

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE WITH ST THOMAS AND ST PETER, SOHO

England & Wales · Charity number 1132589

Details

Other names	THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANNE WITH ST THOMAS AND ST PETER, SOHO, ST ANNE'S CHURCH, SOHO
Status	Registered
Legal form	Previously excepted
Registered	2009-11-07
Register	View on the Charity Commission register

Contact

Address	St. Anne's Church 55 Dean Street London W1D 6AF
Phone	02074378039
Email	info@stannes-soho.org.uk
Website	www.stannes-soho.org.uk

Activities

Objects: Promoting in the ecclesiastical parish the whole mission of the Church.

Activities: The charity is committed to enabling as many people as possible to worship at our church and to become part of the parish community of St Anne's. Our services and worship put faith into practice through prayer and scripture, music and sacrament.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space, Provides Services
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** UNDEFINED. IN PRACTICE, LOCAL.
- City Of Westminster

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£375,581	£394,601	-	-
2023-12-31	£412,185	£342,880	-	-
2022-12-31	£331,942	£323,311	-	-
2021-12-31	£255,644	£286,204	-	-
2020-12-31	£198,891	£245,380	-	-

Trustees

Name	Role	Appointed
REV RICHARD SIMON FILDES BUCKLEY	Chair	2013-02-23
Andrew Mackay		2019-09-15
Beverly Elie		2026-05-10
Gavin Blair Gerrard		2025-05-11
Mark Anthony Collins		2025-05-11
Nigel Percival		2022-05-15
Philip Christopher Baldwin		2017-04-02
Robert Ian Drummond		2025-05-11
Stephen Tomaszewski		2025-05-11
Trevor Froggatt		2026-05-10

Accounts



St. Anne's Church, Soho

55 Dean St, London, W1D 6AF

stannes-soho.org.uk

Annual Report & Financial Statements of the Parochial Church Council of St Anne's Church, Soho 2024



PRESENTED 11TH MAY 2025

FULL PAROCHIAL NAME

St Anne with St Thomas and St Peter, Soho in the Diocese of London
Registered Charity No. 1132589.

ADDRESS

St Anne's Church
55 Dean Street
London
W1D 6AF

020 7437 8039
www.stannes-soho.org.uk
info@stannes-soho.org.uk

LEGAL ADVISOR

Diocesan Registrar
The Old Deanery
Deans Court
London
EC4V 5AA

DIOCESE OF LONDON

London Diocesan House
36 Causton Street
London
SW1P 4AU

020 7932 1100

SOLICITORS

Harper James
10 Fitzroy Square
London
W1T 5HP

BANK

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

INVESTMENT MANAGERS

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

INDEPENDENT EXAMINER

Julia Burford FCCA
19 Welling High Street
Welling
Kent
DA16 1TR

PARISH RECORDS AND ARCHIVES

The records are deposited in the
Westminster City Council Archives:

City of Westminster Archives Centre,
10 St Ann's Street,
London
SW1P 2DE

020 7641 5180
archives@westminster.gov.uk

The Soho Collection for St Anne's includes:

- | | |
|-------------------------------|-----------|
| • Vestry Minutes | 1685-1903 |
| • Parish Registers | 1686-1940 |
| • Churchwardens Accounts | 1687-1875 |
| • Poor Relief, Workhouse etc. | 1686-1900 |

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CHAIR OF THE PCC

REVD SIMON BUCKLEY

PCC SECRETARY

BIMMI IDOWU

EX OFFICIO MEMBERS OF THE PCC

REVD MARTHA PENNEL	- Curate
NIGEL PERCIVAL	- Treasurer
MARK ALLAN	- Church Warden
JOHN WITTS	- Church Warden
ANDREW MACKAY	- Deanery Synod Representative
PHILLIP BALDWIN	- Member of General Synod

ELECTED MEMBERS OF THE PCC

LESLIE HUDMAN	(elected 2022)
PETER HARRIS	(elected 2022)
HEIDI ZAMZOW	(elected 2023)
LUCY HAINE	(elected 2023)
MARK COLLINS	(elected 2024)
STEPHEN TOMASIEWSKI	(elected 2024)

Rector's Report

The major event in the life of St Anne's in 2024 has unquestionably been the opening of our coffee shop Sacred Grounds at 54 Dean Street. Though I may take a little credit for having the vision for this, far, far greater credit is due to our Operations Manager Jake Lee for making it a reality. Jake has worked above and beyond any call of duty to make Sacred Grounds the success that it is establishing itself to be, and St Anne's is indebted to him for putting his heart and soul into this project which is unquestionably extending the church's presence on Dean Street. The coffee shop has become the meeting place for the people of Soho, and a wonderful venue for a variety of events serving the church, the wider community and proclaiming the gospel. We are grateful to local branding company Wonderhood for their continued pro-bono support during the year, to the Ward Councillors for awarding us a grant to help promote and publicise Sacred Grounds, and to the Diocese for a generous grant (and loan) to potentially aid cash flow during fluctuating trading periods. Sacred Grounds is proving to be a real asset to St Anne's.

Our school has been through a difficult year, due to the falling numbers of primary school-aged children nationally, and notably in Westminster, which is one of the three worst affected boroughs in the country. As Vice Chair of Governors I assumed the role of Fund Raising Coordinator, charged with trying to raise an extra £200,000 a year for the next five years. It was a relief, just before Christmas, both to know that our efforts were very much heading in the right direction, and to have the council state that they had 'no appetite to close Soho Parish School'. This is good news, but our school will continue to need financial support if it is to flourish. With this in mind, the PCC have committed to give £10k a year from its charitable giving budget for the next five years.

A less happy outcome befell the House of St Barnabas, its chapel, members club and employment programme in January. The charity – which had struggled to fully recover from the pandemic- suffered some further financial setbacks and was forced to close. At the time of writing two proposals for its future are under consideration, and it is hoped that the House and the chapel, again with support from the curate of St Anne's as Chaplain, will soon have a new lease of life.

The liturgical year ended with a very happy occasion: the consecration by Sarah, Bishop of London, of the Westwood Triptych – a stunning three-part icon, commissioned and gifted by a member of the congregation. It is a beautiful addition to our church and unites the community hall and chapel as a single space for worship when the dividing wall is rolled back. It is a fine work of art for which we are extremely grateful.

In between the highs and the lows, the work of the church has been constant, and delivered with care. So much of what we do at St Anne's takes a lot more work than anyone would imagine, by people loyal to this church and through the commission we share to proclaim the gospel through word and deed. We are

each indebted to each other, and as it would be fraught with risk to single out further individuals for praise, I simply offer my thanks to all, as well as to God, for our life together and for those who help it flourish by continuing to serve others with kindness and joy. Thank you all.

Fr Simon

Church Wardens Report

2025 has been a rewarding year, seeing growth both in congregation numbers and in the church's wider presence in Soho through its new Coffee Shop/Community Cafe "Sacred Grounds", which occupies the ground floor of 54 Dean Street, (part of the building previously occupied by the charity 'Centrepoint'.)

Chattels

As the official and legal guardians of the chattels and silver of St Anne's, we report the following changes:

- Thanks to the generosity of Nigel Percival, we have added an icon to the Terrier. It depicts St Anne and The Blessed Virgin Mary on either side of Jesus. It was given in memory of Nigel's partner, John Westwood. It is known as 'The Westwood Triptych'. It hangs on the West wall of the church (when in 'Sunday' format, with the chapel opened into the Community Hall). It was written by iconographer Mr Peter Murphy, and was blessed by Bishop Sarah on The Feast of Christ The King, (Sunday 24th November 2024). We would like to express our heartfelt thanks to Nigel for giving St Anne's such a beautiful addition to our worship space.
- The Westwood Triptych has been added to the Terrier and is consequently fully insured. No special policy or increase in our insurance premium was required by our insurers to effect this.
- No items were disposed of during 2024.

Building Structure

- 2024 saw a Quinquennial Inspection of all the buildings that comprise St Anne's Church. The report is available from The Parish Office.
- The very few issues that were rated as needing urgent attention were dealt with immediately.
- The less urgent/non urgent remainder are being dealt with as ongoing work as funds allow.
- Rectory Roof: This issue does not come under the 2024 Quinquennial Inspection.

Maintaining and repairing the Rectory is the responsibility of the Diocese. (The PCC being responsible for decorating it, and the Rector for furnishing it)

In January the Diocese replaced the tiles on the rectory roof in response to concerns raised by the Rector earlier the previous year concerning cracks that had appeared in the walls on the top floor.

The roof tiles were the original ones from 1911, and it was considered that they were letting in water which had affected the structure, causing the cracking.

It was subsequently discovered, however, that the roof structure is itself in need of substantial repair and possible replacement.

The last six months of the year were spent investigating how this might be done.

