



**ALL HALLOWS BERKYNGECHIRCHE  
BY THE TOWER  
WITH ST. DUNSTAN-IN-THE-EAST**

**ANNUAL REPORT AND FINANCIAL STATEMENTS  
OF THE PAROCHIAL CHURCH COUNCIL**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Charity Commission Registration Number: 1129137**



# **ANNUAL REPORT AND FINANCIAL STATEMENTS OF THE PAROCHIAL CHURCH COUNCIL**

## **FOR THE YEAR ENDED 31 DECEMBER 2021**

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**All Hallows by the Tower – year ended 31 December 2020**  
**Details of Church, Parish Office and Professional Advisors**

**PARISH CHURCH** All Hallows by the Tower  
Byward Street  
London  
EC3R 5BJ

**PARISH WEBSITE** [www.ahbtt.org.uk](http://www.ahbtt.org.uk)

**BANKERS** HSBC Bank plc  
1-3 Bishopsgate  
London EC2N 3AQ

Unity Trust Bank plc  
Four Brindley Place  
Birmingham B1 2HB

CCLA Investment Management Ltd  
Senator House  
85 Queen Victoria Street  
London EC4V 4ET

**CUSTODIAN  
TRUSTEE** London Diocesan Fund  
London Diocesan House  
36 Causton Street  
London SW1P 4AU

**PARISH OFFICE** All Hallows by the Tower  
Byward Street  
London EC3R 5BJ  
Telephone: 020 7481 2928  
Email: [parish@ahbtt.org.uk](mailto:parish@ahbtt.org.uk)  
Operations & Finance Manager: Angie Poppitt

**LEGAL ADVISER** Mr John Woodhead  
SA Law LLP  
Gladstone Place  
36-38 Upper Marlborough Road  
St Albans  
Herts AL1 3UU

**INDEPENDENT  
EXAMINER** Mr Rassoul Jam  
SSA Accountants Ltd  
44 Furzedown Road  
Sutton SM2 5QF

**QUINQUENNIAL  
INSPECTOR** Mr Bob Wilson  
Edwards Wilson  
The Gallery, St Margaret Pattens Church  
Rood Lane  
London EC3M 1HS

## **All Hallows by the Tower – year ended 31 December 2021**

### **The Parochial Church Council**

The PCC is required, as stated in the Parochial Church Councils (Powers) Measure 1956, to co-operate with the Vicar in promoting in the parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical. It is a charity registered with the Charity Commission, and is supported by a connected charity, the Friends of All Hallows. Members of the PCC are either ex-officio or elected by the Annual Parochial Church Council Meeting (APCM) in accordance with the Church Representation Rules.

The PCC meets 4-6 times during the year to discuss reports and plan activities. There are two sub-committees of the PCC, members of which are elected by and from the full PCC.

- Finance Sub-Committee normally meets 4 times each year. The committee's role includes preparing a draft financial budget for adoption by the PCC and monitoring and reviewing financial performance against the agreed budget. The committee also discusses matters of a general financial nature in advance of debate by the PCC.
- Fabric Sub-Committee normally meets 3-4 times each year to monitor and manage the fabric and contents of All Hallows by the Tower church and the building of St Dunstan in the East.

There is a Standing Committee formed of the Vicar, Churchwardens and PCC Hon Treasurer. The Standing Committee meets to discuss matters of the general parish administration. No binding decisions are made other than at the PCC.

In line with current legislation, the PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016, in relation to having due regard to House of Bishops' guidance on safeguarding children and vulnerable adults. The House of Bishops has produced policy statements which can be found at this link: <https://www.churchofengland.org/safeguarding/policy-and-practice-guidance>

### **Responsibilities of Members of the Parochial Church Council in relation to these Financial Statements**

The Council Members are required under the Church Accounting Regulations to prepare Financial Statements which give a true and fair view of the Council's financial activities during the year and of its financial position at year end. In preparing Financial Statements giving a true and fair view, the Council Members should follow best practice and:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that this applies.

The Council Members are responsible for keeping accounting records, which disclose with reasonable accuracy the financial position of the Council and which enable them to ensure that the financial statements comply with applicable law and regulations. They are also responsible for safeguarding the assets of the Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## All Hallows by the Tower – year ended 31 December 2021

### Members of The Parochial Church Council

The Rev'd Katherine Hedderly

The Rev'd Sophia Acland (*ex officio*)

Mr Kenneth Marshall

Miss Diana Robertshaw  
Finance Committee, Fabric Committee,

Ms Angie Poppitt (*in attendance*)

-

Mr Martin Carr (*ex officio*)

Mr John Hunt

Dr Siobhan Martin

Mr Robin Moore

Mrs Anne Palmer

Mrs Catherine Price

Mr Howard Redgwell

Dr Szabina Soptei

Mr Robert Stichbury

Mr Emlyn Williams

Vicar

Associate Vicar

Churchwarden, Finance Committee, Fabric Committee

Churchwarden, Children's Champion, Deanery Synod Representative,

PCC Secretary, Electoral Roll Officer, Finance Committee, Fabric Committee

Hon. Treasurer - position currently vacant  
(Role undertaken by Churchwardens until a replacement is determined.)

Licensed Lay Minister

Fabric Committee

Safeguarding Officer

Finance Committee

Finance Committee

## **All Hallows by the Tower – year ended 31 December 2021**

### **Parish Annual Report: Review of Progress and Achievements**

Whilst continuing to be one of challenge for All Hallows due to the Covid-19 pandemic, 2021 has also been a year in which we have been innovative and started new things, in mission, and ministry alongside our existing programme. For example, we have enhanced our musical offering through monthly choral services, including a new service for visitors, and are developing our local City Cluster with two nearby churches. It is a sign of God's abiding and faithful love and encouragement alongside us at a time of change and uncertainty.

