham indicated that he would attend All Saints’ for the High Mass on the solemnity of the Annunciation. The Vicar therefore invited the bishop to celebrate which was the first of his six pontifical High Masses at All Saints’ in 2023.

In 2023 the Annunciation concurred with Passion Sunday consequently between the High Mass at 12 noon and the evening Angelus at 6 pm the altars and sanctuary were transformed for Passiontide with the black hangings going up and the purple veils covering the crucifixes and images. Fortunately for the present sacristy volunteers, this does not happen again until 2034, then 2045 and not again until the 22nd Century.

The Bishop of Fulham was present for Holy Week; he celebrated and preached at the High Masses of Palm Sunday, the Paschal Triduum and Easter morning. He also preached at the Low Mass on the Monday in Holy Week. On the Tuesday morning the three clergy and a good number of parishioners were present at the Chrism Mass at St Andrew’s Holborn where the priests renewed their ordination vows, the oils of the sick and of the catechumens were blessed and the Sacred Chrism consecrated. The latter two were used for the anointings in the rites of initiation celebrated by the Bishop himself at the Easter Vigil when he confirmed Thomas Miles and Joshua Uren.

On 7th May, the Fifth Sunday of Easter, the High Mass included a thanksgiving for the coronation of King Charles III the previous day, there was a parish lunch in the courtyard and following Evensong, at Solemn Benediction, the Te Deum was sung before the Blessed Sacrament exposed in the newly given monstrance.

All Saints' was consecrated on 28th May 1859. In 2023 the anniversary occurred on the Solemnity of Pentecost which ranking only second to Easter took precedence. The Friends of All Saints' were also encouraged to be present on this day if they could. The High Mass was followed by a parish lunch in the courtyard.

The Walsingham National Pilgrimage took place on Monday 29th May and the Cell of Our Lady of Walsingham organised a coach from Margaret Street. Pilgrims from Saint Luke's Uxbridge Road and Holy Cross Cromer Street travelled with people from All Saints' on the coach.

Once again in 2023 the exterior procession of the Blessed Sacrament through the parish followed the High Mass on the solemnity of Corpus Christi on Thursday 8th June 2023. Some 235 people were present. The Sacred Host was enshrined in the newly acquired Coronation Monstrance.

Friends of St George's Anglican Church, Paris gathered at All Saints' on Monday 26th June 2023 There was a sung Mass at 6.30 pm celebrated by the Chaplain, Fr Mark Osborne.

Departing from King's Cross Station on Friday 21st July a group of pilgrims from All Saints' - many for the first time - spent a weekend in Walsingham on the annual All Saints' Parish Pilgrimage.

In anticipation of the solemnity, Solemn Evensong of the Assumption was celebrated on Sunday 13th August followed by an outdoor procession along Oxford Street before returning to the church for Solemn Pontifical Benediction given by Bishop Glyn Webster who had also preached. A statue of our Lady of Walsingham was once again lent by the Cardinal Rector and churchwardens of the parish of St Magnus the Martyr. Some 270 people were present. The High Mass for the Assumption was celebrated on the actual day Tuesday 15th August.

During the first two weeks of December there were five carol services for external organisations; Rugby School; Bishop's Diocesan College School, Cape Town; Magdalene College, Oxford; Keble College, Oxford and Freud's Communications. The parish service of nine lessons and carols was held on Gaudete Sunday, Advent III.

The solemnity of the Immaculate Conception on Friday 8th December was celebrated with the final pontifical High Mass of the year. Various other parishes of our tradition were invited to be present and there was a notable contingent from Saint Magnus the Martyr, London Bridge.

On Christmas Eve for the first time a vigil High Mass at 6 pm was introduced in addition to the High Mass of the Midnight (at 11 pm), a Low Mass of the Dawn at 9 am and the High Mass of the Day at 11 am.

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. Stations of the Cross were offered after the evening Mass on the Fridays in Lent.

Prayer for the departed

One of the chief works of Christian charity is prayer for the departed. There is usually a Requiem Mass on the third Saturday of each month. There were a number of requiem Masses for particular souls in the course of 2023.

Pope Benedict XVI RIP: A Low Mass of Requiem was celebrated at 12 noon on Thursday 5th January 2023 for the repose of his soul.

Frank Williams RIP: A Low Mass of Requiem was celebrated at 12 noon on Monday 26th June 2023 by Fr Peter McGeary on the first year's mind of Frank's death. He was for many years a faithful parishioner, and friend of All Saints'.

Priscilla Lois Angela Oakeshott RIP: A Low Mass of Requiem was offered at All Saints' for the soul of Priscilla at noon on Wednesday, 23rd August 2023. Priscilla's actual committal took place at Cambridge Crematorium the following day.

Susan Elizabeth Mason RIP: A Low Mass of Requiem was celebrated on 4th September on the fifteenth anniversary of the death of Susan, the mother of Robert.

Her Late Majesty Queen Elizabeth II. A Low Mass of Requiem was celebrated at 12 noon on Friday 8th September being the first anniversary of the late Queen's death. The celebrant was Fr Jeremy Haselock who had served as a Priest-in-Ordinary to the late Queen.

Raymond Oram RIP: Ray died on Friday 6th October 2023 and the evening Mass that day was offered with the intention of the repose of his soul. On the evening of Thursday 9th November there was a Low Mass of Requiem Mass at All Saints' on the day before his funeral at Enfield Crematorium. A High Mass of Requiem was celebrated at St Magnus the Martyr, London Bridge on Saturday 9th December with a good representation from All Saints'; the midday Mass having been cancelled for this reason.

Siranus Ojeni Dermen RIP: Siranus died on 23rd August 2023 and her funeral rites were celebrated at All Saints' on Monday 23rd October 2023. Her mortal remains were received into church and a Solemn Mass of Requiem with full choir was offered for the repose of her soul followed by the committal the next day at Islington Crematorium. Siranus was the widow of Keith Jacka, whose Requiem was sung at All Saints' on 30th September 2022.

All Souls: The Solemn Requiem on 2nd November 2023 was offered for all the Faithfull Departed known and unknown. The Mass was followed by the Absolutions at the Catafalque.

Craig Williams RIP: A Low Mass of Requiem was celebrated on 23rd November 2023 being the second anniversary of the death of Craig. This was attended by all the servers. A magnificent reliquary given by the servers in memory of Craig was dedicated at the end of the Mass to enshrine the Parish's Relic of the True Cross.

Frances Claire Wills O'Neil RIP: Frances died peacefully on Monday night 4th December 2023. She was a faithful parishioner of All Saints' for very many years, including service to our parish as Hon PCC Secretary 1991-93 and as churchwarden from 1996 – 2006. A Low Mass of Requiem for the repose of her soul was offered on Wednesday 6th December allowing time for her friends at All Saints' to gather. (Her funeral Mass took place on 4th January 2024.)

Choral Music

In the last year the choir's repertoire has continued to develop, with a number of additions to the list which have included music spanning four centuries; these join the established repertoire, which we maintain with great care. Across the various genres in which choral music is featured in the liturgy, works new to All Saints' have included compositions by Herbert Howells, Michael Haydn, Kenneth Leighton, Judith Weir, Philippe de Monte, and Claudio Monteverdi. In 2023 the Great Service by William Byrd was sung at Evensong for the first time in the history of the church, to mark the 400th anniversary of the composer's death. Future plans include further expansion of the choir's repertoire of Renaissance polyphony (Lassus, Palestrina and Victoria) and new mass settings by Cecilia McDowall and C V Stanford.

In 2023 there were 53 Sundays all with full choral music at Solemn or High Mass in the morning. There was Evensong and Benediction with choir on 48 Sundays. There was Advent Carols and Benediction on Advent Sunday and Nine Lessons and Carols on Gaudete Sunday – Advent III. There were no choral evening liturgies on Sunday 1st January 2023 and Sunday 31st December 2023 but a vigil High Mass at 6 pm on Sunday 24th December. In 2023 there were 14 weekday High Masses, Tenebrae for Maundy Thursday, the Solemn Liturgy on Good Friday and the first Evensong and Benediction of All Saints'. There were 122 choral services funded by the PCC.