At the time of writing this report, a way forward is still under discussion - the unique construction of the concrete roof structure being somewhat problematic. Whilst the work is essential, the rectory is not deemed to be actually unsafe.

When this work does happen, it will undoubtedly be disruptive to the normal running of St Anne's.

It will also be a considerable inconvenience to the Rector who, it is proposed, will need to be rehoused.

Property Assets

All our properties are currently let to long term tenants.

The Church continues to let out its other usable spaces to local groups and businesses.

No property was gained or disposed of in 2021.

We are extremely grateful to:

- Jake Lee, (Operations Manager), who has been outstanding in his support.
- Bimmi Idowu, (Parish Administrator), for all her hard work and cheerfulness.
- Steve Linale, (Maintenance Operative), who has worked with us to maintain the space here at St Anne's.
- Nigel Percival (PCC Treasurer) for his wise counsel.
- The PCC for their continuing support and guidance.
- Father Simon and Rev Martha for their diligent guidance and support.

John Witts & Mark Allan

Churchwardens

Safeguarding Officer's Report

The Diocesan Safeguarding Advisor (DSA) supported us in responding to four safeguarding incidents in 2024. One related to someone wanting to attend worship on a specific date, another related to someone under investigation by the police, one related to someone going through a mental health crisis and finally, one related to someone sending intrusive and personal emails to Fr Simon

The DSA advised St Anne's over clear procedures to ensure the safety of those attending St Anne's, which are being implemented and followed, whilst also recognising our duty of care for those who have been referred to the DSA.

The PCC will review its Safeguarding policy at its meeting after the APCM, as it is required to do, and recognises the importance of ensuring St Anne's is a safe place for all - especially children and vulnerable adults.

Jennifer Cox
Safeguarding Officer

Report on the Activities of the PCC

The PCC met seven times across 2024.

The following Standing Items were discussed at every meeting:

- Safeguarding
- Electoral Roll
- Finance & Budget

The following matters were all discussed or agreed at meetings during the year:

- External giving to charity
- Sacred Grounds – support through loan and rental subsidy
- Disabled access to St Anne's Gardens
- Sunday School/Children's Ministry
- Mission Action Plan
- Soho Parish School
- Filming Policy

Bimmi Idowu
PCC Secretary

Electoral Roll Officer's Report

A new electoral roll has been prepared as of 26 April 2025.

The new roll shows 49 parishioners, comprised of:

33 non-resident

16 resident

Heidi Zamzow

Electoral Roll Officer

Diocese of London Report

The Diocese of London is the largest and most diverse in the Church of England. We have over 500 churches and 750 licensed clergy. We are able to have a church in almost every community, supporting the vision for every Londoner to encounter the love of God in Christ. In 2024, 50 new deacons were ordained and early draft statistics indicate that Average Weekly Attendance in London grew by 7.5% to over 60,000.

During 2024, we have continued working towards our priorities of becoming a younger, safer and more racially just Church. For example:

- 19 London Youth Apprentices engaged 715 young people weekly and funding was granted to enable the launch of five youth ministers in Hackney and Islington.
- In a challenging year for safeguarding, referrals to the Diocesan Safeguarding Team increased substantially, indicating more trust and confidence in the safeguarding service. 789 people were given safeguarding leadership training, and 3,808 DBS checks were carried out.
- Churches across the Diocese engaged with Race Equality Week, Racial Justice Sunday, and Black History Month last year, reflecting on racial justice and committing to action.

The breadth of parishes and Bishop's Mission Orders in London nurtured confident disciples, compassionate communities and creative growth in an amazing variety of ways. They also contributed over £23m in Common Fund, an increase of almost £1m. Alongside £13.2m income raised by the London Diocesan Fund (LDF) and £3.6m from LDF reserves, this paid to provide ministry and support parishes across the Diocese.

Westminster (St Margaret) Deanery Report

The Deanery Synod held only one business meeting in 2024, on 24 May, the other occasion of its coming together having been the Garden Party held on Wednesday 19th June.

On 24 May, the meeting was held at St Mary's Bourne St; in his opening remarks, Fr Andrew Walker welcomed synod members to St Mary's, and gave a brief account of the recent capital work (the 'Pineapple Project'), offering to talk to clergy who might be planning similar projects in the near future.

In the absence of Fr John Pearson-Hicks, the chair of the education committee, the Area Dean, Fr Philip Chester, gave the education committee report which outlined the particular challenges facing all our deanery schools as a result of the demographic shifts taking place in central London. The growing partnerships between schools were working well.

Robert Zampetti (St Paul, Covent Garden), then introduced a motion, the text of which follows. In his remarks he characterised the motion as a technocratic way of restoring a better balance between central funding pots and the funds flowing to dioceses for the support of clergy stipends. Over the long term, it was expected that this would enable larger numbers of full-time stipendiary clergy to be employed, increasing the potential for growth at parish level. He then proposed the motion, which was seconded by Alison Cattermole (St Paul, Covent Garden).

Motion: That this Synod:

- (i) call upon the Church Commissioners and Archbishops Council to undertake everything necessary to effect a redistribution of financial resources directly to Diocesan Stipend Funds to reflect the value of contributions made by Diocesan Boards of Finance to the Church of England Funded Pension Scheme since it was established by the settlement of 1997 (£2.6 billion)
- (ii) call upon Diocesan Boards of Finance to manage the funds redistributed as a result of the above to support parish ministry in the ways discerned locally to be most effective in enabling growth and sustaining the Church of England's commitment to be a Christian presence in every community.

In favour: 35

Against: 1

Abstentions: 2

The Area Dean then welcomed and introduced the new Archdeacon of Charing Cross, the Ven Katharine Hedderly. She introduced herself and her role, saying how delighted she was to be taking up the post, and how much she was looking forward to working with churches across the episcopal area; she then talked about how she expected the work of the archdeacons to be taken forward.

The Garden Party was held in the Master's Garden at the Temple on 19 June 2024; proceedings began at 6pm with Choral Evensong at the Temple Church, and the Garden Party itself took place between 7 and 9pm. On this occasion the garden party was shared with the City Deanery, as has happened in some previous years.

In the summer Fr Philip Chester stood down as Area Dean, a post he held since 2005, and parishes were invited to contribute to a gift in appreciation of his service.

Andrew Mackay

Deanery Synod Representative

Treasurer's Report

The audited figures for income and expenditure at St Anne's are set out in detail in the Statement of Financial Activities commencing on page 16. These provide a detailed breakdown of the financial income and expenditure. Those Financial Statements have been examined by an Independent qualified examiner as required by the Charities Act.

Budget

A budget is a financial plan that outlines expected income and expenses over a specific period of time. It helps St Anne's to track our financial resources, prioritise spending, and achieve financial goals. More often than not, it will not be accurate in its entirety due to unforeseen changes in expenditure and income which may occur throughout the year.

In the event, actual income exceeded the budget figure by over 20% while expenditure was 6% higher than budgeted.

Unrestricted and Restricted funds

St Anne's income and expenditure is divided into Unrestricted and Restricted funds. The figures below represent the unrestricted funds – that is to say funds available for the support and ministry of St Anne's. Sometimes we are given funds for a specific task and these are known as restricted funds to be used only for the purpose for which they were given.

With the monitoring of the income and expenditure by the administrator and regular reports by way of meetings with myself as treasurer and reports to the PCC I am pleased to say that St Anne's has come to the end of 2024 in a stable position that is much better than that budgeted.

Income & Expenses overview

	Budget	Actual	% of budget	Variance +/-
Income	£ 312,647	£ 375,581	+ 20.1%	+ £ 62,934
Expenditure	£ 372,150	£ 394,601	+ 6.0%	+ £ 22,451

Income at St Anne's was £62,934 more than our budget and that the expenditure was above our expected figure by £22,451 thus resulting in an end of year deficit of £19,020 (against a budgeted deficit of £59,503).

Income

Funds come into St Anne's in three principal ways.

- Voluntary income (Collections, Donations etc.)
- Short term hire of the Hall, Allen and Tower rooms.
- Long-term rentals and investments.

The balance of the income came from investments and grants.

Room hire income was similar in 2024 to 2023 as was regular giving. There was a substantial increase in one-off grants and legacies received. The income from long-term rentals was down as Sacred Grounds was granted a rent holiday for the first half of the year and permitted to pay a reduced amount for the second half. It is expected that the cafe will begin to pay its rent in full from 1st July, 2025.

Expenditure

The two biggest calls on the funds of St Anne's are our commitment to the London Diocese 'Common Fund' which in 2024 was £94,000 (2023 - £90,000) and staff and administration costs.

The Common Fund is money given by every parish in the Diocese of London to a central 'fund'. It is collected from parishes like St Anne's, to pay and support clergy, and to further the work of the Diocese in all parishes across London (hence the name 'Common Fund').