With our income reduced by the effects of the pandemic, we have been proactive in our stewardship through the church's successful application for a Culture Recovery Fund for Heritage Grant (£68,700). Along with the Covid Emergency Grant from the Wakefield & Tetley Trust the previous year, this helped us to cover overhead costs so that we remained stable, and we were able to offer a full range of worship, ministry, and activities as we came out of the restrictions of lockdown and into the year.

During 2021 we have cared for and enhanced our historic Grade I listed building, through improved access to the Crypt and the upgrading and improving of our AV and livestream equipment. These projects are fulfilling our vision to be an inclusive church for all; more accessible to those who have a physical disability; more accessible to the local community and to those further afield.

Despite the experience of going into 2021 with a third lockdown from the early days of January, and the church closed (but very active online) through until Holy Week, it has been a year of hope and encouragement, with the rollout of vaccines and a gradual sense of life coming back to the area, its offices, hotels and to our neighbours at the Tower of London, as the year progressed. All around us here in the City life picked up over the summer.

All Hallows was instrumental in the Square Mile Churches initiative ([www.squaremilechurches.co.uk](http://www.squaremilechurches.co.uk)), part of the Lord Mayor's Reopening the City Campaign, welcoming people back to the City, and hosted one of the popular celebrity guided walks with historian Tom Holland in June. By the autumn there was a real sense of hope in the air, as City workers began to come back more regularly to their offices, and there were more visitors to the area. Our Open House Fair was a great success for community building and fundraising. Towards the end of the year the Omicron variant once again set us back and we had to be more cautious. But through it all we have had a great sense of the community of All Hallows being strengthened and outward looking, ready to welcome people and offer a place of spiritual refreshment, abiding community, and faithful service and love of God.

#### **Mission and Outreach**

We have moved forward in our three areas of vision for All Hallows: to be a compassionate community, seeking to make Christ known in the world, confident in our discipleship and growing in creative ways.

##### Compassionate Community

In September the City welcomed 700 Afghan refugees fleeing Afghanistan, with over 300 residents in a nearby hotel in the parish. All Hallows supported our new neighbours with donations of clothes, items for children, and financial giving, both to Paiwand, the local Afghan refugee charity, and on the ground in Afghanistan through an international charity. A women's group has met at the vicarage and a member of that group spoke movingly at our Christmas carol service for the local community. We have continued our support of the Tower Hamlets First Love Foundation Foodbank, with our Vicar becoming a trustee, and look forward to the restarting of the Tower Talent project in a new form. Our wider charitable giving has been a reflection of our compassion for those in need around the world as we have supported a number of partners.

Our focus on environmental concerns and our commitment to EcoChurch reflects our compassion for our earth, and affects all areas of our life, worship and the stewardship of our physical site, and is explored further later. Through our commitment to a fairer and more just world we have supported the work of JustShare, exploring themes of equality in vaccine distribution; global issues of water; China, trade and human rights; the question of nuclear armament and the outcomes from COP26.

Being a compassionate community is also reflected in our care through our developing Pastoral Network and in the ways in which we share in and build up our life together. Social activities have included a Guides and Welcomers tea, a Burns Night social & quiz and an Advent social, all online, and two parish lunches during Advent and Christmas, hosted at the Vicarage.

#### Creative Growth

We are developing our local Cluster with St Mary-at-Hill and St Margaret Pattens and will be taking that forward in the coming year with a new House for Duty Priest to be appointed at St Mary's, who will also be at All Hallows some Sundays, and our Vicar becoming Priest-in-Charge of the church to help develop the shared ministry and mission of the cluster as we reach out to Eastcheap and the local area. One first step in greater integration has been in having a shared Church Safeguarding Officer.

Our civic and business connections are vital to our being part of the ecosystem of the City and the outreach of the church. All Hallows has continued to engage in all key aspects of City life, building relationships and partnerships and deepening our pastoral connections. We were delighted to hold a number of Livery Company services and a full programme of carol services despite ongoing Covid-19 restrictions.

Our international friendships were supported and rekindled through our links with Epiphany New York and the Diocese of Cyprus and the Gulf, including their Friends annual gathering in August. In education we continued to support St Dunstan's College, with both Churchwardens and Vicar involved in regular Governors' meetings and commitments and were delighted that a number of school groups resumed their visits to All Hallows and the Fire of London workshops restarted.

The autumn saw the start of the Square Mile Choral Scholars, a Deanery project led by the Vicar, supported by the City Churches Grants Committee and St Stephen Walbrook, which included the choral scholars singing monthly at our Sunday Eucharist, followed by Heart and Voice, 30 mins of music, readings and reflection, aimed at visitors to London. The choral scholars enhanced our musical offering at our Christmas services, to further develop the mission and outreach of the church. They also sing regularly at our special services (memorials, livery services) and festival services through the year and, along with our wonderful regular musicians, are developing our worship in creative ways to grow our community and reach more people.

We hosted a number of music and arts events including a concert celebrating the contribution of the St Martin's Voices choir to the worship of the Church of England throughout the pandemic, and the 'Mayflower' play. BBC R4 Sunday Worship 'Back to the Square Mile', was recorded at All Hallows, with contributions from The Bishop of London, Alderman Nicholas Lyons, now Sheriff of the City of London, youth charity XLP, First Love Foundation, and members of the All Hallows community, and was led by the Vicar.