The maintenance of the musical tradition is a considerable expense of which around half the cost of choir fees and organists' salaries are covered by the grant from All Saints Church Marylebone Choir and Music Trust. The PCC considers that maintaining the choral tradition, which is open to all to appreciate, irrespective of personal faith, is a public benefit. (Choir and organists' fees for weddings, funerals and external carol services are privately funded but paid through the PCC account.)

Hamish Wagstaff continued as the Organ Scholar at All Saints' where he receives the bursary from the benefaction originated under the will of the late Dr John Birch and subsequently augmented. In September 2023 it was announced that he has been appointed to the prestigious position of Organ Scholar at St George's Chapel Windsor from September 2024.

Liturgical requisites

A new green Low Mass set of vestments was given by a donor who wishes to remain anonymous. The 1912 green High Mass set was restored. The cost was covered by an anonymous donor in memory of the late Christine Ellis. Detailed descriptions of these vestments are given in the Churchwardens' Report on the Fabric and Articles.

In May the Vicar announced the gift to the Parish by All Saints Foundation of a new monstrance in honour of the coronation of Their Majesties the King and Queen and to be known as the "Coronation Monstrance". It is French in origin, dating from the years of the Bourbon Restoration. The silver is hallmarked with French stamps from the years 1819-1838. The monstrance itself is of outstanding quality and coheres with our present continental baroque altar requisites. The monstrance's substantial size (almost three feet high) makes it eminently visible when used on the High Altar. It is a worthy adornment for Eucharistic worship and an aid to the proclamation of the gospel of Jesus Christ. The monstrance was paid for by the Foundation with a small portion of a number of bequests it had received over the past few years from the following benefactors: Diana Stonebanks; John Welch; Geoffrey Hughes; Robin Fletcher; Philip and Yvonne Harland; Chris Ellis; Marian Eva Hill; Eleanor Chapman; and Elaine Bullock. We give thanks for these benefactors' generosity and pray for their souls.

Pastoral care

The PCC wishes to record their thanks for all that Fr Peter Anthony does for the Parish; now in the third year of his Vicariate.

In late 2022 it was announced that Fr Alan Rimmer, the assistant curate of St Stephens Gloucester Road would be moving to All Saints' as assistant priest. On Sunday 12th February 2023 he was licenced as Assistant Curate to the parish by the Bishop of Fulham following Solemn Evensong; his first liturgical function was to act as subdeacon at Solemn Pontifical Benediction which followed. He celebrated and preached at the High Mass the following Sunday. Fr Alan has particular responsibility for visiting and sacramental ministrations to the sick and housebound.

The PCC wishes to record their gratitude to our honorary assistant priest, Fr Julian Browning for all he does in the Parish. The PCC are also grateful to the following priests who have assisted to maintain the celebration of the Mass twice each day in 2023 when our own staff of resident clergy has been reduced in number: Fathers, Ben Bell, Anders Bergquist, Reg Bushau, Owen Dobson, Matthew Duckett, Jeremy Haselock, David Houlding, Roderick Leece, Peter McGeary, Sam McNally-Cross, Stephen Miller, Barrie Newton, Nigel Palmer, Tom Sander, Paul Thomas (since consecrated Bishop of Oswestry) and Guy Willis.

Fr Paul Thomas, formerly Vicar of St James', Sussex Gardens, was consecrated as Bishop of Oswestry on the morning of Thursday 2nd February 2023, the Feast of Candlemas. A group of All Saints' friends of Fr Paul's attended the consecration at Canterbury. The PCC are grateful to Bishop Paul for the support and kindness he has shown our parish over the years as a neighbour and for the period in which he was acting archdeacon. He celebrated his last Mass as a simple priest at All Saints' on the evening of Tuesday 31st January 2023.

In December, Fr Graeme Rowlands, who had recently retired after a long incumbency of St Silas and Holy Trinity Kentish Town, joined our parish community in the capacity of a visiting confessor which will involve him being present at a number of published times each month to hear confessions and give spiritual counsel.

The clergy of the parish are available to hear confessions either before or after Mass or by appointment.

Mission and catechesis

In 2023 there was a wide range of visiting preachers on Sundays and Holy Days: the Revd James Hill, Vicar of St Benet Fink, Tottenham, on Friday 6th January 2023, the solemnity of the Epiphany; the Revd Canon Dr Robin Ward, Principal, St Stephen's House, Oxford, on 29th January 2023, fourth Sunday after Epiphany; the Revd Nicholas Johnson on Monday 30th January 2023, commemoration of Charles King and Martyr; the Revd Matthew Duckett, Priest-in-Charge, St Matthias', Colindale on Thursday 2nd February 2023, the feast of the Presentation of the Lord; the Reverend Dr Barry Orford on Sunday 12th March Lent III; the Revd Christopher Trundle, Vicar, Our Most Holy Redeemer, Clerkenwell, and Chair of the House of Clergy, Diocese of London on Saturday 25th March 2023, the solemnity of the Annunciation of the Lord; the Right Reverend the Bishop of Fulham throughout Holy Week and on Easter Day, 2nd April – 9th April 2023; the Revd Steven Brookes, Chaplain, The Royal Hospital Chelsea, and Deputy Priest in Ordinary to His Majesty the King on Thursday 18th May 2023, Ascension Day; the Revd Steve Rice, Rector of St Timothy's, Winston Salem, North Carolina, USA, on Sunday 28th May 2023, the solemnity of Pentecost; the Revd Philip Warner, Cardinal Rector, St Magnus the Martyr, London Bridge, on Thursday 8th June 2023, the solemnity of Corpus Christi; the Revd Matthew Olver, Professor of Liturgics at Nashotah House, Wisconsin, USA, on 11th June 2023, Trinity I: the Right Revd Glyn Webster on the evening of Sunday 13th August before the Assumption Procession; the Revd Dr Michael Bowie, Vicar, St Peter's, Eastern Hill, Melbourne, Australia and sometime assistant curate of All Saints', on Sunday 10th September 2023, Trinity XIV; the Revd Katy Hacker Hughes, Priest Pastor, St Marylebone Parish Church, on Sunday 1st October 2023 Trinity XVII; the Revd Richard Bastable, Vicar, St Luke's Uxbridge Road and St Matthew's, Kensington Olympia, on Wednesday 1st November 2023, All Saints' Day; the Revd Dr Barry Orford on Thursday 2nd November 2023, All Souls' Day; the Revd Kathryn Bellhouse, Assistant Curate, St Peter's, Eastern Hill, Melbourne, Australia, on Sunday 19th November 2023 – Trinity XXIV; the Revd Canon Simon Morris, Vicar of Holy Trinity Winchmore Hill. on Friday 8th December 2023, the solemnity of the Immaculate Conception

The online zoom theology seminars continued in 2023 with five diverse subjects addressed: On 24th January the Revd Canon Charles Card-Reynolds subject was "When history is painful: difficult and contentious memorialisation in churches" taking the example of S. George's Cathedral, Kingstown, St Vincent which contains multiple colonial era memorials to those directly and indirectly involved with enslavement; On 14th March 2023 "The Sacrament of Easter: the Rites of Holy Week" was presented by Revd Dr Jeremy Haselock based on the book he co-authored with Roger Greenacre which explored the rich history of the rites of Holy Week: their origins, how we should celebrate them now, and their theological significance; On 9th May the session was entitled, "Mary, Founder of Christianity – who is the biblical Mary?" led by the Vicar it explored two recent works, Chris Maunder's new book, entitled, "Mary Founder of Christianity" and compared this with Brant Pitre's work, "Jesus and the Jewish Roots of Mary: Unveiling the Mother of the Messiah". The seminar planned for 11th July entitled "Theologies of the Holocaust" which was to be a discussion thinking about Christian and Jewish theological responses to the Holocaust and ways in which we remember and commemorate that terrible period of European history, unfortunately did not take place. On 10th October the session was entitled "Sitting on top of chaos" in which Dr Megan Dent spoke on the religious life and times of Benjamin Disraeli who in his novel, Sybil, expressed a range of ideas about Judaism, Catholicism, the Church of England and the value of orthodoxy within contexts of economic inequality. On 5th December the session was entitled "A small world in a great one: Eco-Theology and St Maximus the Confessor" in which the Revd Nathan Mulcock, Chaplain of Mansfield College, Oxford, introduced the parameters of this modern discipline and some of the ancient texts by which it is informed.