In 2024 St Anne's employed an operations manager (split between Sacred Grounds Cafe and St Anne's) as well as a full-time administrator, part-time administrator and a part-time facilities manager. In addition, we employed caretakers for out-of-hour's lettings. While not an employee as such, we also support the curate in full by way of our contribution to the stipend and costs. The staff costs in 2024 were higher than budgeted in part due to additional support provided for the Sacred Grounds Cafe.

Other Expenditure

Apart from the Common Fund, together with Employment and Administration costs, which traditionally make up the bulk of the expenditure there have been on-going cleaning, repairs, renewals and building maintenance work which has incurred both planned and un-planned expenses.

Sacred Grounds Coffee Shop

In 2024 the PCC discussed at length the financial support offer to this successful community coffee shop on the ground floor of 54 Dean Street. A sustainable way to support this venture through 2025 and beyond has been agreed.

Bryan Burroughs Fund

The Bryan Burroughs fund is a restricted fund. Bryan Burroughs was a great supporter of St Anne's and was instrumental in getting the Church rebuilt in the 1990's. When he passed away one of his legacies to St Anne's was a cash sum for the upkeep of the clock. This is known as the Bryan Burroughs fund. At the end of 2024, the balance in that fund was £5,434. The other restrict fund in 2024 was support for the Sacred Grounds Cafe received from the Diocese.

Charitable Giving and Support

St Anne's supports the local community and charities further afield in a variety of ways including providing cash donations to various organisations. In addition, St Anne's provided free or reduced room hire to a number of charity and community organisations. Full details are included in the audited accounts and financial statements.

Investments & Reserves

St Anne's invests funds through CCLA who are one of the UK's largest charity fund managers. They only manage investments for charities, religious organisations and the public sector and are largely owned by clients' funds. In addition, we hold some money on short-term deposit to cover our obligations to re-decorate the Rectory from time to time. All investment & reserve funds form the St Anne's 'reserve funds' and these are held in trust by the PCC.

The investment capital is held as St Anne's financial reserves and short-term deposits. We do this in order to have funds available at short notice to cover significant repair or other unforeseen costs. The PCC reviews these each year to ensure that adequate funds are available without losing out on any potential investments.

Details on the change in the value of St Anne's investments and its reserves at the end of 2024 are included in the audited accounts.

Gift Aid

St Anne's is grateful for financial support by way of donations and, as a registered charity, can claim back 25% of the value for all donations made by UK taxpayers (providing the donor has paid enough tax to cover all of their charitable donations and not just the donations made to St. Anne's). If you give financial aid (regularly or otherwise), you are encouraged to do it by way of Gift Aid.

Bank

We currently bank with the CAF (Charities Aid Foundation) bank. This bank is expressly focused on Charity banking and provides a number of useful facilities to ensure both transparency and ease of management of St Anne's funds.

Risk Management and Financial Control

It is vital that St Anne's as both a Church and a Charity is transparent in financial matters.

The Treasurer and PCC continue to identify and review major risks to which we are exposed and already have procedures and identified systems in place to manage these. Controls in place at St Anne's help ensure that purchases have been authorised, and that the goods or services ordered have actually been received.

I am confident that with the methods and procedures in place at St Anne's we can demonstrate both transparency and accountability for all our funds. As a result, opportunity for fraud, dishonesty or error is minimised.

In conclusion, I would like to thank our staff and the officers of the church in 2024 for the dedicated and efficient manner in which they have overseen the finances and to all those who gave freely in support of St Anne's throughout the year.

Charity Responsibility

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.

They do this as trustees of the charity and I am grateful to them for their oversight and guidance during 2024.

It is worth noting that St Anne's is self-sufficient in regard to administration and running costs.

And finally

This being my first year as Treasurer, I would like to note my thanks to the Rector and the Administrator in particular, for their support (and patience!) while I have got to grips with the role.

Nigel Percival

PCC Treasurer

Independent Examiner's Report to the Members of the Parochial Church Council of St Anne's Church Soho

I report on the financial statements of the church for the year ended 31 December 2024 which are set out on pages 2 to 6.

Respective responsibilities of members and examiner

The PCC members are responsible for the preparation of the accounts. The members consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- a) Examine the financial statements under section 145 of the 2011 Act
- b) To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- c) 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 charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as members 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 those matters set out in the statement below.

Independent examiners's statement

Since the gross income for the year exceeds the amount provided in Section 145(3) of the Act, I confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

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

- a) to keep accounting records in accordance with section 130 of the 2011 Act; and
- b) 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.



Julia Burford

Member of the Association of Chartered Certified Accountants
77 Upton Road, Bexleyheath, Kent DA6 8LN

PAROCHIAL CHURCH COUNCIL OF ST ANNE'S CHURCH SOHO
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

STATEMENT OF FINANCIAL ACTIVITIES

	<u>Note</u>	<u>Unrestricted funds</u>	<u>Restricted funds</u>	<u>TOTAL 2024</u>	<u>TOTAL 2023</u>
<u>Incoming resources</u>					
Voluntary income	2 (a)	85,253	10,000	95,253	55,025
Activities for generating funds	2 (b)	209,246		209,246	216,604
Church activities	2 (c)	67,161		67,161	95,881
Investment income- income received		3,921		3,921	5,072
Total incoming resources		<u>365,581</u>	<u>10,000</u>	<u>375,581</u>	<u>372,582</u>
<u>Resources expended</u>					
Church activities	3	371,369	490	371,859	328,256
Donations	4 (a)	12,743		12,743	14,627
Grants	4 (b)		10,000	10,000	0
Total resources expended		<u>384,112</u>	<u>10,490</u>	<u>394,601</u>	<u>342,883</u>
Net incoming resources before transfers		(18,530)	(490)	(19,020)	29,699
Transfers between funds	8	(10,000)	10,000	0	
Net incoming resources before other recognised gains/(losses)		(28,530)	9,510	(19,020)	29,699
Revaluation gains/(losses) on investments	6	2,016		2,016	8,188
Net movement in funds		<u>(26,514)</u>	<u>9,510</u>	<u>(17,004)</u>	<u>37,887</u>
Balances b/fwd 1 January		261,349	5,924	267,273	229,386
Balances c/fwd 31 December		<u>234,835</u>	<u>15,434</u>	<u>250,269</u>	<u>267,273</u>

PAROCHIAL CHURCH COUNCIL OF ST ANNE'S CHURCH SOHO
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

BALANCE SHEET AT 31 DECEMBER 2024

	Note	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2024	TOTAL 2023
Fixed assets						
Fixed assets- tangible	5	42,021			42,021	37,226
Fixed Assets- investment	6	51,087			51,087	96,152
Total fixed assets		93,108	0	0	93,108	133,378
Current assets						
Debtors- rents receivable		38,153			38,153	47,748
Loan - St Anne's Community Café		54,000			54,000	60,000
Prepayments and accrued income		13,223			13,223	12,607
Short term deposit- CBF deposit fund		(9,082)		15,434	6,353	6,353
Cash at bank and in hand		85,240		10,000	95,240	32,727
		181,534	0	25,434	206,969	159,435
Current liabilities						
Creditors and accruals	7	39,808	0	0	39,808	25,540
Net current assets		141,727	0	25,434	167,161	133,895
Total assets less current liabilities		234,835	0	25,434	260,269	267,273
Creditors: amounts falling due after one year						
Loan from Diocese of London		10,000	0	0	10,000	0
Total net assets		224,835	0	25,434	250,269	267,273
Represented by parish funds						
Unrestricted	8	234,835			234,835	261,349
Restricted	8			15,434	15,434	5,924
Total funds		234,835	0	15,434	250,269	267,273

Approved by the Parochial Church Council on

and signed on its behalf by:

The notes on pages 4 to 6 form part of these accounts

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

Basis of preparation

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions. They have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

The financial statements have been prepared on the accruals basis.

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of "charity" by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a fult for disposal are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Tangible fixed assets for use by the charity

These are capitalised if they can be used for more than one year and cost at least £2,000. They are valued at cost and depreciated over 4 years.

Investment assets

Investments are valued at market value at 31 December and unrealised gains or losses are accounted for in the SOFA.

Current assets

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

Funds

Unrestricted funds represent the general funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purpose of the PCC.

Designated funds are general funds set aside by the PCC- they remain unrestricted and the PCC will move any surplus to other general funds.

Restricted funds must be spent on restricted purposes and details of the funds held are shown in the notes to the accounts.

Incoming resources

Collections and donations are recognised when received by or on behalf of the PCC.

Gift aid is recognised when the income is received.

Rent from land and buildings owned by the PCC and leased by licence under faculty is recognised when the rent is due.

Rental income or income from lets to organisations whose aims either accord with those of the PCC or are supported by the PCC is treated as "Income from church activities".