#### Faithful Disciples

Being faithful in our discipleship has been a theme throughout the year. Five adult candidates were prepared for baptism and confirmation at St Paul's Cathedral by the Bishop of London in November following a 6-session course. We had five baptisms through the year of young children and three weddings with some families and couples joining services online during lockdown. As well as the course to prepare confirmation candidates, our faith education programme continued in 2021 with a 5-week Lent Course and 5-week 'Theology the Basics Course', both held online. Members of the community also shared in reading an Advent book.

Being faithful as a community was reflected in our worship through the year. Being fully online at the beginning of the year, we moved to a hybrid arrangement once the church had re-opened, for our Sunday Parish Eucharist, Wednesday morning prayer, and later in the year for our evening Taizé service. We had a rich season of Lent online, including online Stations of the Cross, and a Quiet Day, followed by a very special Holy Week and Easter as the church re-opened. Ascension Day once again involved a virtual Beating of the Bounds. Thanksgiving and Installation services were held for the World Traders, Watermen and Lightermen and Bakers Livery Companies, as well as the Gardeners Company Harvest service and the Marathon Thanksgiving Service. Remembrancetide was poignant this year as we reflected on the losses brought about by the pandemic. Advent and Christmas saw the return of all but one of our regular carol services, with services for the Worshipful Company of World Traders, Bakers, Watermen and Woolmen Companies, Sailors Society and Toc H, with two being recorded to be shared online: HMRC Carols, Aegon Carols. We were thrilled to host the Mission to Seafarers carol service this year, welcoming their Patron the Princess Royal, and they will be with us again next year. Our own Christmas services of Lessons and Carols, Community Carols by Candlelight, Midnight Mass and Christmas Day services were very well attended given the concerns over omicron, as we celebrated with joy the coming of our Lord.

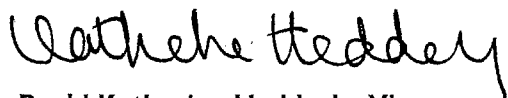
Our staff team have all been very faithful and shown great resilience over the year. We said thank you to Jonathan Melling, retiring after 30 years of dedicated service as Director of Music at our Patronal Festival for All Saints. We are delighted that David Cook has stepped up his commitment as organist with us on Sundays and for festival and special services.

Huge thanks are due to Revd Sophia Acland (Associate Vicar) and Martin Carr (LLM) who have served with love and commitment throughout the year, and we look forward to being joined by a full time Curate (Jen Midgley-Adam) in the coming year. Our wonderful staff team: Angie Poppitt (Operations & Finance Manager), Adey Grummet (Education & History Officer), Sean Boyle (Verger), John Simkins (Caretaker) and Patricia de Moura Carara (Cleaner) have all each in their own way reflected God's love in the way they have done their work, with dedication and thoughtfulness.

We have been blessed by the commitment of all who share in welcoming, hospitality and assisting at our services in serving, leading intercessions and reading. We are grateful for the growth in numbers of City Guides that have joined our regular team.

We thank our churchwardens, PCC, all who offer their times and gifts in the service of the church, and all our volunteers who have contributed generously to the life of All Hallows. The PCC met six times during the year, addressed issues relating to Covid-19, our Mission Action Plan, being a Net-Zero church, Safeguarding, Finance and issues relating to the Fabric of the church. The Vicar continued her ongoing wider work in the City Deanery as Area Dean, alongside her commitments in leading the life of All Hallows. She represents faith communities on the Afghan Resettlement Steering Group and is currently Chaplain to Nicholas Lyons, Alderman Sheriff of the City for 2021/2.

There are so many ways in which we have been blessed this year, by those who have come to us, those who are with us, and those who we are called to serve. It has been a time of deepening faith for our community. We are mindful too of the cost of this last year, of journeying through the pandemic, the effects of climate change, and the cost of war and humanitarian need in our world, and how these global challenges have affected the wider communities that we serve, the Church, our parish and each of us personally. We look back with thanksgiving, and a sense of wonder at all that God has been doing, in amidst the joys and challenges, and are inspired to follow Christ with a deeper love and confidence in God's future, knowing more than ever that nothing can separate us from his love.



The Rev'd Katherine Hedderly, Vicar

April 2022

## **All Hallows by the Tower – year ended 31 December 2021**

### **Review of Financial Activities**

(To be read in conjunction with the Balance Sheet, Statement of Financial Activities and associated Notes). This report, together with the parish annual report and the rest of this booklet, forms an important part of fulfilling the accounting requirements of the Church Accounting Regulations (CAR) 2006 and the Charities Act 2011.)

#### **Summary**

This report covers a second extraordinary year when for much of the time the Church was in lockdown or partly open as the Covid pandemic permitted. It is not realistic to revert to our normal practice but we make comparison with last year's figures. Despite the difficulties, the Charity's financial situation remains satisfactory. With some generous grants and continued application of strong management of income and expenditure, this has again resulted in a positive outcome. The Statement of Financial Activities shows that our overall income increased by £69,228 and our overall expenditure increased by £44,535. This meant that we ended the year with a surplus of £37,616 compared with the previous year's surplus of £12,923.

#### **Income**

Again, despite the adverse conditions, the grant-making trusts who regularly support All Hallows - the Wakefield & Tetley Trust and the Northcott Foundation - very generously continued their grants, for which the parish is indebted. This annual funding has been even more crucial this year in enabling All Hallows to continue our ongoing ministry and outreach on Tower Hill. We also received an emergency grant from the Wakefield & Tetley Trust at the end of 2020 which contributed significantly to our ministry activities in 2021. We are extremely grateful for the continued provision of this historical support at this difficult time. Particularly helpful was a grant of £68,700 from the Culture Recovery Fund for Heritage, which not only covered a proportion of our core costs but also enabled us to upgrade our AV and livestreaming facilities and improve accessibility to the undercroft chapels and crypt museum. Income from the voluntary Church Rate from businesses within the parish also increased by £3,307 to £11,671. To all our benefactors we give sincere thanks for their support of our ongoing ministry and outreach.