The Lent Lecture at All Saints', held in person and online, on Thursday 23rd March was given by the Revd Dr Ayla Lepine on the subject of the National Gallery's virtual exhibition "Fruits of the Spirit – Art from the Heart" of which she was the curator. This innovative virtual experience organised by the National Gallery paired nine pictures from the National Gallery's collection with nine from partner institutions. The exhibition was inspired by Saint Paul's description of the effects and fruits of the Spirit described in his Letter to the Galatians: love, joy, peace, patience, kindness, generosity, faithfulness, gentleness, and self-control. Dr Lepine explored the themes the artwork brought up, the theological questions they prompt, and the difference that online interaction with works of art makes.

In the autumn of 2023 Fr Alan Rimmer organised the Mystagogy Programme as an opportunity for newer Christians – and those seeking to re-new their engagement with the Faith – to come together over some classic Christian texts, varying in subject and register, involving discussion over a simple supper after the evening Mass. The expectation was that those who signed up committed to as many of the sessions as possible – to involve a sense of momentum and growing together as different areas of Christian life were studied, mindful too of our identity as Anglo-Catholics within the Church. Five sessions were held. On 21st September the topic was the Confessions of St Augustine focusing on Books VIII-XI in Henry Chadwick's English translation of this remarkable spiritual autobiography. On 3rd October something altogether more modern was discussed – Professor Sarah Coakley's "The New Asceticism" in which she addresses some of the contentious theological debates over sexuality and gender, drawing on sources from the Church Fathers – especially Gregory of Nyssa – to Freud and Jung. On 19th October "It may be trivial, but I hope it is illuminated by love – and I think I have made myself as ridiculous as anyone" Colin Stephenson's Anglo-Catholic memoir "Merrily on High" provided an entertaining starting point from which to begin thinking about the history of the Oxford Movement within the Church of England. On 7th November the group were joined by the Revd Dr Jeremy Haselock to introduce us to that seminal work of liturgical scholarship "The Shape of the Liturgy" by Dom Gregory Dix a monk of the Anglican Benedictine community of Nashdom. For the final session on 22nd November the subject was Evelyn Underhill, poet, novelist and mystic and the text was Practical Mysticism for which the group was joined by the Revd Dr Barry Orford, an enthusiastic expert in this sometimes-underappreciated Anglican laywoman.

Book launches

There were two books launches at All Saints' in the autumn of 2023 whose subjects have a close connection with the history of our parish:

The first was by John Wallace entitled "Anglo-Catholic church planting: can it work?". ISBN 978-1-78959-297-9. Wallace looks, in part, at the history of Anglo-Catholic parish planting in the 19th Century, and at the role All Saints' played in the founding of new parishes in London. He then assesses a number of contemporary experiments in church planting within the Catholic tradition. This book launch was on Tuesday 19th September 2023.

The second is a monograph published by the Anglo-Catholic History Society by the Revd Dr Stephen Young on William Dodsworth. ISBN: 978-1-9163276-4-1. Dodsworth was the Minister of the Margaret Street Chapel from 1829-1837. It is in his time that the Chapel became an early London centre of Tractarianism, which laid the foundation upon which Frederick Oakley and then William Upton Richards worked for the creation the new parish of All Saints' and the construction of our present church a decade later. This book launch was on Thursday 28th September 2023.

Educational visits to All Saints'

A number of visits were made by schools, colleges and other institutions to All Saints' either because of its architectural importance or as a centre of the Anglo-Catholic tradition.

On Saturday 18th March, eve of Laetare Sunday, the choir of St James's School, Hagerstown, Maryland, USA, sang Evensong at All Saints' as part of their choir tour of England.

Also, in March there was a visit to All Saints' by Year 10 RE students from Compass School, Bermondsey, to discuss the building and liturgical tradition, and to ask questions and raise thoughts. The group was brought by their teacher, Jack Ward, who is a member of the congregation.

Ecumenism and interfaith

During Low Week the Vicar and Fr Rimmer participated in the Bishop of Fulham's theological conference which was held just outside Rome staying at the summer residence of the Venerable English College. The bishop with his college of priests were privileged to be able to celebrate the Eucharist at the Basilica of Saint John Lateran which is the Cathedral Church of the City of Rome. The party were presented to Pope Francis at his weekly audience in St Peter's Square.

The Vicar and Fr Rimmer were honoured to be invited to the Fo Guang Shan Buddhist Temple at 84 Margaret Street on Saturday 20th May for their celebrations of the Buddha's birthday. The new Lord Mayor of Westminster was present along with many other dignitaries. There was a liturgy in honour of the feast day and followed by a celebratory vegetarian lunch. All Saints' prays for our Buddhist brothers and sisters, and give thanks for the life of their community of faith and all they contribute to the common good of our neighbourhood and our city.

During the afternoon on Saturday 28th October a group from All Saints' visited the Buddhist Temple at 84 Margaret Street in order to learn more about our Buddhist neighbours' community of faith. After a tour of the temple building the group and their Buddhist hosts were invited to tea in the Vicarage.

All Saints' continues to engage with Churches Together in Westminster.

Charitable giving outside the parish

The PCC considered recommendations made by the Outward Giving Committee and decided that monies should be raised from the All Saints' congregation for four causes:

All Saints' Lent Appeal 2023 was raised to support three causes:

DEC Turkey-Syria Earthquake Appeal through Christian Aid - Registered charity number 1105851: The disaster emergency committee and their local partners were among the first responders providing urgent help following the disastrous earthquakes where many thousands of men, women and children have died or are injured in the aftermath.

The Mental Health Clinic at the American Church Soup Kitchen 'Whitefield Charity SK Corporation' - Registered charity number 1051770: This is a resource for the homeless, elderly, lonely and vulnerable in London providing free meals, clothing, toiletries and a sense of belonging to nearly 150 people each day and an on-site mental health drop-in centre to help address their guests' mental health needs.

The Bishop of London's Lent Appeal: The Diocese partnered with MANNA (Mozambique Angola Anglican Association) raises money to train leaders in Mozambique who can provide pastoral care and support for those traumatised by violent insurgency with 4,000 having been killed. The Bishop of London's Lent Appeal is administered through the London Diocesan Fund -Registered charity number 241083.

The Lent Appeal raised £5,476.10 and was divided equally between the three external charities.

All Saints' Festival Appeal in November 2023 was raised to support two causes:

The Mental Health Clinic at the American Church Soup Kitchen 'Whitefield Charity SK Corporation' Registered charity number 1051770. Objectives as described under the Lent appeal.

The Mark Bushby Scholarship Fund: Mark was a tenor in All Saints' Choir from 2004 until 2015 and died in September 2019. The fund was set up in his memory by his friends in 2021 to fund a scholarship with Brent Music Service. Each scholarship provides a promising young musician with four years of one-on-one instrumental tuition and is administered by the Mayor of London's Fund for Young Musicians, known as the "London Music Fund" (Registered charity number 1141216). The cost of the scholarship is currently £4,000 per year. Scholars come from families who would not otherwise be able to afford music lessons for their children.

The Festival Appeal raised £4,769.91 and was divided equally between the two external charities.

Health and Safety

A review of existing Health and Safety policy was undertaken and circulated in December 2023 and formally approved by the PCC on 1st February 2024. The policy may be consulted in the Parish Office.

A longstanding issue of unauthorised temporary storage on the lowest floor inside the tower by tenants of the adjoining flat in No 8 has been resolved with the removal of their chattels. Future tenancy agreements will explicitly exclude this area from the demise. All on site accidents were noted in the accident book kept in the office and post incident reviews undertaken by the churchwardens and chair of the Health and Safety Committee. Protocols have been established for the weekly testing of fire alarms manual call points and sounders. The external processions conducted during the year were on a modified route, with a notable increase in numbers participating, facilitated by full risk assessments and prior notifications to Westminster City Council and the Metropolitan Police. Post procession reviews were undertaken to inform future events. The continued participation in all above matters by Clergy and members of PCC has been much appreciated.