All other rental income or income from lets is treated as "Income from activities for generating funds"

Resources expended

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

Any diocesan quota unpaid at 31 December is provided for as an operational (though not a legal) liability and shown as a creditor in the Balance Sheet.

PAROCHIAL CHURCH COUNCIL OF ST ANNE'S CHURCH SOHO
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

NOTES TO THE FINANCIAL STATEMENTS

	Unrestricted funds	Restricted funds	TOTAL 2024	TOTAL 2023
2 Incoming resources				
a) Voluntary income				
Covenanted income	18,772		18,772	18,340
Collections at services	9,756		9,756	9,945
Grants and Legacies	28,654	10,000	38,654	13,490
Donations	19,640		19,640	6,875
Gift aid recovered	8,432		8,432	6,376
	<u>85,253</u>	<u>10,000</u>	<u>95,253</u>	<u>55,025</u>
b) Activities for generating funds				
South passage rental	26,640		26,640	26,640
Airspace rental	10,857		10,857	10,857
Mobile mast/Air extractor income	18,450		18,450	18,450
Room Hire	138,045		138,045	146,188
Tower room lettings	12,532		12,532	12,124
Fund raising	2,723		2,723	2,345
	<u>209,246</u>	<u>0</u>	<u>209,246</u>	<u>216,604</u>
c) Church activities				
54 Dean Street rent	25,995		25,995	56,649
Vance room rent	26,778		26,778	25,494
Electricity recharge	4,959		4,959	5,379
Fees for funerals etc	2,949		2,949	1,217
Other income	389		389	1,395
Lunch club income	6,090		6,090	5,747
	<u>67,161</u>	<u>0</u>	<u>67,161</u>	<u>95,881</u>
3 Church activity expenses				
Diocese contribution and church fees	94,876		94,876	93,457
Ministry, including hospitality	3,590		3,590	6,146
Sanctuary goods	8,773		8,773	5,602
Provision of music at services	6,800		6,800	9,045
Lunch club expenses	4,318		4,318	4,906
Heat,light and water costs	25,754		25,754	21,356
Cleaning and waste disposal	16,518		16,518	9,484
Small repairs, maintenance and gardening	14,608		14,608	9,106
Clock and other major repairs	0	490	490	16,644
Insurance	6,842		6,842	6,829
Legal and professional fees and payroll costs	3,181		3,181	1,431
Independent examiner's fees	1,500		1,500	840
Health and safety	2,807		2,807	3,812
Communications, printing and stationery	7,264		7,264	6,121
Staff costs (see below)	151,271		151,271	98,786
Computer and photocopy costs	2,141		2,141	2,070
Depreciation	17,382		17,382	27,964
Other costs	3,745		3,745	4,657
	<u>371,369</u>	<u>490</u>	<u>371,859</u>	<u>328,256</u>
Staff costs				
Wages and salaries			149,384	97,843
Employers NI			210	
Pension costs			1,677	943
			<u>151,271</u>	<u>98,786</u>

During the year the PCC employed a full time administrator and a part time caretaker.
There were no employee benefits to key management personnel in the current or previous year.

PAROCHIAL CHURCH COUNCIL OF ST ANNE'S CHURCH SOHO
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

NOTES TO THE FINANCIAL STATEMENTS

4 Grants and donations made

(a) Donations made

Christian Aid £1,125, Soho Parish School £10,300

Other donations less than £1,000 = £1,318

In addition, discounts on room hire to charities and other small donations totalled £40.064

(b) Grants made

A grant was made to the church from the Diocese of London for the use of Sacred Grounds Café.

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2024	TOTAL 2023
5 FIXED ASSETS- Furniture, fittings and equipment					
Cost at 1 January 2024	147,223			147,223	125,640
Additions during the year	22,177			22,177	21,583
Old assets written off	0			0	0
Cost at 31 December 2024	169,400			169,400	147,223
Depreciation 1 January 2024	109,997			109,997	82,033
Old assets written off	0			0	0
Charge for the year	17,382			17,382	27,964
Depreciation 31 December 2024	127,379			127,379	109,997
Net book value 31 December 2024	42,021			42,021	37,226
Net book value 31 December 2023	37,226			37,226	43,607
6 INVESTMENTS					
The PCC holds 4,145 units in the CBF Investment fund and 1,696 units in the CBF Fixed Interest Securities Fund. The funds were valued at market value at 31 December- the unrealised profit for the year was £8,187					
7 CREDITORS					
	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2,024	TOTAL 2,023
PAYE	4,028			4,028	0
Accruals	21,200			21,200	10,540
Pension payments	2,580			2,580	0
Trade creditors	12,000			12,000	15,000
	39,808	0	0	39,808	25,540
8 PARISH FUNDS					
	Balance 01.01.24	Income	Expenditure	Transfers	Balance 31.12.24
Unrestricted funds	261,349	367,598	(384,112)	(10,000)	234,835
Restricted funds					
Bryan Burroughs clock fund	5,924		(490)	10,000	15,434
Sacred Grounds Café					0
Total restricted funds	5,924	10,000	(10,490)	10,000	15,434



St. Anne's Church, Soho

The Parish Office,
St Anne's Church, 55 Dean St,
London, W1D 6AF

0207 437 8039
info@stannes-soho.org.uk
www.stannes-soho.org.uk

The Rector: Revd Simon Buckley
rector@stannes-soho.org.uk
07964 403368



@annessoho



@stanneschurchsoho

Support St Anne's Church

The Church of England is becoming less able to rely on its historic assets to generate income, so parish churches like ours have to become as self-sufficient as we can and, if possible, help poorer parishes in London. We believe we are making our buildings (and people!) work very hard to generate as much income as possible, but we also need support from our congregation and the people who know us. If you would like to support us then please complete the form below to help ensure that St Anne's continues its worship, work and witness in Soho.

Standing Order Instruction

Bank Name	
Bank Address	
Account Name	
Sort Code	
Account Number	
Please pay the sum of	£
Date of first payment	
Frequency	MONTHLY / QUARTERLY / ANNUALLY (DELETE AS APPROPRIATE)
Until	FURTHER NOTICE
Bank Name	CAF BANK
Bank Address	25 KINGS HILL AVE, KINGS HILL, WEST MALLING, KENT ME19 4JQ
Account Name	PCC OF ST ANNE WITH ST THOMAS & ST PETER, SOHO
Sort Code	40-52-40
Account Number	00022443
Signature	
Date	

giftaid it

Boost your donations by completing the declaration overleaf



Charity Gift Aid Declaration

Boost your donation by 25p of Gift Aid for every £1 you donate

Gift Aid is reclaimed by the charity from the tax you pay for the current tax year. In order to Gift Aid your donation you must tick the box below:

- ☐ **I want to Gift Aid my donations to St Anne's Church, Soho.** I am a UK taxpayer and understand that if I pay less Income Tax and/or Capital Gains Tax in the current tax year than the amount of Gift Aid claimed on all my donations it is my responsibility to pay any difference.

Your address is needed to identify you as a current UK taxpayer.

Title	
First Name	
Surname	
Address Line 1	
Address Line 2	
City	
Postcode	
Date of declaration	

Please notify us if you:

- want to cancel this declaration
- change your name or home address
- no longer pay sufficient tax on your income and/or capital gains

If you pay Income Tax at the higher or additional rate and want to receive the additional tax relief due to you, you must include all your Gift Aid donations on your Self-Assessment tax return or ask HM Revenue and Customs to adjust your tax code.

Accounts



St. Anne's Church, Soho

55 Dean St, London, W1D 6AF

stannes-soho.org.uk

Annual Report & Financial Statements of the Parochial Church Council of St Anne's Church, Soho 2023



PRESENTED 12TH MAY 2024

FULL PAROCHIAL NAME

St Anne with St Thomas and St Peter, Soho in the Diocese of London Registered Charity No. 1132589.