The rental income from the Queen Mother Centre, All Hallows House, church flat and mobile phone mast increased to £132,993 (£117,736), following successful negotiations over the rent review that was due for the phone mast and subsequent payment of arrears. The rental of these facilities provides us with a regular and reliable income stream, which is essential to sustaining our missional and financial objectives. Not surprisingly, due to the Byward Kitchen & Bar's almost total closure for most of the year due to Covid, we must note that as in the previous year the rental income was severely reduced and there also remain historic arrears of pre-covid rent. Due to this interruption, further amendments have been agreed to the repayment scheme which was put in place to recover the debt over a period of 3 years, and the arrears have been included under Other Debtors (Note 20 in the full accounts).

Income from our sundry church activities decreased overall from £9,899 to £8,243 as we were unable to host the Clio's Company Arts in Education project due to the Covid restrictions. However, signs of recovery are illustrated by the gradual increase in receipts for services and other events.

Investment income has increased slightly to £4,868 (£3,243) and the level of these investments has increased to £211,000 from £115,000 following a further transfer from our deposit account and another surplus on revaluation.

The Government's Furlough Scheme again provided support, this time in the sum of £12,841 (£11,029).

## Expenditure

The PCC continued their policy of meeting our full Common Fund and Clergy Stipends costs and made due payment of £73,000 (£73,000). The cost of staffing, including the organist and part time staff, was again almost the same £112,052 (£110,271), and this included the provision of additional singers from the Square Mile Choral Scholars to enhance the music at our various parish carol services.

Our programme of church repairs and maintenance continued and we were able to undertake the major crypt accessibility project arrangements at a cost of £36,284. In consequence there was an increase in overall expenditure for church repairs and maintenance to £51,091 (£14,259). By effecting every possible saving, church running costs reduced to £52,812 (£57,842) and this included the necessary upgrades to the AV and Livestreaming system. Vicarage running costs reduced by £4,188 to £22,975 (£27,163).

Charitable giving increased to £7,681 (£4,112) in our support for missional projects at home and overseas through Christian Aid, Just Share, National Churches Trust, Paiwand and the Tower Hamlets Foodbank/First Love Foundation. This year, in teaming with our sister church in New York, we also contributed £2,245 to the appeal of the Ras Morbat Eye Clinic in Yemen.

## Reserves Policy

In these uncertain times the PCC has determined that it is all the more important to maintain its policy of an amount of reserves equating to six months of normal running expenditure. The PCC has continued to work towards building a level of designated funds commensurate with short to medium term needs for the operation, and the repair and maintenance of the fabric of All Hallows by the Tower and St Dunstan in the East. We have reassessed our major works to the north store area, roofing and insulation, undercroft and organ to be undertaken within the next few years, for which part grant funding will be essential. This review has obliged us to defer the works to the north store area, but the part Covid closures provided a good opportunity to complete the crypt accessibility works. Meantime the PCC, together with its Inspecting Surveyor, Mr Bob Wilson of Edwards Wilson, continue to work within these inflationary times to ensure that the priority must be to ensure a prudent level of timely funding for the regular aspects of preservation required by our two Grade One listed buildings.

## Appreciation

We are extremely grateful for the valuable contributions made by the PCC, Finance, Fabric and other Committees which have met frequently on Zoom throughout the year to oversee the best use of resources in this very difficult period.

After fifteen years of committed and outstanding service, Angie Poppitt is leaving us to enjoy a well-earned and more relaxed life. Yet again these accounts demonstrate how grateful we are to her for her daily attention and meticulous control as our Operations and Finance Manager. We thank Angie and will miss her very much.

Our Independent Examiner, Mr Rassoul Jam, has again watched over our accounts and is able to confirm they continue to be in good order.

These Accounts were approved by the Parochial Church Council at their meeting on 17 March 2022.



The Rev'd Katherine Hedderly, Vicar



Mr Kenneth Marshall, Churchwarden

**Independent Examiner's Report on the accounts  
to members/trustees of the Parochial Church Council of All Hallows by the Tower**

We report to the trustees on our examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2021, which are set out on pages 11 to 24.

**Responsibilities and basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

We report in respect of our examination of the Trust's accounts carried out under Section 145 of the 2011 Act and in carrying out our examination, we have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent Examiner's statement**

The Charity's gross income exceeded £250,000 and we are qualified to undertake the examination by being a qualified member of the Association of Chartered Certified Accountants (ACCA).

We have completed our examination. We confirm that no material matters have come to our attention in connection with the examination which gives us cause to believe that in, any material respect

- \* the accounting records were not kept in accordance with section 130 of the Charities Act; or
- \* the accounts did not accord with the accounting records; or
- \* the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an Independent examination.