The buildings

The building fabric and in particular the parapet gutters and roof surfaces were viewed by the chair of the Buildings, Health and Safety Committee in March, August, and December 2023. Photographic records were circulated to the PCC officers. A slipped slate on the main south slope of the Nave roof was refixed in the spring of 2023.

There were no major works to the fabric of the church in 2023. There was regular maintenance of the electrical installations and heating boilers. The organ was periodically tuned, and the organ blowers and humidifiers maintained.

In March 2023 the restoration work in the baptistry was completed where the fan convectors had been removed in 2018. The total invoiced cost including VAT for the conservators work and professional fees was £7,620 but £1,350, equating to the VAT, was subsequently recovered as a grant through the LPWGS.

The programme of internal and external decorations and repairs to No 6 Margaret Street which commenced in 2022 were completed.

Further details of the various building projects are included in the Churchwardens' Report on the Fabric and Articles prepared in accordance with the requirement of section 50 of the Care of Churches and Ecclesiastical Jurisdiction Measure 2018.

Volunteers

Volunteers make an invaluable contribution to the life of All Saints'. Committed volunteers continue to provide support when possible, being in church on weekday afternoons to welcome visitors, serving in the sanctuary, assisting as sidesmen, reading lections, serving coffee, assisting with sacristy work, gardening, posting on social media, arranging flowers, operating the cameras and maintaining the YouTube channel for live streaming. Much administrative work is undertaken by the Churchwardens, Hon Treasurer and officers of the PCC.

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.

Events and Hospitality

Refer also to report on All Saints' Club on page 18

The Events and Hospitality Committee took the lead in arranging a number of larger gatherings during 2023. There were drinks in the nave following the licencing of Fr Rimmer on 12th February, the High Mass of the Easter Vigil on 8th April, the first Evensong of All Saints' and the High Mass for the Immaculate Conception on 8th December. Bring and share lunches were arranged in the courtyard on Sunday after the Coronation and on Pentecost which falling on 28th May was kept as the Friends' Sunday; a third lunch was arranged on the Sunday in the Octave of All Saints'. Drinks were served in a packed courtyard after the Corpus Christi and Assumptiontide processions. A number of significant birthdays were celebrated during the year. Mulled wine and mince pies were served after six carol services.

The inherent restrictions imposed by the arrangement of supporting spaces and facilities being at basement level inevitably means that any catering for large numbers at ground level of the church and courtyard necessitates considerable extra labour by the volunteers. Going forward the help of younger and more agile members of the congregation on these occasions is vital.

Groups and activities

A group visited the exhibition focussed on Alexander the Great at the British Library on Tuesday 31st January 2023; this was facilitated by Rachel Foss. The group was privileged to be given an introductory talk by Dr Peter Toth, who was the exhibitions curator and who is also the Library's Curator of Ancient and Medieval. This was followed by supper at a nearby pizzeria.

On 19th March 2023 Laetare Sunday there was a midafternoon parish trip to the Royal Academy to see the exhibition focussed on the treasures of Spanish art lent out from the Hispanic Society of America in New York whilst it is closed for renovation.

The Vicar and Fr Alan Rimmer took a group, mainly of younger people, from All Saints' to the Society of Mary's May Devotion at S. Silas', Kentish Town, on Saturday 13th May 2023. This begun with a Solemn Pontifical Mass at 12 noon followed by a joyous procession through the streets of Camden Town to Holy Trinity, Hartland Road, where there was lunch, followed by Vespers and Benediction at 4.00 pm. It was a wonderful way of celebrating and proclaiming our faith with people from other Catholic parishes in London and beyond.

There was an outing of 20 people to the National Gallery on Friday 26th May 2023 to see the exhibition on the figure of St Francis. The group was honoured to be given a guided tour with a fascinating commentary by the Director of the Gallery, Dr Gabriele Finaldi, who had personally curated the exhibition. This was followed by dinner at a nearby French restaurant in Litchfield Street.

On Sunday 27th August, a number of parishioners shared a barbecue in the early afternoon arranged by John McWhinney and Paul Weston in the pier house at Hermitage Moorings on the river in Wapping where their houseboat is moored.

On Thursday 5th October 2023 at 7.00 pm, there was a visit to the Cartoon Museum just around the corner from All Saints' and within the Parish. The group were welcomed by a member of staff at the Museum, given a talk on the history of the institution, and then allowed to explore their extensive collection of British caricatures and political cartoons. This was followed by a buffet supper in the Vicarage.

A parish cinema trip was provisionally planned for Saturday 7th October to see a film called "The Miracle Club" a new comedy drama about a pilgrimage to Lourdes starring Maggie Smith." Unfortunately, this has had to be postponed until such time as the film is released.

Fr Alan Rimmer has established a group for young adults with a number of social gatherings in his house in 2023 starting with a Eurovision party after the May Devotion at Kentish Town, a supper in the courtyard, and finishing with an Advent party on St Ambrose's Day. There were also two long hiking trips outside London: On Saturday 19th August to Lewes and the South Downs; and, on Saturday 11th November to Winchelsea with a circular walk taking in St Thomas', Winchelsea, and Icklesham, eating at the Queen's Head overlooking the Brede Levels.

The participants paid the full costs of events attended at outside venues.

Organ recitals

The custom of periodic organ recitals on Sunday afternoons continued in 2023. On Sunday 29th January 2023 Andrew Dewar, organist of the American Cathedral in Paris and professor at the Royal College of Music was the guest organist. The programme was: Vorspiel und Isoldens Liebestod from Tristan and Isolde (Wagner arr. Lemare) and Grand Prelude and Fugue, op. 63 (Holbrooke). On 28th May, Pentecost, Jeremiah Stephenson, the Assistant Director of Music, gave a recital which was particularly appropriate: Hymne 'Veni Creator Spiritus' by Nicolas de Grigny; and Prélude, Adagio et Chorale varié sur 'Veni Creator Spiritus' by Maurice Duruflé. On 13th August, the recital given by Hamish Wagstaff, the All Saints' Organ Scholar, included: Bach – Toccata and Fugue in F, BWV 540; Vaughan Williams – Prelude on Rhosymedre; Howells – Rhapsody No 3 in C sharp minor.

The PCC considers that the opportunity provided by these to hear the organ outside of liturgical use open to all to appreciate, irrespective of personal faith, is a public benefit. The massive All Saints' organ which can be heard outside in the Street, especially on summer days when the doors are open and is a benefit to all who pass by.

There is no admission charge for the organ recitals Retiring collections are taken following the recitals with the proceeds going to the music and choir budget.

Communication

The live streaming of the Mass has continued. Since Sunday 5th November 2023 Evensong and Benediction has been livestreamed on a regular basis. A further camera is to be procured in 2024 to cover the rites at the church door and the font. Especial thanks are due to volunteers especially Huw Pryce, Richard Everton, Paul Weston and Daniel Fielden 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 193,200 individual views (2022: 204,200), 27,900 viewing hours of live or recorded services during 2023 (2022: 28,700) and 3,550 subscribers (2022: 1,300).

The Parish Paper was published in late February 2023 for Lent/Easter and in early October 2023 for All Saints-tide. The Parish Paper is the journal of the Friends of All Saints', Margaret Street, and is posted directly to all members of the Friends. Once the friends have been mailed copies are then available in church.

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

Other communications.

We have an active page on Facebook and post regularly on Instagram and Twitter @asmsW1.

Part 4: Financial review

Brief statement on the PCC's financial affairs for the year ended 31st December 2023 by the Hon. Treasurer.

Unrestricted Funds

It has been another challenging year and although revenues have held up reasonably well and indeed increased in some areas there was a deficit for the year of £4,498 leaving unrestricted reserves at the year-end of £13,492. However, unlike in the recent past, the 2023 financial position has not been boosted by any exceptional items such as legacies so there are small signs that our finances are improving. Notwithstanding this all efforts continue to need to be made to maximise revenues and minimise costs and part of these efforts includes the upcoming capital campaign to increase the funds available to the All Saints Church Marylebone Choir and Music Trust (ASCMCMT) as otherwise the funding will not be there to enable us to continue to enjoy a full parish life.