ADDRESS

St Anne's Church
55 Dean Street London
W1D 6AF

020 7437 8039
www.stannes-soho.org.uk
info@stannes-soho.org.uk

LEGAL ADVISOR

Diocesan Registrar
The Old Deanery Deans
Court
London
EC4V 5AA

DIOCESE OF LONDON

London Diocesan House
36 Causton Street
London
SW1P 4AU

020 7932 1100

SOLICITORS

Harper James
10 Fitzroy Square
London
W1T 5HP

BANK

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

INVESTMENT MANAGERS

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

INDEPENDENT EXAMINER

Julia Burford FCCA
182 Park View Road
Welling
Kent
DA16 1ST

PARISH RECORDS AND ARCHIVES

The records are deposited in the
Westminster City Council Archives:

City of Westminster Archives Centre, 10 St
Ann's Street,
London
SW1P 2DE

020 7641 5180
archives@westminster.gov.uk

The Soho Collection for St Anne's includes:

- | | |
|-------------------------------|-----------|
| • Vestry Minutes | 1685-1903 |
| • Parish Registers | 1686-1940 |
| • Churchwardens Accounts | 1687-1875 |
| • Poor Relief, Workhouse etc. | 1686-1900 |

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CHAIR OF THE PCC

REVD SIMON BUCKLEY

PCC SECRETARY

JAKE LEE

EX OFFICIO MEMBERS OF THE PCC

REVD PAUL GURNHAM	- Curate (until May 2023)
REVD MARTHA PENNEL	- Curate (from June 2023)
TREVOR LANGFORD-READ	- Treasurer
NIGEL PERCIVAL	- Church Warden (until August 2023)
MARK ALLAN	- Church Warden (from September 2023)
JOHN WITTS	- Church Warden
ANDREW MACKAY	- Deanery Synod Representative
PHILLIP BALDWIN	- Member of General Synod

ELECTED MEMBERS OF THE PCC

SUZANNE BAKER-DOWNES	(elected 2021)
LESLIE HUDMAN	(elected 2022)
PETER HARRIS	(elected 2022)
HEIDI ZAMZOW	(elected 2023)
LUCY HAINE	(elected 2023)

Rector's Report

The year began with me taking a three-month sabbatical, coinciding with the tenth anniversary of my appointment to St Anne's as Priest-in-Charge and subsequently Rector. The highlight of the time was undoubtedly studying Javanese shadow puppetry, Wayang Kulit, in Indonesia and about which I gave two very well attended talks at St Anne's on my return. I am grateful to the parish for their contribution to the costs of this trip (along with grants from the Diocese and Sion College) but especially grateful to the Wardens and most of all Revd Paul Gurnham for ensuring that life at St Anne's continued seamlessly in my absence. I'd like to say 'standards were maintained' but I think in some regards they may have improved!

Returning to parish life on the eve of Palm Sunday I rather hit the ground running, and shortly after received the news that Fr Paul had been appointed as Team Vicar of St Mary Magdalene's East Ham. A large contingent from St Anne's travelled to unfamiliar territory for his licensing- a measure of the respect and affection in which he had come to be held by us over his three-year curacy which had begun at the height of lockdown in 2020.

The success of Fr Paul's curacy here meant that the Diocese recognised both the opportunities for priestly formation which our church and Soho provides, and also that what I had learned after 23 years in ministry I was able to pass on to others. As a result I was asked to increase my involvement as a tutor for the post-ordination training of curates in the Two Cities and Stepney; more significantly for St Anne's, a grant was sourced by the diocese to pay 50% of stipend and housing costs towards a successor to Fr Paul.

Consequently, Revd Martha Pennell joined us following her ordination as a deacon on the day of Pride and she was quickly immersed into the Soho Village Fete and our Patronal Festival in successive weeks. Together with her husband Rob, and children Josephine and Reuben, she settled in quickly and revealed herself to be a gifted and engaging preacher with a generous pastoral heart. I fear her three years with us will pass all too quickly!

Whilst the life of St Anne's to those who are mostly engaged with us at our core activities on Sunday mornings, Tuesday lunchtimes or Thursday pensioners' lunch might have felt it was all 'business as usual' in 2023 there was sustained growth in attendance at all services including weekday Morning Prayer and Wednesday Evening Prayer. The monthly Grief Café which seemed to be appreciated by a very small number of people had a new lease of life with attendance suddenly increasing and remaining high.

Alongside memorable private trips to the Tower of London and Westminster Abbey (and the return of our monthly Faith and Food discussion suppers), a new venture was a three-day retreat which several of us enjoyed at the Community of St Mary the Virgin in Wantage. There was a request to repeat this.

Behind the scenes, a considerable amount of time, energy and money was going into 54 Dean Street- the space formerly occupied by Centrepoin who vacated in May 2023. The vision for a community café on the ground floor that would extend our presence, increase the space we had to let or use for activities was endorsed by the PCC and supported by a £60k loan from them so we could set up a separate trading subsidiary to run the café (which finally opened in January 2024). Our Operations Manager and Administrator of five years, Jake Lee, has masterminded bringing this to fruition helped by local branding company Wonderhood. Next year's report will report on the coffee shop in more detail.

In December, in order to allow Jake to focus on setting up the coffee shop, Bimmi Idowu was appointed as Administrator and she quickly proved herself to be a very welcome addition to the team. She also enjoyed sharing in our Christmas services which included our carol service with a sublime quartet under the leadership of our wonderful Director of Music, Annie Lydford-Holland, and the Christmas Eve service which featured a puppet star telling the Christmas story from his perspective with voice and innuendo of Julian Clary.

St Anne's remains indebted to, and reliant upon a small number of people: both staff and volunteers. We were very sad to say goodbye to former churchwarden Mark Godfrey as he moved back to Bristol in the Autumn; Mark had willingly done all the things we ever asked of him, and an awful lot we hadn't. Nigel Percival stood down as churchwarden in anticipation of a possible move to Bournemouth, and was replaced by Mark Allen as wingman to faithful stalwart churchwarden John Witts. Enormous thanks are due to all three of them, as indeed they are to Annie for the glorious music, to Joao for the beautiful flowers, to Chelsea for livestreaming the services, to Peter for keeping us refreshed after services, Fr David for his support on Tuesdays, to our caretakers and all who pitch in. In particular, Jake and Bimmi go above and beyond the call of duty in the service of St Anne's in ways we should all be grateful for.

There is so much to be thankful for at St Anne's at a time when many churches are not flourishing, the world seems a more dangerous place and the Church of England seems increasingly divided. But we cannot take what we have for granted, and for the love of God in Jesus Christ to be evident in and proclaimed from this place requires each of us to play our part. For sharing in this mission, I thank you all.

Fr Simon

Church Wardens Report

2023 has been an encouraging year. The church has shown steady growth in numbers from 2022. Regular members of the congregation have returned after the pandemic, and some new congregation members have joined St Anne's. Our regular attendance on a Sunday is between 40 and 50 people. This rises to 60+ on special occasions and events like Soho Parish Sundays, which are proving a success. We have continued the live stream of the Sunday Eucharist, which is an invaluable service to those who wish to access worship at St Anne's but may be unable to do so in person.

In July, we were very pleased to welcome our new curate, Rev Martha Pennel, her husband Rob and children Josephine and Reuben to St Anne's.

We were also very pleased to welcome Bimmi Idowu who has joined St Anne's as our new Parish Administrator.

Chattels

There have been no changes to the chattels and silver of St Anne's Church over the past year.

Building Structure

55 Dean Street

The buildings are wearing well, but there is always ongoing maintenance work.

Careful management of its resources over the years has allowed St Anne's to set aside enough to cover the costs of essential maintenance and repairs.

Works in 2023 included:

- Chapel was recarpeted.
- Door entry system installed throughout.
- External power sockets were installed for use during events in St Anne's Gardens (such as Soho Village Fete). We thank The Soho Society for their contribution to the cost of this.

54 Dean Street

The charity Centrepont, long term tenant of 54 Dean Street, gave notice they wished to terminate their tenancy. Their last day was 1st June 2023.

The available space at 54 Dean Street has been divided:

The Academy of St Martin's in the Fields have taken up the tenancy of the basement of 54 Dean Street. ASMF started their licence on 15th August 2023.

To make the premises suitable for them, the following works were carried out:

- Entrance lobby at no.54 refurbished.
- Reception desk at no.54 removed.
- Door entry system expanded to include ASMF offices.
- Basement offices at no.54 recarpeted (ASMF contributed to the cost of this).

The ground floor of 54 Dean Street has been converted for use as a Community Cafe, "Sacred Grounds". This has involved St Anne's in some major capital expenditure, all of which has been carefully overseen by the Standing Committee, the Community Cafe Steering Committee, and the PCC.

To make the premises suitable for use as a community cafe, the following works were carried out:

- Power upgraded to kitchenette at no.54.
- LED light strip replaced in the Dean Street Room (aka Sacred Grounds seating area).
- Hand Wash sink removed and new sink relocated in kitchenette at no.54.
- Plumbing for the dishwasher installed in the kitchenette at no.54.

Property Assets

All our properties were let in 2023 to long-term tenants.

The Church continues to let out its other usable spaces to local groups and businesses.

Thanks

We are most grateful to:

- Jake Lee (Operations Manager) and Bimmi Idowu (Parish Administrator) for their hard work and support.
- Trevor Langford Reid (PCC Treasurer) for his wise counsel, and for all his hard work over the years he has been Treasurer.
- Chelsea Charkaoui (Sunday Assistant and Live-stream Operator) for her diligence and reliability.
- The PCC for their continuing support and guidance.
- Father Simon and Rev Martha for their continued guidance and support.

John Witts & Mark Allan

Churchwardens

Electoral Roll Officer's Report

2022 saw a revision of the electoral roll which was presented at the APCM. As at the end of 2022 the electoral roll stood at 88. This represents a net increase of 1 resident and a net increase of 4 non-residents.