We have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

**R. JAM**

Rassoul Jam, Independent Examiner  
For and on behalf of SSA Accountants Ltd  
Chartered Certified Accountants, 44 Furzedown Road, Sutton, Surrey SM2 5QF

Date: 22/4/2022

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2021**

Note

**INCOME**

- 2 Planned giving
- 3 Collections & other giving
- 4 Other voluntary receipts
- 5 Gift Aid recovered
- 6 Other receipts
- 7 Activities for generating funds
- 8 Investment income
- 9 Receipts from church activities

**TOTAL INCOME**

**EXPENDITURE**

- 10 Cost of generating funds
- 11 Missionary & charitable giving
- 12 Parish Share/Common Fund
- 13 Clergy & staffing costs
- 14 Church running expenses
- 15 Church repairs & maintenance
- 16 Other property upkeep
- 17 Other support costs

**TOTAL RESOURCES USED**

**NET INCOME/(EXPENDITURE)**

**GAINS & LOSSES ON INVESTMENTS**

Realised

Unrealised

**NET MOVEMENT IN FUNDS**

Balances brought forward at 1/1/2021

Transfers between funds

**BALANCES CARRIED FORWARD AT 31/12/2021**

Unrestricted & General Funds	Designated Funds	Restricted Funds	TOTAL 2021	TOTAL 2020
£	£	£	£	£
13,513	-	300	13,813	14,054
6,512	-	1,520	8,032	5,441
67,974	27,000	81,700	176,674	132,755
3,069	-	-	3,069	4,526
51,168	-	5,096	56,264	47,719
2,340	2,245	-	4,585	3,362
137,929	-	-	137,929	121,625
8,243	-	-	8,243	9,899
<b>290,748</b>	<b>29,245</b>	<b>88,616</b>	<b>408,609</b>	<b>339,381</b>
36,317	-	8,956	45,273	33,753
3,616	2,245	1,820	7,681	4,112
73,000	-	-	73,000	73,000
54,437	49,172	31,444	135,053	137,874
15,777	20,900	16,135	52,812	57,842
14,748	11,026	25,317	51,091	14,259
-	-	-	0	0
3,388	-	2,695	6,083	5,618
<b>201,283</b>	<b>83,343</b>	<b>86,367</b>	<b>370,993</b>	<b>326,458</b>
89,465	-54,098	2,249	37,616	12,923
-	-	-	0	0
-	26,000	-	26,000	7,000
89,465	-28,098	2,249	63,616	19,923
187,463	106,107	36,748	330,318	310,395
-	-	-	-	-
<b>276,928</b>	<b>78,009</b>	<b>38,997</b>	<b>393,934</b>	<b>330,318</b>

The Notes on pages 13 to 24 form part of these accounts.

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**BALANCE SHEET AT 31ST DECEMBER 2021**

Note

**FIXED ASSETS**

- 18 Tangible assets  
 19 Investments

**CURRENT ASSETS**

- Stock  
 20 Debtors & prepayments  
 Short term deposits  
 Cash at bank

**CURRENT LIABILITIES**

- 21 Creditors: amounts falling due within one year

**NET CURRENT ASSETS**

**TOTAL ASSETS LESS CURRENT LIABILITIES**

- 22 Creditors: amounts falling due after more than one year  
 23 Provisions for liabilities and charges

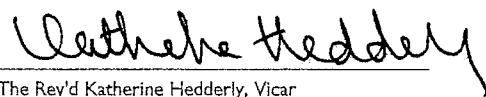
**24 NET ASSETS**

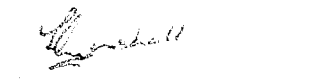
**FUNDS**

- Unrestricted  
 25 Designated  
 26 Restricted

2021	2020
£	£
0	0
211,000	115,000
211,000	115,000
2,736	3,085
88,184	36,512
125,558	195,485
97,110	81,849
313,588	316,931
(16,484)	(7,448)
297,104	309,483
508,104	424,483
(9,170)	(9,165)
(105,000)	(85,000)
393,934	330,318
393,934	330,318
276,928	187,463
78,009	106,107
38,997	36,748
393,934	330,318

Approved by the PCC on 17 March 2022 and signed on its behalf by

  
 The Rev'd Katherine Hedderly, Vicar

  
 Mr Kenneth Marshall, Churchwarden

The Notes on Pages 13 to 24 form part of these accounts

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 ST DECEMBER 2021**

Note

**I ACCOUNTING POLICIES**

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102), the Charities SORP and with the Charities Act 2011. The financial statements have been prepared under the historical cost convention except for the valuation of investment assets, which are shown at market value when materially different from book value.

**Ia FUNDS**

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC. Funds designated for a particular purpose by the PCC are also unrestricted. The accounts include all transactions, assets and liabilities for which the PCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body nor those that are informal gatherings of church members. The church's overall reserve policy is based on cover for six months of its operating costs.

**Ib INCOMING RESOURCES**

**VOLUNTARY INCOME AND CAPITAL SOURCES**

Collections are recognised when received by or on behalf of the PCC. Planned giving is recognised only in the year in which it is received. Income tax recoverable on gift aid donations is recognised when the income is received. Grants and legacies to the PCC are accounted for as soon as the PCC is notified of its legal entitlement and the amount due.

**OTHER ORDINARY INCOME**

Rental income from the letting of the church premises is recognised when the rental is due.

**INCOME FROM INVESTMENTS**

Dividends and interest are accounted for when receivable. Tax recoverable on such income is recognised in the same accounting year.

**GAINS AND LOSSES ON INVESTMENTS**

Realised gains or losses are recognised when investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

**Ic RESOURCES EXPENDED**

**GRANTS**

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

**ACTIVITIES DIRECTLY RELATING TO THE WORK OF THE CHURCH**

The parish contribution to the London Diocesan Common Fund is accounted for when payable.

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

Note

**1d FIXED ASSETS**

**CONSECRATED LAND AND BUILDINGS AND MOVEABLE CHURCH FURNISHINGS**

Consecrated and benefice property is excluded from the accounts by Section 10 of the Charities Act 2011.

The All Hallows Queen Mother Centre has been built on benefice land and, being a physical extension to the church, is subject to Ecclesiastical Faculty Jurisdiction. It, like the church, is therefore excluded from the statement of assets on the PCC Balance Sheet.