Incoming Resources

General congregational giving excluding legacies totalled £240,182 which is an encouraging increase on the £208,401 received in 2022. Property income decreased slightly overall as compared to 2022 falling from £93,645 to £88,404. However, without significant investment it is unlikely that additional further income can be realised from this source.

Resources Used

The PCC contributed an amount to the Common Fund of £87,775 being the Parish Standard Cost for one priest together with an additional £41,729 in relation to the costs for the Assistant Priest. 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 £129,487 of which £57,800 was received in grants from the ASCMCMT. The net music cost for the PCC in 2023 was therefore £71,687 as compared to £61,267 in 2022 and emphasises the need for the ASCMCMT to be more fully endowed.

As always, there is a need for a large level of general maintenance which is reflected in the £34,054 paid out during the year of which a significant amount relates to obligatory electrical testing.

Restricted Funds

The restricted income during the year totalled £109,816, a large part of which related to grants from the ASCMCMT as mentioned above but which also included a further grant of £20,000 from the All Saints Foundation to fund long-overdue interior and exterior works No 6 Margaret Street.

After allowing for expenditure for the year of £131,579, there is a restricted balance at the year-end of £74,697 of which £50,599 is available for future restoration works.

Part 5: Financial statements

These form part of this annual report and are set out in this document starting on page 18.

Part 6: Plans for future periods

The Meeting of the PCC on Thursday 1st February 2024 formally approved the Mission Actions Plan for the next five years which was developed following a PCC Away Day on 29th July 2023.

Parish of All Saints' Margaret Street.

Mission Action Plan: 2024-2029

Our parish will focus on three main areas over the coming five years:

- 1. Congregational growth so that our church might develop, mature and grow in faith, charitable action and number.**

- 2. A significant fund-raising campaign to increase the capital in the Choir and Music Trust Fund.**

- 3. A substantial renewal of our ancillary buildings so that income is maximised and our facilities are renewed.**

In the area of **congregational growth**, we commit to accomplishing the following in the next five years:

- To create a project, in which parishioners can volunteer, focussed on visiting and loneliness amongst our parishioners;
- To support a local charitable project, for which parishioners can volunteer, alleviating homelessness, destitution, and hardship;
- Review all elements of Sunday morning welcome, and implement a plan of renewal;
- Review all elements of our online presence and use of social media and implement a plan of renewal;
- To launch a Mass on a Sunday once a month in German;
- To have an average total Sunday in person attendance of 200 by the beginning of 2029.

In the area of **fundraising**, we commit to accomplishing the following in the next five years:

- To spending 2024 preparing for the launch of a major four year music fundraising campaign; and to launching the campaign in January 2025.

The aim of this campaign is to ensure a substantially greater portion of our music budget is covered by the Choir and Music Trust, freeing funds in the PCC budget to cover day to day expenditure.

- To establish the American Friends of All Saints', Margaret Street in 2024, and organise its first in person event in USA.

In the area of **renewal of our buildings**, we commit to accomplishing the following in the next five years:

- Finishing renewal of our speaker system in church by the end of 2024;
- Renewal of our street facing signage by the end of 2024;
- A review of how we use our physical buildings aimed at generating more income, and improving our facilities:
 - focussing on the spaces in Number 6 Margaret Street:
 - To renew and rebuild our sacristies and expand storage space.
 - To complete refurbishment and renewal of all other spaces which form part of No 6, Margaret Street.
 - focussing on the spaces under Number 8 and our undercroft:
 - To build a series of new lavatories and kitchen spaces;
 - To explore the creation of a columbarium in our undercroft space;
 - To explore how the spaces in the undercroft and the bar might be used better in order to increase income and improve accessibility.
 - To review how accessibility to the church and parish room can be improved.

Our aim is that in five years' time (by the beginning of 2029):

- our average Sunday attendance will have grown to an average total Sunday in person attendance of 200;
- charitable action will have returned to being part of our parish's life and an expression of our parishioners' Christian discipleship;
- a substantially greater proportion of the cost of our music programme will be met by income from the Choir and Music Trust Fund, freeing funds from our PCC budget for other purposes;
- income from our buildings will have increased;
- our parish will have better, more accessible, and more extensive facilities for welcome and hospitality.

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

PCC members are appointed in accordance with the Church Representation Rules. Those who regularly attend services may register on the electoral roll and attend the annual meeting at which members of the PCC are elected.

In accordance with 1956 Measure 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 1st January 2023 until the date this report was approved were: the Reverend Dr Peter Anthony (Vicar and Chair), the Reverend Alan Rimmer (assistant curate from 12th February 2023), the Reverend Julian Browning (honorary assistant priest), Kate Hodgetts (churchwarden), Huw Pryce (churchwarden), Martin Amherst-Lock (lay member until 2nd May 2023), Rosamond Clayton (lay member from 21st May 2023), Kirill Dashkovskiy (lay member), Janet Drake (Deanery Synod member until 31st May 2023, co-opted member from 1st June 2023), Richard Everton (lay member), Daniel Fielden (lay member), John Forde (lay member), Rachel Foss (lay member), Nicholas Gralka (lay member), Aiden Hargreaves-Smith (General Synod member), Patrick Hartley (lay member), Keir Martland (Deanery Synod member from 1st June 2023), Robert Mason (lay member from 21st May 2023), Judith Mather (lay member until 21st May 2023), John McWhinney (lay member until 21st May 2023), Frances O'Neil (Deanery Synod member until 31st May 2023), Samantha Parker (Deanery Synod member from 1st June 2023), Keith Postance (lay member until 21st May 2023), Simon Rainey (lay member from 21st May 2023), Carlos Remotti-Breton (lay member from 21st May 2023), Cedric Stephens (Deanery Synod member, until 31st May 2023), Christopher Swift (lay member), Colin Symes (lay member), Jeremy Thorp (lay member), Shawn Welby-Cooke (lay member from 21st May 2023 until 31st December 2023) and Geoffrey Woodcock (lay member until 21st May 2023).

The PCC made the following appointments during 2023:

Vice Chair	Huw Pryce
Hon. Treasurer	Patrick Hartley
Hon. Secretary	John Forde
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, Kate Hodgetts, Huw Pryce, John Forde, Patrick Hartley and John McWhinney (until 21st May 2023).

The Council wishes to record its gratitude to John McWhinney who served for eight years as Honorary PCC Secretary from 2015 until the close of the Annual Parochial Church Meeting in 2023.

There is no formal induction process for new members of the PCC. However, Charity Commission literature is circulated 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 five full meetings in 2023 plus a short meeting immediately after the APCM on 21st May solely to appoint officers; all meetings in 2023 were in person.

During 2023 the PCC considered a number of governance issues relating to employment status, tenancies and financial controls. This process is ongoing.

In addition to the statutory Standing Committee there are the following committees of the PCC:

Health, Safety & Buildings Committee. In 2023 members were: Nick Gralka (chair), John Forde, Keith Postance and Mark Fleming.

Events & Hospitality Committee. In 2023 members were: Chris Self (chair), Janet Drake and Kate Hodgetts.

Outward Giving Committee. In 2023 members were: Janet Drake (chair), the Reverend Dr Peter Anthony, and Frances O’Neil until her death on 4th December 2023

Each committee is responsible to the PCC and reports back to it regularly.

Risk management

The members of the PCC confirm that they have considered 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

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). The meeting of the PCC on 22nd June 2023, being the first full meeting after the annual parochial church meeting, unanimously approved the Church of England Model Parish Safeguarding Policy; a copy is displayed in the church. The meeting of the PCC on 20th September 2023 resolved: to approve the policy for the recruitment of ex-offenders taken from the Diocesan website and originating as the DBS sample policy updated in January 2014; to accept Section 7 of the Parish Safeguarding Handbook as the adopted procedure on responding promptly to every safeguarding concern or allegation; and, to approve the review of the Safeguarding Action Plan Level 2. Members of the PCC have engaged in the prescribed online safeguarding training. Janet Drake continued to serve as safeguarding officer for both children and vulnerable adults throughout 2023.