30 Residents

58 Non residents

Heidi Zamzow

Electoral Roll Officer

Report on the Activities of the PCC

The PCC met six times across 2023.

The following Standing Items were discussed at every meeting:

- Safeguarding
- Electoral Roll
- Finance & Budget

The following matters were all discussed or agreed at meetings during the year:

- Setting up a Community Café/Coffee Shop (Sacred Grounds) on the ground floor of no.54
- Occupation by Academy of St Martin in the Field of the basement level of no.54
- Employment of a part-time administrator
- Various major building projects
- Livestreaming of services
- Curacy position
- External Giving
- Disabled access to St Anne's Gardens
- Capital Vision 2030

Jake Lee

PCC Secretary

Safeguarding Officer's Report

The Diocesan Safeguarding Advisor supported us in responding to two safeguarding incidents in 2023. One was a complaint against a paid member of staff from someone attending a meeting, requiring an apology from the staff member. The second was a series of accusations made against the Rector by a former member of the congregation. These were thoroughly investigated by the Diocese and all the allegations were dismissed by a safeguarding panel.

The PCC reviewed its Safeguarding policy at its meeting after the APCM, as it is required to do, and recognises the importance of ensuring St Anne's is a safe place for all- especially children and vulnerable adults.

Revd Simon Buckley

Rector, on behalf of Adam Bell, Safeguarding Officer

Westminster (St Margaret) Deanery Report

2023 saw the end of the triennium for the deanery, and thus was a year of change. Parishes elected new members to the synod, and new officers elected.

In June at the start of the new triennium Bishop Sarah visited the deanery, commencing with school worship at St Peter's, Eaton Square, followed by a clergy Chapter meeting at St Michael's, Chester Square. During lunch at the Grey Coat Hospital, the Bishop engaged with staff and students, who led a discussion on school life and posed insightful questions. Continuing to St Stephen's, Rochester Row, Bishop Sarah interacted with members of the Tamil community before concluding the day at St Anne's Soho with a deanery Eucharist. The day concluded with the annual Deanery Garden Party, held at the delightful garden of St Paul's Covent Garden.

The Deanery Synod convened at St Peter's, Eaton Square on November 27, 2023, during which David Richards delivered a valedictory address after many years of service as Deanery Lay Chair. Discussions centred on the current status of our deanery schools, which are grappling with significant demographic changes and declining rolls. An election was held for Deanery Synod Officers, resulting in the appointment of Richard Carter (St Peter, Eaton Square) as Lay Chair, Linda Ulrich (St Barnabas, Pimlico) as Secretary, and Fr John Pearson-Hicks (St Barnabas, Pimlico) as Chair of the Education Committee.

The strength of our deanery life is evident in the deepening friendships and shared sense of mission cultivated over the years. The Deanery Synod serves as a valuable platform for strengthening our partnership in the gospel.

Andrew Mackay

Deanery Synod Representative

Treasurer's Report

The audited figures for income and expenditure at St Anne's are set out in detail in the Statement of Financial Activities commencing on page 16. These provide a detailed breakdown of the financial income and expenditure. Those Financial Statements have been examined by an Independent qualified examiner as required by the Charities Act.

Where there are references [n] these refer to the explanations contained in the 'Notes to the Financial Statements' commencing on page 18.

Budget

A budget is a financial plan that outlines expected income and expenses over a specific period of time. It helps St Anne's to track our financial resources, prioritize spending, and achieve financial goals. More often than not, it will not be accurate in its entirety due to unforeseen expenditure or under-spend which may occur throughout the year.

Our income and expense for 2023 continued to be variable due to the financing of the 'Sacred Grounds' coffee shop at 54 Dean Street (see later).

Accounting Policy

It should be noted that the figures show income and expenditure on an accrual-based accounting system.

Unrestricted and Restricted funds

St Anne's income and expenditure is divided into Unrestricted and Restricted funds. The figures below represent the unrestricted funds – that is to say funds available for the support and ministry of St Anne's. Sometimes we are given funds for a specific task and these are known as restricted funds to be used only for the purpose for which they were given. Currently the only restricted fund is the Bryan Burroughs 'clock' fund.

With the monitoring of the income and expenditure by the administrator and regular reports by way of meetings with myself as treasurer and reports to the PCC I am pleased to say that St Anne's has come to the end of 2023 in a stable position.

Income & Expenses overview

	Budget	Actual	% of budget	Variance +/-
Income	£ 304,728	£ 412,185	+35.26%	+ £ 107,457
Expenditure	£ 297,450	£ 342,880	+15.27%	+ £ 45,430

The accounts show that our income was £107,457 more than our budget and that the expenditure was above our expected figure by £45,430, thus resulting in an end of year surplus of £69,305.

Income

Funds come into St Anne's in three principal ways.

- Voluntary income (Collections, Donations etc.)
- Short term hire of the Hall, Allen and Tower rooms.
- Long-term rentals and investments.

In 2023 the total unrestricted income to St Anne's, as indicated under Incoming Resources on page [N] was £412,185 [2022=£331,942].

Our primary source of revenue is by way of short-term lettings which came to £258,208 [2022=£185,712] [2b]. This figure comprises the hire of the Hall, Allen room and Tower room together with small rentals. Long-term letting brings in additional funds which amounted to £95,880 [2022= £69,678] [2c] for the year. In addition, voluntary income such as church collections and regular giving amounted to a further £55,025 [2022=£73,625] [2a].

The balance of the income came from investments and grants.

Expenditure

In the year to December 2023 the total expenditure for St Anne's activities amounted to £342,880 [2022=£322,370].

The two biggest calls on the funds of St Anne's are our commitment to the London Diocese 'Common Fund' which in 2023 was £90,000 and the salary and administration costs of the Church which amounted to £98,786 [2022=£90,870[3]]

Common Fund (3)

The Common Fund is money given by every parish in the Diocese of London to a central 'fund'. It is collected from parishes like St Anne's, to pay and support clergy, and to further the work of the Diocese in all parishes across London (hence the name "Common Fund").

In 2023 our contribution towards the Diocese amounted to £93,457 which includes additional church fees that are passed on to the Diocese.

Employment & Administration Costs £98,786 [3]

St Anne's employs a full-time operations manager as well as a part-time administrator. In addition, we employ caretakers for out of hour's lettings and we also employ a facilities manager on a part-time basis. Nearly a third of the total employment costs for the parish are for caretaking fees. While not an employee as such, we also support the curate in full by way of our contribution to the stipend and costs.

Other Expenditure

Apart from the Common Fund together with Employment and Administration costs which traditionally take up the bulk of the funds there have been on-going cleaning, repairs, renewals and building maintenance work which has incurred both planned and un-planned expenses.

Additionally, St Anne's has been largely supporting the establishment of the 'Sacred Grounds' café at 54 Dean Street (see next). The funding supplied by St Anne's is due back over a period of five years commencing 2024.

Sacred Grounds Coffee Shop

In 2023 the PCC discussed at length the building, owned by St Anne's at 54 Dean Street which had been empty for some time. Whilst a number of scenarios were discussed it was eventually settled on renting the basement and opening a community coffee shop on the ground floor. This way we would maintain income but also provide a social facility in the middle of Soho. The PCC supported funding the initial setup and running costs by way of a loan which is repayable, with interest, over a five year period.

That loan came to £60,000. It must be noted in context that had we moved to let the space we would have incurred a similar amount in preparing it for use.

Bryan Burroughs Fund 2020 (£5,924)

The Bryan Burroughs fund is our only restricted fund. Bryan Burroughs was a great supporter of St Anne's and was instrumental in getting the Church rebuilt in the 1990's. When he passed away one of his legacies to St Anne's was a cash sum for the upkeep of the clock. This is known as the Bryan Burroughs fund.

Charitable Giving and Support [4]

St Anne's supports the community and further afield in a variety of ways including providing cash donations to various organisations. In 2023 St Anne's charitable giving was as follows ^[4].

Soho Parish School	3,228
Christian Aid	2,375
USPG	2,000
Christian's Against Poverty	2,000
Friends of the Holy Land	2,000
Soho Parish School Choir	2,000
Ozanne Foundation	600
Soho Neighbours Grants	150
£	14,353

*In addition, St Anne's provided free or reduced room hire to others in the sum of £41,603 [2023=£41,603 ^[4]]

Investments & Reserves [6]

St Anne's invests funds through CCLA who are one of the UK's largest charity fund managers. They only manage investments for charities, religious organisations and the public sector and are largely owned by clients' funds. In addition, we hold some money on short-term deposit to cover our obligations to re-decorate the Rectory from time to time. All investment & reserve funds form St Anne's 'reserve funds' and these are held in trust by the PCC. The investment shares returned an unrealised *gain* of £3,071.18 [2022=£11,787 *loss*].