No value is placed on moveable church furnishings held 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. All expenditure incurred during the year on consecrated or benefice buildings and moveable church furnishings, whether maintenance or improvement, is written off as expenditure in the SOFA and separately disclosed.

**OTHER FIXTURES, FITTINGS AND OFFICE EQUIPMENT**

Equipment is depreciated to write off its cost, less estimated residual value, on a straight-line basis at the rate of 20% pa. Individual items of equipment with a purchase price of £750 or less are written off when the asset is acquired.

**1e) INVESTMENTS**

Investments are valued at market value at 31 December when materially different from book value.

**1f) CURRENT ASSETS**

Amounts owing to PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for amounts that may prove uncollectable.

Short-term deposits include cash held on deposit either with the Central Board of Finance of the Church of England Fund or at the bank.

**1g) CASH FLOW STATEMENT**

No cash-flow statement is prepared for the current year because, as a small reporting entity, the PCC is exempt from the requirements to prepare such a statement under FRS102.

**1h) STOCK**

Stock is valued at the lower of cost and net realisable value after making due allowance for obsolete and slow moving items.

**1i) PENSION**

All Hallows by The Tower participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Responsible Bodies. Each participating Responsible Body in the scheme pays contributions at a contribution rate applied to pensionable stipends. The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. All Hallows by the Tower has one member of this scheme at the year end (2020:1). The pensions costs charged to the SOFA in the year are contributions payable towards benefits and expenses accrued in that year with no impact of deficit contributions. A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out as at 31 December 2019 and revealed a deficit of £50m for all the employers in this multi-employer scheme.

The Church also operates a defined contribution pension scheme for non-clergy salaried staff. Contributions payable for the year are charged in the SOFA.

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

Note	INCOME	Unrestricted	Designated	Restricted	2021	2020
		£	£	£	£	£
<b>2 Planned Giving</b>						
Gift Aid - standing orders received at bank		12,808	-	300	13,108	11,938
Other planned giving - GAYE		35	-	-	35	1,381
Other planned giving - CAF Vouchers		10	-	-	10	15
Other planned giving - non gift aided		660	-	-	660	720
		<b>13,513</b>	<b>0</b>	<b>300</b>	<b>13,813</b>	<b>14,054</b>
<b>3 Collections &amp; Other Giving</b>						
Plate collections - Sunday services		678	-	-	678	495
Plate collections - special services		1,577	-	-	1,577	622
One-off Gift Aid gifts		4,257	-	1,520	5,777	4,324
		<b>6,512</b>	<b>0</b>	<b>1,520</b>	<b>8,032</b>	<b>5,441</b>
<b>4 Other Voluntary Receipts</b>						
Giving through church boxes - donations		4,921	-	-	4,921	2,417
Giving through church boxes - candles		2,230	-	-	2,230	1,537
Other donations and appeals		1,623	2,200	6,000	9,823	2,775
Recurring grants						
- City Burial Ground Fund		2,500	-	-	2,500	2,750
- Northcott Foundation		27,600	12,400	-	40,000	38,000
- Trust for London		1,125	-	-	1,125	1,125
- Wakefield & Tetley Trust		26,975	12,400	-	39,375	45,000
- Worshipful Company of World Traders		1,000	-	-	1,000	1,000
Non-recurring one-off grants						
- Culture Recovery Fund for Heritage		-	-	68,700	68,700	0
- City Churches Grants Committee		-	-	-	0	6,500
- Northcott Foundation		-	-	-	0	1,150
- Square Mile Churches Project		-	-	7,000	7,000	0
- Wakefield & Tetley Trust		-	-	-	0	30,001
- Worshipful Company of World Traders		-	-	-	0	500
		<b>67,974</b>	<b>27,000</b>	<b>81,700</b>	<b>176,674</b>	<b>132,755</b>

ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd

Note	INCOME	Unrestricted	Designated	Restricted	2021	2020
		£	£	£	£	£
<b>5 Gift Aid Recovered</b>						
Tax recoverable on Gift Aid		3,069	-	-	3,069	4,526
		<b>3,069</b>	<b>0</b>	<b>0</b>	<b>3,069</b>	<b>4,526</b>
<b>6 Other Receipts</b>						
Other funds generated - Church Rate		11,671	-	-	11,671	8,367
Other funds generated - hospitality		85	-	-	85	8
Refund of utilities and bills - Queen Mother Centre		11,164	-	-	11,164	10,365
Refund of utilities and bills - mobile phone mast		7,223	-	-	7,223	10,403
Refund of utilities and bills - Vicarage		8,184	-	-	8,184	2,366
Reimbursement of Area Deans' expenses		-	-	5,096	5,096	5,181
Government Furlough Scheme		12,841	-	-	12,841	11,029
		<b>51,168</b>	<b>0</b>	<b>5,096</b>	<b>56,264</b>	<b>47,719</b>
<b>7 Activities for Generating Funds</b>						
PCC fundraising events/activities		2,275	2,245	-	4,520	2,100
Other funds generated - recitals		25	-	-	25	312
Other funds generated - guided tours		40	-	-	40	950
		<b>2,340</b>	<b>2,245</b>	<b>0</b>	<b>4,585</b>	<b>3,362</b>
<b>8 Investment Income</b>						
Interest on CCLA deposit a/c		68	-	-	68	646
Income from CCLA investment fund		4,868	-	-	4,868	3,243
Rent - All Hallows House		56,873	-	-	56,873	56,873
Rent - Queen Mother Centre		10,659	-	-	10,659	12,324
Rent - church flat		31,492	-	-	31,492	32,201
Rent - mobile phone mast		33,969	-	-	33,969	16,338
		<b>137,929</b>	<b>0</b>	<b>0</b>	<b>137,929</b>	<b>121,625</b>

ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd

Note	INCOME	Unrestricted	Designated	Restricted	2021	2020
		£	£	£	£	£
<b>9 Receipts from Church Activities</b>						
PCC statutory fees - weddings		867	-	-	867	0
PCC statutory fees - funeral/deposition		124	-	-	124	0
Bookshop sales		1,647	-	-	1,647	1,109
Porch Room lettings		-	-	-	0	210
Hire of church building		1,272	-	-	1,272	0
PCC non statutory fees - wedding		187	-	-	187	0
PCC non statutory fees - funeral/deposition		27	-	-	27	0
PCC non statutory fees - memorial services		290	-	-	290	0
PCC non statutory fees - carol services		2,664	-	-	2,664	1,720
PCC non-statutory fees - Livery Company services		1,105	-	-	1,105	180
Printing orders of service		-	-	-	0	50
Education - Cilos' workshops		-	-	-	0	6,450
Education - other school workshops		60	-	-	60	180
		<b>8,243</b>	<b>0</b>	<b>0</b>	<b>8,243</b>	<b>9,899</b>
<b>INCOME - GRAND TOTALS</b>		<b>290,748</b>	<b>29,245</b>	<b>88,616</b>	<b>408,609</b>	<b>339,381</b>

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

Note	EXPENDITURE	Unrestricted	Designated	Restricted	2021	2020
		£	£	£	£	£
<b>10 Cost of Generating Funds</b>						
	Fees paid to fund raisers - Church Rate	-	-	1,200	1,200	1,200
	Square Mile Churches Project	-	-	4,893	4,893	0
	Bookshop purchases	349	-	-	349	784
	Electricity - church flat	1,306	-	-	1,306	806
	Minor fabric repairs - Church Flat	2,829	-	-	2,829	0
	Rent payable - St Dunstan in the East	14,945	-	-	14,945	10,125
	Minor fabric repairs - St Dunstan in the East	75	-	-	75	78
	Gas - Queen Mother Centre	544	-	-	544	795
	Electricity - Queen Mother Centre	5,559	-	-	5,559	4,591
	Water rates - Queen Mother Centre	831	-	-	831	2,178
	Minor fabric repairs - Queen Mother Centre	-	-	-	0	1,980
	Repairs fixtures & fittings - Queen Mother Centre	567	-	2,863	3,430	1,865
	Maintenance agreements - Queen Mother Centre	1,140	-	-	1,140	1,140
	Electricity - mobile phone mast	8,172	-	-	8,172	8,211
		<b>36,317</b>	<b>0</b>	<b>8,956</b>	<b>45,273</b>	<b>33,753</b>
<b>11 Missionary &amp; Charitable Giving</b>						
	Home mission	2,600	-	-	2,600	2,850
	Missionary societies	-	2,245	-	2,245	0
	Relief and development agencies	389	-	-	389	0
	Secular charities	627	-	1,820	2,447	1,262
		<b>3,616</b>	<b>2,245</b>	<b>1,820</b>	<b>7,681</b>	<b>4,112</b>

ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd

Note	EXPENDITURE	Unrestricted	Designated	Restricted	2021	2020
		£	£	£	£	£
12	Parish Share					
	Common Fund	73,000	-	-	73,000	73,000
		73,000	0	0	73,000	73,000
13	Clergy & Staffing Costs					
	Salaries and staffing costs	39,659	34,194	30,093	103,946	101,429
	Pension contributions	1,825	4,978	1,303	8,106	8,842
	Volunteers costs, inc luncheon vouchers	( 48)	-	48	0	304
	Clergy expenses - travel, hospitality etc	26	-	-	26	136
	Gas - vicarage	2,494	-	-	2,494	1,920
	Electricity - vicarage	1,921	-	-	1,921	1,926
	Water rates - vicarage	495	-	-	495	474
	Telephone (inc mobile) - vicarage	780	-	-	780	639
	Minor fabric repairs - vicarage	521	-	-	521	288
	Repairs fixtures & fittings - vicarage	3,934	-	-	3,934	9,034
	Maintenance contracts - vicarage	2,662	-	-	2,662	1,730
	Cleaning contracts - vicarage	168	-	-	168	1,152
	Major fabric repairs - vicarage	-	10,000	-	10,000	10,000
		54,437	49,172	31,444	135,053	137,874

The average number of employees during the year was 3 (2020: 3) and no employee (2020: Nil) received a remuneration of more than £60,000 per annum.

The key management personnel of the Charity comprises the Trustees and management teams as listed on page 4. The total amount of employee emoluments (including salaries, employer pension and national insurance contributions) received by the key management personnel for their services to the Charity was £70,143 (2020: £72,597).