Clergy

The Vicar and Parish Priest is the Reverend Dr Peter Anthony.

The Reverend Alan Rimmer is licensed as assistant priest.

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

Associated charitable trusts

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

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

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

All Saints' Club

All Saints' club functions as a licenced members' club. The bar was opened on Sundays after the High Mass in the morning and Benediction in the evening as well as after most High Masses celebrated on weekdays. The Bar is an important venue for members to meet and to bring guests.

The club provided refreshments out of profits from bar sales, at no cost to the PCC, after major feasts including Corpus Christi and the Assumptiontide procession. The club facilitates courtyard refreshments on Sunday mornings with tea and coffee being 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 the Club relies 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 Club pays a facilities fee to the PCC for the use of the basement space.

Friends of All Saints' Margaret Street

In 2023 there were 57 individuals who joined as Friends of All Saints' bring the total Friends membership to over 200. The largest geographical concentration of Friends is in London. Of the remainder, there is significant representation from the Home Counties, and a smaller but considerable representation from the West Country. Overseas there are Friends in 12 countries, including Finland, Portugal, New Zealand, and Switzerland. The largest representation of Friends outside the United Kingdom is from United States (21), Australia (8), and Canada (4).

Part 8: Administrative information

The parish church of All Saints' St 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 is delegated to the vicar and churchwardens who are 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.

Legal Advisors: Winckworth Sherwood LLP

PCC OF ALL SAINTS' MARGARET STREET
STATEMENT OF PCC RESPONSIBILITIES
YEAR ENDED 31 DECEMBER 2023

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 25 April 2024 and signed on their behalf by the Revd 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 2023, 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 2023

	Note	Unrestricted funds £	Restricted funds £	2023 Total £	2022 Total £
Incoming resources					
Voluntary income	7A	240,182	109,816	349,998	384,160
Income from investments	7B	88,408	-	88,408	93,467
Activities for generating funds	7C	170	-	170	914
Income from church activities	7D	<u>4,955</u>	<u>-</u>	<u>4,955</u>	<u>15,926</u>
Total incoming resources		<u><u>333,715</u></u>	<u><u>109,816</u></u>	<u><u>443,531</u></u>	<u><u>494,467</u></u>
Resources expended					
Costs of generating voluntary income	8A	3,726	-	3,726	5,447
Church activities – mission and Charitable giving	8B	-	12,206	12,206	11,478
Church activities – directly relating to the work of the church	8C	333,047	119,373	452,420	477,832
Governance costs	8D	<u>1,440</u>	<u>-</u>	<u>1,440</u>	<u>1,680</u>
Total resources expended		<u><u>338,213</u></u>	<u><u>131,579</u></u>	<u><u>469,792</u></u>	<u><u>496,437</u></u>
Net incoming/(outgoing) resources		(4,498)	(21,763)	(26,261)	(1,970)
Balance b/f at 1 January 2023		<u><u>17,991</u></u>	<u><u>96,460</u></u>	<u><u>114,451</u></u>	<u><u>116,421</u></u>
Balance c/f at 31 December 2023		<u><u>13,493</u></u>	<u><u>74,697</u></u>	<u><u>88,190</u></u>	<u><u>114,451</u></u>

The notes on pages 24 to 31 form part of these financial statements.

PCC OF ALL SAINTS' MARGARET STREET

BALANCE SHEET AT 31 DECEMBER 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets for use by the PCC	9	<u>6,001</u>	<u>6,001</u>
Current assets			
Stock		3,438	4,113
Debtors	10	41,827	19,041
CBF deposits		131	126
Cash and CBF re: Restoration		6,240	9,990
Cash at bank and in hand		<u>46,207</u>	<u>96,825</u>
Total		97,843	130,095
Liabilities: amounts falling due within one year			
	11	<u>(15,654)</u>	<u>(21,645)</u>
Net current assets		<u>82,189</u>	108,450
Net assets		<u>88,190</u>	114,451
Funds			
Unrestricted			
Undesignated		7,492	10,357
Designated		<u>6,001</u>	<u>7,634</u>
Total unrestricted funds	12	13,493	17,991
Restricted	13	<u>74,697</u>	<u>96,460</u>
Total	14	<u>88,190</u>	<u>114,451</u>

Approved by the parochial church council on 25 April 2024 and signed by:

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

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

The notes on pages 24 to 31 form part of these financial statements.

PCC OF ALL SAINTS' MARGARET STREET

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2023

	2023	2022
	£	£
Net (expenditure)/income for the year as per the SOFA	(26,261)	(1,970)
Adjustments for:		
Dividend, interest and rents from investments	(88,408)	(93,467)
(Increase)/decrease in stocks	675	1,114
(Increase)/decrease in debtors	(22,786)	(12,822)
Increase/(decrease) in creditors	(5,991)	<u>6,360</u>
Net cash provided by/(used in) operating activities	(142,771)	(100,785)
Cash flows from operating activities		
Net cash provided by/(used) in operating activities	(142,771)	(100,785)
Cash flows from investing activities		
Dividend, interest and rents from investments	<u>88,408</u>	<u>93,467</u>
Net cash provided by/(used in) investing activities	88,408	93,467
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	(54,363)	(7,318)
Cash and cash equivalents at the beginning of the reporting period	<u>106,941</u>	<u>114,259</u>
Cash and cash equivalents at the end of the reporting period	<u>52,578</u>	<u>106,941</u>
Analysis of cash and cash equivalents		
Cash at bank and in hand	<u>52,578</u>	<u>106,941</u>
Total cash and cash equivalents	<u>52,578</u>	<u>106,941</u>

The notes on pages 24 to 31 form part of these financial statements.

**PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2023**

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.

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.

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.

**PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2023**

Restoration appeal fund – these funds relate to the funds received and expended on the restoration project. During the year £5,173 was received in relation to ongoing restoration works. After expenditure of £7,620 there was a balance of £50,599 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. The balance at the year end is £2,774.

Vestments, hangings and sundries fund – these funds are used to acquire and repair vestments and hangings. During the year a private donation of £4,091 was received to finance the remaking of the decayed green high mass set from 1912.

No. 6 Margaret Street – during 2023 a further grant of £20,000 was received towards the interior and exterior repair costs for No. 6 Margaret Street in advance of the arrival of the new assistant curate. These funds together with the balance brought forward from 2022 were expended during the year with a further £1,634 from designated funds and the remainder from unrestricted funds.

Surge Protection and AFDD works – during 2023 a grant of £6,200 was received from the All Saints Foundation for additional surge protection and AFDD across the church site. After expenditure of £3,790, a balance of £2,410 is being carried forward towards the remaining works to be undertaken in 2024.

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 2023**

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 2023 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 2023 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 £1,680; in both cases inclusive of VAT.

5. Capital commitments

There were no financial commitments at 31 December 2023.