The investment capital is held as St Anne's financial reserves and short-term deposits. We do this in order to have funds available at short notice to cover significant repair or other unforeseen costs. The PCC reviews these each year to ensure that adequate funds are available without losing out on any potential investments.

At the 31st December 2023, the fixed assets reserves stood at £133,378 [2022= £131,572] ^[6].

Gift Aid

St Anne's is grateful for financial support by way of donations and as a registered charity, can claim back 25% of the value for all donations made by UK taxpayers (providing the donor has paid enough tax to cover all of their charitable donations and not just the donations made to St. Anne's). If you give financial aid (regularly or otherwise), you are encouraged to do it by way of Gift Aid or Standing order (details at the end of the report).

Bank

We currently bank with the CAF (Charities Aid Foundation) bank. This bank is expressly focused on Charity banking and provides a number of useful facilities to ensure both transparency and ease of management of St Anne's funds.

Risk Management and Financial Control

It is vital that St Anne's as both a Church and a Charity is transparent in financial matters.

The Treasurer and PCC continue to identify and review major risks to which we are exposed and already have procedures and identified systems in place to manage these. Controls in place at St Anne's help ensure that purchases have been authorised, and that the goods or services ordered have actually been received.

I am confident that with the methods and procedures in place at St Anne's we can demonstrate both transparency and accountability for all our funds. As a result, opportunity for fraud, dishonesty or error is minimised.

In conclusion, I would like to thank our parish administrator and officers of the church in 2023 for the dedicated and efficient manner in which they have overseen the finances and to all those who gave freely in support of St Anne's throughout the year.

Charity Responsibility

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.

They do this as trustees of the charity and I am grateful to them for their oversight and guidance during 2023.

It is worth noting that St Anne's is self-sufficient in regard to administration and running costs.

Finally, after 14 years as Treasurer I am stepping aside. When I took on the role, the finances and very existence of St Anne's was in question. I am grateful to have been part of the team that through community involvement and fiscal responsibility has returned St Annes to being a thriving community church in the heart of Soho.

Trevor Langford-Read
PCC Treasurer

Financial Statements

for the year ended 31 December 2023

Independent Examiner's Report to the Members of the Parochial Church Council of St Anne's Church Soho

I report on the financial statements of the church for the year ended 31 December 2023 which are set out on pages 16 to 21.

Respective responsibilities of members and examiner

The PCC members are responsible for the preparation of the accounts. The members consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- a) Examine the financial statements under section 145 of the 2011 Act
- b) To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- c) 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 charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts; and seeking explanations from you as members 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 those matters set out in the statement below.

Independent examiners' statement

Since the gross income for the year exceeds the amount provided in Section 145(3) of the Act; I confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

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
 - a) to keep accounting records in accordance with section 130 of the 2011 Act; and
 - b) 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.

Julia Burford

Member of the Association of Chartered Certified Accountants
77 Upton Road, Bexleyheath, Kent DA6 8LN

Statement of Financial Activities

for the year ended 31 December 2023

	Note	Unrestricted funds	Restricted funds	TOTAL 2023	TOTAL 2022
<u>Incoming resources</u>					
Voluntary income	2(a)	55,025	0	55,025	73,625
Activities for generating funds	2(b)	258,208		258,208	185,712
Church activities	2(c)	95,880		95,880	69,678
Investment income- income received		3,071		3,071	2,928
Total incoming resources		412,185	0	412,185	331,942
<u>Resources expended</u>					
Church activities	3	328,254	0	328,254	311,926
Donations	4	14,627		14,627	11,385
Total resources expended		342,880	0	342,880	323,311
Net incoming resources before other recognised gains/(losses)		69,305	0	69,305	8,631
Revaluation gains/(losses) on investments	6	8,187		8,187	(11,787)
Net movement in funds		77,492	0	77,492	(3,156)
Balances b/fwd 1 January		229,386	5,924	229,386	232,541
Balances c/fwd 31 December		306,878	5,924	306,878	229,386

Balance Sheet

for the year ended 31 December 2023

	Note	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2023	TOTAL 2022
Fixed assets						
Fixed assets- tangible	5	37,226			37,226	43,607
Fixed Assets- investment	6	96,152			96,152	87,965
Total fixed assets		133,378	0	0	133,378	131,572
Current assets						
Debtors- rents receivable		47,748			47,748	53,654
Loan – St Anne’s Community Café		60,000			60,000	0
Prepayments and accrued income		12,607			12,607	0
Short term deposit- CBF deposit fund		429		5,924	6,353	11,347
Cash at bank and in hand		32,727			32,727	46,722
		153,511	0	5,924	159,435	111,723
Current liabilities						
Creditors and accruals	7	25,540	0	0	25,540	7,910
Net current assets		127,971	0	5,924	133,895	103,813
Total net assets		261,349	0	5,924	267,273	235,385
Represented by parish funds						
Unrestricted	8	261,349			261,349	223,462
Restricted	8			5,924	5,924	5,924
Total funds		261,349	0	5,924	267,273	229,385

The notes on pages 18-22 form part of these accounts.

Approved by the Parochial Church Council and received by the Annual Parochial Church Meeting on 12th May 2024 and signed on its behalf by:

Reverend Simon Buckley
Rector of St Anne’s, Soho Chair of the PCC

Bimmi Idowu
PCC Secretary

1. ACCOUNTING POLICIES

Basis of preparation

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions. They have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

The financial statements have been prepared on the accruals basis.

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of "charity" by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Tangible fixed assets for use by the charity

These are capitalised if they can be used for more than one year and cost at least £2,000. They are valued at cost and depreciated over 4 years.

Moveable church furnishings

Moveable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Funds

Unrestricted funds represent the general funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purpose of the PCC.

Designated funds are general funds set aside by the PCC- they remain unrestricted and the PCC will move any surplus to other general funds.

Restricted funds must be spent on restricted purposes and details of the funds held are shown in the notes to the accounts.

Incoming resources

Collections and donations are recognised when received by or on behalf of the PCC.

Gift aid is recognised when the income is received.

Rent from land and buildings owned by the PCC and leased by licence under faculty is recognised when the rent is due.

Rental income or income from lets to organisations whose aims either accord with those of the PCC or are supported by the PCC is treated as "Income from church activities".

All other rental income or income from lets is treated as "Income from activities for generating funds"

Investment assets

Investments are valued at market value at 31 December and unrealised gains or losses are accounted for in the SOFA.

Current assets

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

Resources expended

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

Any diocesan quota unpaid at 31 December is provided for as an operational (though not a legal) liability and shown as a creditor in the Balance Sheet.

	Unrestricted funds	Restricted funds	TOTAL 2023	TOTAL 2022
2 Incoming resources				
a) Voluntary income				
Covenanted income	18,340		18,340	19,049
Collections at services	9,945		9,945	9,126
Grants and Legacies	13,490		13,490	26,985
Donations	6,875		6,875	10,812
Gift aid recovered	6,376		6,376	7,652
	<u>55,024</u>	<u>0</u>	<u>55,024</u>	<u>73,625</u>
b) Activities for generating funds				
South passage rental	26,640		26,640	26,640
Airspace rental	10,857		10,857	10,857
Mobile mast/Air extractor income	18,450		18,450	19,096
Room Hire	187,792		187,792	116,645
Tower room lettings	12,124		12,124	10,900
Fund raising	2,345		2,345	1,574
	<u>258,208</u>	<u>0</u>	<u>258,208</u>	<u>185,712</u>
c) Church activities				
54 Dean Street rent	56,649		56,649	39,000
Vance room rent	25,494		25,494	22,209
Electricity Recharge	5,379		5,379	0
Fees for funerals etc	1,217		1,217	3,380
Other income	1,395		1,395	1,723
Lunch club income	5,747		5,747	3,366
	<u>95,880</u>	<u>0</u>	<u>95,880</u>	<u>69,678</u>
3 Church activity expenses				
Diocese contribution and church fees	93,457		93,457	91,279
Ministry, including hospitality	6,146		6,146	6,771
Sanctuary goods	5,602		5,602	9,053
Provision of music at services	9,045		9,045	8,243
Lunch club expenses	4,906		4,906	3,125
Headlight and water costs	21,356		21,356	11,839
Cleaning and waste disposal	9,484		9,484	9,049
Small repairs, maintenance and gardening	9,106		9,106	22,709
Clock and other major repairs	16,644	0	16,644	266
Insurance	6,829		6,829	6,816
Legal and professional fees and payroll costs	1,431		1,431	3,701
Independent examiner's fees	840		840	372
Health and safety	3,812		3,812	3,062
Communications, printing and stationery	6,121		6,121	5,112
Staff costs (see below)	98,786		98,786	90,870
Computer and photocopy costs	2,070		2,070	6,165
Depreciation	27,964		27,964	28,103
Other costs	4,655		4,655	5,390
	<u>328,254</u>	<u>0</u>	<u>328,254</u>	<u>311,926</u>
Staff costs				
Wages and salaries			97,843	90,092
Employers NI			943	778
Pension costs			<u>98,786</u>	<u>90,870</u>

During the year the PCC employed a full-time operations manager, a part time administrator, and caretakers on a casual basis. There were no employee benefits to key management personnel in the current or previous year.