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

Note	EXPENDITURE	Unrestricted	Designated	Restricted	2021	2020
		£	£	£	£	£
<b>14 Church Running Expenses</b>						
Membership fees		145	-	-	145	662
Insurance - church		-	-	541	541	1,036
Professional fees - architect, etc		164	4,500	820	5,484	12,048
Telephone - church office		168	-	136	304	318
Broadband & fax - church office		477	-	324	801	753
Organ tuning & maintenance		-	670	661	1,331	1,394
Organ repairs		-	450	-	450	0
Piano tuning		180	-	-	180	0
Maintenance contracts - church		516	2,000	1,312	3,828	3,967
Cleaning contracts - church		2,353	-	-	2,353	0
Cleaning materials - church		267	-	179	446	644
New fixtures and fitting - church		-	-	-	0	4,636
CCTV		684	-	-	684	818
Upkeep of services - altar requisites		304	1,000	171	1,475	1,176
Flowers/Christmas trees		69	780	-	849	780
Hospitality		923	-	70	993	476
Office equipment		115	-	-	115	1,453
Office equipment: rental		597	-	578	1,175	1,325
Office equipment: maintenance/repair		-	-	750	750	614
Postage		104	-	198	302	462
Photocopying, printing & stationery		1,045	-	521	1,566	1,526
Depreciation		-	-	-	0	10,525
Advertising & marketing		3,747	10,000	5,315	19,062	731
Music, licenses, royalty fees etc		493	-	32	525	2,795
Books, magazine subs etc		232	-	159	391	466
Bank charges		274	-	-	274	241
Electricity - church		930	1,500	1,721	4,151	4,601
Gas - church		1,673	-	2,330	4,003	3,789
Water rates - church		317	-	317	634	606
		<b>15,777</b>	<b>20,900</b>	<b>16,135</b>	<b>52,812</b>	<b>57,842</b>

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

Note	EXPENDITURES	Unrestricted	Designated	Restricted	2021	2020
		£	£	£	£	£
	<b>15 Church Repairs &amp; Maintenance</b>					
	Repairs fixtures & fittings - church	1,990	-	978	2,968	1,695
	Minor fabric repairs - church	13	-	800	813	1,553
	Fire extinguisher maintenance - church	-	1,026	-	1,026	1,011
	Major repairs - church	-	10,000	-	10,000	10,000
	Crypt Accessibility Project	12,745	-	23,539	36,284	0
		<b>14,748</b>	<b>11,026</b>	<b>25,317</b>	<b>51,091</b>	<b>14,259</b>
	<b>16 Other PCC Property Upkeep</b>					
	Other PCC property upkeep	-	-	-	0	0
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>17 Other support costs</b>					
	Examination/book-keeping/payroll	3,388	-	2,695	6,083	5,618
		<b>3,388</b>	<b>0</b>	<b>2,695</b>	<b>6,083</b>	<b>5,618</b>
	<b>EXPENDITURE - GRAND TOTALS</b>	<b>201,283</b>	<b>83,343</b>	<b>86,367</b>	<b>370,993</b>	<b>326,458</b>

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

**Note**

**18 FIXED ASSETS FOR USE BY THE PCC - Equipment**

**Tangible Fixed Assets**

Cost at 1 January 2021

Additions

Disposals

At 31 December 2021

Less accumulated depreciation at 1 January 2021

Charge for the year

Disposal adjustment

At 31 December 2021

NET BOOK VALUE at 31 December 2021

2021	2020
£	£
52,626	52,626
0	0
0	0
52,626	52,626
52,626	42,100
0	10,526
0	0
52,626	52,626
0	0

**19 INVESTMENTS**

**At Market Value**

CCLA/CBF Investment Fund - At 1 January 2021

Addition

Surplus on revaluation

At 31 December 2021

2021	2020
	£
115,000	108,000
70,000	0
26,000	7,000
211,000	115,000

**20 DEBTORS**

Income tax recoverable on donations

Other debtors, prepayments & accrued income

2021	2020
	£
7,134	4,065
81,050	32,447
88,184	36,512

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

**Note**

**21 LIABILITIES**

Amounts falling due within one year

Accruals & deferred income

PAYE & NIC

2021	2020
	£
16,484	5,553
0	1,895
16,484	7,448

**22 CREDITORS**

Amounts falling due after more than one year

Rent deposit

2021	2020
9,170	9,165
9,170	9,165

**23 PROVISIONS FOR LIABILITIES AND CHARGES**

Provision for major fabric repairs

2021	2020
105,000	85,000
105,000	85,000

**24 ANALYSIS OF NET ASSETS BY FUND**

Fixed Assets

Investments

Current Assets

Liabilities & Charges

Unrestricted & General Funds	Designated Funds	Restricted Funds	TOTAL 2021	TOTAL 2020
£	£	£		£
-	-	-	0	0
2,337	208,663	-	211,000	115,000
274,591	-	38,997	313,588	316,931
-	(130,654)	-	(130,654)	(101,613)
276,928	78,009	38,997	393,934	330,318

**25 DESIGNATED FUNDS**

Ministry

Fabric

2021	2020
	£
3,136	32,734
74,873	73,373
78,009	106,107

**ALL HALLOWS BERKINGECHIRCHE BY THE TOWER WITH ST DUNSTAN-IN-THE-EAST**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2021 - Cont'd**

**Note**

**26 RESTRICTED FUNDS:**

Roman Pavement & Crypt  
 Fabric  
 Organ  
 Foodbank (Tower Talent)  
 Square Mile Churches Project

2021	2020
	£
4,201	4,201
22,590	22,590
3,597	3,597
6,500	6,360
2,109	0
<b>38,997</b>	<b>36,748</b>

**27 FUND DETAILS**

The Restricted Funds include:

- (i) the Roman Pavement fund is for the conservation of the Roman floor in the crypt.
- (ii) the Fabric (Restricted) fund included the crypt accessibility project.
- (iii) the Organ fund is for the maintenance and repair of the church organ.
- (iv) the Foodbank fund is for work done in partnership with the First Love Foundation.
- (v) the Square Mile Churches project is promoting the City churches post-Covid.

**28 CONNECTED PERSONS**

Clergy Expenses were £26 during the year (2020: £136) for travel, subsistence and hospitality, which expenses were incurred wholly, exclusively and necessarily in the performance of their duties so that no taxable benefit arose in their hands.