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 PCC's policy is to invest any surplus 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 2023**

7. Incoming resources	Unrestricted Funds	Restricted	2023 Total	2022 Total
	£	£	£	£
A. Voluntary income				
Planned giving:				
- with Gift Aid	108,977	-	108,977	104,538
- Income tax recoverable	31,020	-	31,020	24,212
- Other	22,559	3,811	26,370	33,707
- Friends	23,345	-	23,345	15,243
Collections at services	19,143	-	19,143	16,398
Wall safes	3,853	-	3,853	3,346
Sundry donations	22,031	4,901	26,932	19,641
Grants for the choir and music	-	57,800	57,800	63,000
Other grants	9,254	27,470	36,724	57,291
Appeals and special collections	-	11,291	11,291	29,604
Restoration Appeal	-	3,903	3,903	3,211
Legacies	-	-	-	7,500
Walsingham/Parish Retreat	-	640	640	6,469
Total	240,182	109,816	349,998	384,160
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
B. Investment income				
Interest	4	-	4	2
Rents receivable	62,424	-	62,424	63,732
Other income from lettings	25,980	-	25,980	29,733
Total	88,408	-	88,408	93,647
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
C. Activities for generating funds				
Shop sales	170	-	170	914
Total	170	-	170	914
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
D. Income from Church Activities				
Parish paper sales	23	-	23	23
Choir fees	3,948	-	3,948	12,538
Other fees	984	-	484	465
Sundry income	-	-	-	2,900
Total	4,955	-	4,955	15,926
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
Total incoming resources	333,715	109,816	443,531	494,467
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>

**PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2023**

8. Resources expended

	Unrestricted Funds £	Restricted £	2023 Total £	2022 Total £
A. Costs of generating voluntary income				
Advertising	2,428	-	2,428	3,436
Fund-raising expenses	<u>1,298</u>	<u>-</u>	<u>1,298</u>	<u>2,011</u>
	<u>3,726</u>	<u>-</u>	<u>3,726</u>	<u>5,447</u>
B. Church activities- mission and charitable giving				
Mission and charitable giving	<u>-</u>	<u>12,206</u>	<u>12,206</u>	<u>11,478</u>
C. Church activities- directly relating to the work of the church				
Diocesan Common Fund contribution	87,775	-	87,775	110,585
Choir and music	43,674	57,800	101,474	105,725
Organ – tuning and repair	6,400	-	6,400	5,816
Altar, sanctuary and flowers	3,657	6,962	10,619	21,466
Clergy expenses	5,712	-	5,712	21,926
Shop cost of sales	675	-	675	1,973
Parish paper	5,591	-	5,591	7,434
Maintenance, repairs and renewals	34,054	41,883	75,937	61,758
Heat, light and water	19,102	-	19,102	11,944
Insurance	17,468	-	17,468	15,582
Walsingham parish retreat	-	5,108	5,108	6,102
Restoration appeal – costs incurred	-	7,620	7,620	-
Salaries, wages and staff expenses	96,340	-	96,340	75,424
Office expenses	10,299	-	10,299	26,328
Sundry expenses	1,015	-	1,015	4,528
Bank charges	<u>1,285</u>	<u>-</u>	<u>1,285</u>	<u>1,241</u>
Total	<u>333,047</u>	<u>119,373</u>	<u>452,420</u>	<u>477,832</u>
D. Governance costs				
Audit fee	<u>1,440</u>	<u>-</u>	<u>1,440</u>	<u>1,680</u>
Total resources expended	<u>338,213</u>	<u>131,579</u>	<u>469,792</u>	<u>496,437</u>

**PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2023**

9. Fixed assets for use by the PCC

	Freehold Building	Equipment	Total
	£	£	£
Gross book value:			
At 1 January 2023	6,000	12,419	18,419
Cost of equipment bought during year	-	-	-
Cost of equipment scrapped during year	-	-	-
At 31 December 2023	6,000	12,419	18,419
Depreciation:			
At 1 January 2023	-	12,418	12,418
Charge for the year	-	-	-
Relating to scrapped equipment	-	-	-
At 31 December 2023	-	12,418	12,418
Net book value			
At 1 January 2023	6,000	1	6,001
At 31 December 2023	6,000	1	6,001

10. Debtors

	2023	2022
	£	£
HM Revenue & Customs	25,744	8,000
Other debtors	16,083	11,041
Total	41,827	19,041

11. Liabilities

	2023	2022
	£	£
Due within one year:		
Other creditors	15,654	21,645
Total	15,654	21,645

**PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2023**

12. Unrestricted funds

	Opening balance £	Movement in 2023 £	Closing balance £
Undesignated:			
General	6,244	(2,189)	4,055
Shop stock	<u>4,113</u>	<u>(675)</u>	<u>3,438</u>
	10,357	(2,864)	7,493
Designated:			
6 Margaret Street	<u>7,634</u>	<u>(1,634)</u>	<u>6,000</u>
Total	<u>17,991</u>	<u>(4,498)</u>	<u>13,493</u>

13. Restricted funds

	Opening balance £	Income £	Expenditure £	Closing balance £
Mission	2,523	-	(1,000)	1,523
Collections and appeals	18,632	15,742	(23,376)	10,998
Choir and Music fund	2,132	57,800	(57,800)	2,132
Live streaming fund	2,774	-	-	2,774
Organ restoration appeal	3,788	-	-	3,788
Vestments, hangings and sundries	472	4,901	(4,900)	473
Restoration appeal	53,046	5,173	(7,620)	50,599
No 6 Margaret Street	13,093	20,000	(39,093)	-
Surge protection and AFDD	<u>-</u>	<u>6,200</u>	<u>(3,790)</u>	<u>2,410</u>
Total	<u>96,460</u>	<u>109,816</u>	<u>(131,579)</u>	<u>74,697</u>

14. Analysis of assets over types of funds

	Fixed assets £	Net current assets £	Total £
Restricted funds	-	74,697	74,697
Unrestricted funds			
Designated	6,000	-	6,000
Undesignated	<u>1</u>	<u>7,492</u>	<u>7,493</u>
Total	<u>6,001</u>	<u>82,189</u>	<u>88,190</u>

**PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2023**

15. Staff costs	2023	2022
	£	£
Gross salaries	92,092	69,940
Employer's national insurance contributions	-	-
Pension contributions to defined contribution schemes	<u>4,248</u>	<u>5,484</u>
Total	<u>96,340</u>	<u>75,424</u>

The average number of lay staff during the year was 4 (2022: 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 £4,248 (2022: £5,484) and were to a defined contribution scheme.

The gross salaries of £92,092 includes £41,729 paid to the London Diocesan Fund in relation to the stipend, employers national insurance and pension costs of the Assistant Priest together with the City of Westminster council tax payment.

16. Net incoming resources for the year	2023	2022
	£	£
This is stated after charging:		
Independent Examiner's remuneration	<u>1,440</u>	<u>1,680</u>

17. Related parties

No PCC member received remuneration or expenses during the year.

During the year, donations received by the church from PCC members amounted to £39,735 of which £9,045 was given for restricted purposes.

ALL SAINTS MARGARET STREET

**REPORT BY THE CHURCHWARDENS ON THE FABRIC AND ARTICLES
FOR THE YEAR ENDING 31ST DECEMBER 2023**

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

The baptistery walls

In March 2023 the restoration work was completed where the fan convectors, associated pipework and electrical spur were removed in June 2018. Preliminary paint investigation had been 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.¹

The projected cost of the conservation works by Taylor Pearce in a quotation dated 25th January 2023 was £6,535, excluding VAT, to be financed from the restricted restoration fund was approved by the PCC on 1st February 2023. The works were undertaken during Lent. Following some variation in the methodology of works, the final contract sum was £5,855 plus VAT and architect's fees were £495 plus VAT. The total invoiced costs including VAT were £7,620 but £1,350, equating to the VAT, was subsequently recovered as a grant through the LPWGS.

Electrical inspection and minor electrical works

The last NICEIC inspection of the mains electrical installation was undertaken in 2020; the next full inspection due by 2025. In anticipation of the requirement for a fuller provision of surge protection across all parts of the church site² the scope and cost of the works was agreed with RED Electrical Services. All Saints Foundation agreed a grant of up to £14,400 which includes arc fault detection devices on the upper three floors of No 8. These works are to be completed in 2024.

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 2023 due to health and safety issues concerning rotten timber decking on the adjacent owners' land at 9 Margaret Street.

The organ

In 2023 the organ was tuned by Harrison & Harrison approximately every six weeks. The organ blowers and humidifier were serviced every six months by Watkins & Watson.

Telecommunications transmitters in the tower

A faculty petition for further modifications to the telecommunications equipment within the tower was made in late 2022 and the Faculty was granted on 13th February 2023. The works were undertaken at the end of August 2023.

¹ The proposal had been submitted to the Diocesan Advisory Committee (DAC) on 21st June 2019. The archdeacon's letter of authorisation was issued on 14th November 2019.

² Excluding the first and second floors of No 7 where the Diocese are responsible for maintenance.

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 2024 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. A handrail to assist the ambulant disabled is proposed to the east side of the step which will be subject to Faculty.

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.

The scope of works is to be reviewed in the context of the Mission Action Plan developed in 2023.

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.

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, when he was accompanied by Fr Rimmer and John Forde, and again in August and then in December. The slipped slate previously identified on the south side of the nave was refixed in the early part of 2023.

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.

³ The last camera survey was undertaken by Dyno-Rod in 1999.

⁴ This was not undertaken as part of the Chancel restoration in 2011.

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.

Two stained glass panels removed from the window behind the organ which had been concealed in 1910 and described as the "Elders of the Apocalypse" have been on loan to the Stained Glass Museum in Ely under a faculty dated 8th April 1999. In 2023, in accordance with the direction of the Chancellor, the loan agreement was extended until 20th November 2033.

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 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.

A new monstrance

A new French Baroque monstrance has been given by All Saints Foundation:

Solid silver gilt early 19th century French baroque style exposition monstrance, complete with solid silver lunette & enclosed pyx and with the original fitted carrying case. Both are hallmarked with the French silver hallmark dating from 1819-1838.

The large baroque sunburst is finished with cherubs on clouds at the centre, surrounding the gloria. The stem is formed from a large, winged, angel pointing to the sunburst above. The four-sided base is finished with images to each side. The front has a large image of the Last Supper. The back has an image of the Paschal Lamb with Seven Seals. The two sides have large, raised bunches of wheat and grapes. The bottom of the base is finished with decorative work and sits on four clawed feet.

A new reliquary

A reliquary purchased from a supplier in Italy has been given by the servers in memory of the late Craig Williams. This now enshrines the parish's Relic of the True Cross.

New and restored vestments and textiles

A new green Spanish shape set of Low Mass Vestments comprised of chasuble, stole, maniple, burse and veil, has been given by a member of the congregation. The main fabric is green Truro silk damask (designed by F.J. Flanagan after the style of the 18th century French designs of the Marlborough and Blenheim period.) The orphreys are antique embroidered purple satin acquired by the Vicar in Paris. The set was made by Stella Maris Vestments.

The old and decayed green Comper Cathedral Damask High Mass set of vestments from 1912 has been remade exactly to the original design reusing the original Austrian gold braid but with new Comper Jay green silk damask, as this is a better match to the original colour than the currently manufactured Cathedral green shade. The lining and interlining are also entirely new. A corresponding old and decayed low mass set was utilised to provide additional braid where necessary. The set now comprises chasuble, dalmatic, tunicle, celebrant's and deacon's stoles, three maniples, burse and veil. The work was undertaken by Stella Maris Vestments. The cost was covered by a private donation and given in memory of the late Christine Ellis.

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.

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.⁵

The above report was delivered to the Parochial Church Council and received without any amendment being proposed at its meeting on Thursday 25th April 2024.

Catherine Hodgetts

Huw Pryce

Churchwardens 2023-2024
30th April 2024

⁵ 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 curate, commercial tenants 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.

As reported in the fabric report for 2022, No 6 Margaret Street required significant repairs before the arrival of the new assistant curate. The interior of the upper three floors were last completely re-decorated in 2002 – 2003. The exterior has not been redecorated since the end of 2003.

The No 6 works planned in 2022 works including external and internal decorations including minor repairs, asbestos removal, mains electrical work and inspection, plumbing and obsolete pipework removal and carpet replacement in one room and on a stair landing cost £71,551 including irrecoverable VAT. This was covered by a grant from All Saints Foundation of £66,000⁶. £1,634 which was the remaining monies in the designated rights of light fund from 2017 and the remaining £3,917 was from PCC general funds in 2023.

A periodic inspection report on the electrical installation in No 6 had been undertaken in 2018 and a further inspection was made early in 2023. The main element of work identified was the provision of surge protection at distribution boards on the ground and upper floors and adjacent to the boilers. The necessary surge protection works in No 6 were undertaken in the early part of 2023 costing £3,789.56 including irrecoverable VAT and was paid for out of part of a grant from All Saints Foundation for this purpose. There were also some general electrical remedial works identified by the inspection costing £1,359.70 including irrecoverable VAT and was paid from PCC general funds.

Replacement of old lead waste pipe from first floor utility room. After Easter 2023 there was a blockage in the wastepipe from the sink and washing machine in the first-floor utility room in No 6. It was found that the old lead waste pipe below the floor was leaking which may have accounted for damage lower down the building over many years. The waste was renewed by Alloyvale following an adjusted route.

Following malfunction of the central heating and hot water installation in No 6 it was found that a new autofill pressurisation system was required which cost £2,544.00 including irrecoverable VAT and was paid from PCC general funds.

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.

⁶ £46,000 of the Foundation grant was received in 2022 and £32,907 paid against invoices in 2022, The remaining £20,000 of the grant being received and remaining expenditure being paid out in 2023.

A periodic inspection report on the electrical installation in No 8 had been undertaken in 2018 and a further inspection was made in 2023. The main element of work identified was the provision of surge protection at the distribution boards together with Arc Fault Detection Devices in the three flats. The work was deferred to the early part of 2024.

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.

In 2023 No 8 Margaret Street continued to be insured by the diocese under a block policy with the Ecclesiastical Insurance Office; the PCC paid the diocese the cost of the premium applicable to this building in full.⁷

Catherine Hodgetts

Churchwardens 2023-2024
30th April 2024

Huw Pryce

⁷ The proprietorship of No 8 Margaret Street including the courtyard and basement under was formally transferred by a deed dated 9th February 2024 from the London Diocesan Fund to the Incumbent of the Benefice. The Parochial Church Council now insures No 8 Margaret Street under a policy held directly with the Ecclesiastical Insurance Office.

**REPORT ON THE PROCEEDINGS OF THE WESTMINSTER (ST MARYLEBONE)
DEANERY SYNOD 2023-2024**

Since the last such report presented to the All Saints' APCM in 2023 when two new deanery synod representatives have been elected (Keir Martland and Samantha Parker) two meetings have taken place:

October 5th, 2023 - St Mary's, Bryanston Square

The meeting commenced with Revd John Peters welcoming members, emphasising St Mary's commitment to an inclusive, multicultural, and evangelical ethos. The key highlights were as follows:

- **Reflections on General Synod July 2023:** Revd Charlie Skrine provided insights on the challenging discussions at the July General Synod, particularly regarding safeguarding, Living in Love and Faith (LLF), and changes in parish law. The focus was on ongoing work concerning LGBTQI+ groups and the doctrine of marriage.
- **Deepening Discipleship:** Mary Currie introduced Mirjam Ngoy Verbage, emphasizing the importance of the 'Way of Life' program in nurturing confident disciples. Mirjam elaborated on the program's three movements and its relevance in church communities. She also led us all in some very interesting heavy breathing exercises.
- **Prison Ministry Volunteer Event:** Revd Donna McDowell highlighted the upcoming Prisons Week and a volunteer event aiming to reinvigorate church involvement in prison ministry.

Samantha Parker attended the Prison Ministry Volunteer event on November 9th when a small group learnt about the various ways in which people get involved in prison ministry through various charities and organisations, though aside from general advertising of prison ministry, it was more for people to get involved on an individual level rather than a church as a whole.

January 11th, 2024 - St Cyprian's, Clarence Gat

The meeting, led by Revd Michael Fuller, began with reflections on church giving and feedback from the November General Synod. Key points included:

- **Generous Giving:** Revd Robert Titley invoked the story of the wise men and emphasised the joy and gratitude associated with giving. Jagoda Keshani, the Two Cities Finance Advisor, provided some very basic information on facilitating giving in a post-cash society.
- **Feedback from General Synod November 2023:** Revd Charlie Skrine highlighted the deliberations on same-sex blessings and the challenges faced by the House of Bishops' proposals. Concerns were raised regarding the time spent on these issues amidst global crises.
- **Net Zero Grant:** Alison Moulden introduced the Net Zero forum's efforts to support parishes in achieving net-zero emissions. Information on available grants and upcoming meetings was shared.

The meetings showcased the Deanery's engagement with critical issues such as discipleship, social justice, and environmental responsibility. The commitment of clergy and laity to address contemporary challenges within the Church and society was evident throughout the discussions.

Report compiled by Keir Martland, Deanery Synod representative, on behalf of himself and Samantha Parker.