4. DONATIONS MADE

Soho Parish School	3,228
Christian Aid	2,375
USPG	2,000
Christian's Against Poverty	2,000
Friends of the Holy Land	2,000
Soho Parish School Choir	2,000
Ozanne Foundation	600
Soho Neighbours Grants	150
Discounts on room hire to charities and other small donations	41,604

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2023	TOTAL 2022
Cost at 1 January 2022	125,640			125,640	90,411
Additions during the year	21,583			21,583	35,229
Old assets written off	0			0	0
Cost at 31 December 2022	147,223			147,223	125,640
Depreciation 1 January 2022	82,033			82,033	53,930
Old assets written off	0			0	0
Charge for the year	27,964			27,964	28,103
Depreciation 31 December 2022	109,997			109,997	82,033
Net book value 31 December 2022	37,226			37,226	43,607
Net book value 31 December 2021	43,607			43,607	36,481

6 INVESTMENTS

The PCC holds 4,145 units in the CBF Investment fund and 1,696 units in the CBF Fixed interest Securities Fund. The funds were valued at market value at 31 December- the unrealised profit for the year was £8,187

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2023	TOTAL 2022
7 CREDITORS					
PAYE	0			0	0
Accruals	10,540			10,540	7,805
Pension payments	0			0	104
Trade Creditors	15,000			15,000	0
	25,540	0		7,910	2,383

8 PARISH FUNDS

	Balance 01.01.23	Income	Expenditures	Transfers	Balance 31.12.23
Unrestricted funds	223,462	420,372	(342,880)		300,954
Restricted funds					
Bryan Burroughs clock fund	5,924		0		5,924
Total restricted funds	5,924	0	0	0	5,924



St. Anne's Church, Soho

The Parish Office,
St Anne's Church, 55 Dean St,
London, W1D 6AF

0207 437 8039
info@stannes-soho.org.uk
www.stannes-soho.org.uk

The Rector: Revd Simon Buckley

rector@stannes-soho.org.uk

07964 403368

0207 437 1012



@annessoho



@stanneschurchsoho

Support St Anne's Church

The Church of England is becoming less able to rely on its historic assets to generate income, so parish churches like ours have to become as self-sufficient as we can and, if possible, help poorer parishes in London. We believe we are making our buildings (and people!) work very hard to generate as much income as possible, but we also need support from our congregation and the people who know us. If you would like to support us then please complete the form below to help ensure that St Anne's continues its worship, work and witness in Soho.

Standing Order Instruction

Bank Name	
Bank Address	
Account Name	
Sort Code	
Account Number	
Please pay the sum of	£
Date of first payment	
Frequency	MONTHLY / QUARTERLY / ANNUALLY (DELETE AS APPROPRIATE)
Until	FURTHER NOTICE
Bank Name	CAF BANK
Bank Address	25 KINGS HILL AVE, KINGS HILL, WEST MALLING, KENT ME19 4JQ
Account Name	PCC OF ST ANNE WITH ST THOMAS & ST PETER, SOHO
Sort Code	40-52-40
Account Number	00022443
Signature	
Date	

Boost your donations by completing the declaration overleaf

giftaid it



Charity Gift Aid Declaration

Boost your donation by 25p of Gift Aid for every £1 you donate

Gift Aid is reclaimed by the charity from the tax you pay for the current tax year. In order to Gift Aid your donation you must tick the box below:

- ☐ **I want to Gift Aid my donations to St Anne's Church, Soho.** I am a UK taxpayer and understand that if I pay less Income Tax and/or Capital Gains Tax in the current tax year than the amount of Gift Aid claimed on all my donations it is my responsibility to pay any difference.

Your address is needed to identify you as a current UK taxpayer.

Title	
First Name	
Surname	
Address Line 1	
Address Line 2	
City	
Postcode	
Date of declaration	

Please notify us if you:

- want to cancel this declaration
- change your name or home address
- no longer pay sufficient tax on your income and/or capital gains

If you pay Income Tax at the higher or additional rate and want to receive the additional tax relief due to you, you must include all your Gift Aid donations on your Self-Assessment tax return or ask HM Revenue and Customs to adjust your tax code.

Accounts



St. Anne's Church, Soho

55 Dean St, London, W1D 6AF

stannes-soho.org.uk

Annual Report &
Financial Statements
of the Parochial
Church Council of
St Anne's Church,
Soho 2022

PRESENTED 21ST MAY 2023

FULL PAROCHIAL NAME

St Anne with St Thomas and St Peter, Soho in the Diocese of London
Registered Charity No. 1132589.

ADDRESS

St Anne's Church
55 Dean Street
London
W1D 6AF

020 7437 8039
www.stannes-soho.org.uk
info@stannes-soho.org.uk

LEGAL ADVISOR

Diocesan Registrar
The Old Deanery
Deans Court
London
EC4V 5AA

DIOCESE OF LONDON

London Diocesan House
36 Causton Street
London
SW1P 4AU

020 7932 1100

SOLICITORS

Winckworth Sherwood
The Old Deanery
Deans Court
London
EC4V 5AA

BANK

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

INVESTMENT MANAGERS

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

INDEPENDENT EXAMINER

Julia Burford FCCA
182 Park View Road
Welling
Kent
DA16 1ST

PARISH RECORDS AND ARCHIVES

The records are deposited in the
Westminster City Council Archives:

City of Westminster Archives Centre,
10 St Ann's Street,
London
SW1P 2DE

020 7641 5180
archives@westminster.gov.uk

The Soho Collection for St Anne's includes:

- | | |
|-------------------------------|-----------|
| • Vestry Minutes | 1685-1903 |
| • Parish Registers | 1686-1940 |
| • Churchwardens Accounts | 1687-1875 |
| • Poor Relief, Workhouse etc. | 1686-1900 |

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CHAIR OF THE PCC

REVD SIMON BUCKLEY

PCC SECRETARY

JAKE LEE

EX OFFICIO MEMBERS OF THE PCC

REVD DR ELLEN CLARK KING	- Assistant Priest (until Oct 2022)
REVD PAUL GURNHAM	- Curate
TREVOR LANGFORD-READ	- Treasurer
NIGEL PERCIVAL	- Church Warden
JOHN WITTS	- Church Warden
ANDREW MACKAY	- Deanery Synod Representative

ELECTED MEMBERS OF THE PCC

HEIDI ZAMZOW	(elected 2020)
PHILLIP BALDWIN	(elected 2020)
LUCY HAINE	(elected 2020)
MARCELO PESCI	(elected 2020)
SUZANNE BAKER-DOWNES	(elected 2021)
LESLIE HUDMAN	(elected 2022)
PETER HARRIS	(elected 2022)

Rector's Report

As we are including the Archdeacon's Report from his Visitation in October in this collection of papers for St Anne's 2022 APCM, I will keep what I want to add very brief.

We should all be encouraged by the way St Anne's has come through the pandemic, which now feels firmly behind us to the extent that it no longer impacts on our operations nor participation by people in our corporate life. Many churches have seen a dip in attendance, post-pandemic, whereas we have seen a slight increase even before one adds those who regularly join us on-line. Furthermore, new initiatives such as Soho Parish Sundays, Grief Café, a monthly evening service and Tuesday Teas have all helped us extend our ministry and created different opportunities for us to engage with those who call Soho 'home'.

There is much to be thankful for here- and we all owe particular gratitude to the small number of people who voluntarily give of their time in different ways. At the forefront of these are of course John Witts and Nigel Percival, our churchwardens, ably supported by Mark Godfrey, and Peter Harris who ensures all who come to St Anne's are fed physically as well as spiritually. Meanwhile from New Zealand for over half the year Trevor Langford Read has continued to be a highly diligent Treasurer. Their dedication and commitment is not given to 'support the rector' but to keep St Anne's, which is your church as much as mine, functioning and flourishing.

On behalf of the whole church community I want to extend thanks to all our paid staff, but in particular Jake Lee, our Administrator and Operations Manager who keeps so many aspects of life here running smoothly, Annie Lydford-Holland for providing us with music and musicians of astonishing quality and variety, and to Joao Rocha (Storm Flowers London) for keeping St Anne's fragrant with foliage.

It has been a pleasure to welcome some excellent guest speakers again this year- notably the author and Canon chancellor of St Paul's cathedral, Paula Gooder, for our Patronal Festival; and we are indebted to those whose regular ministry here has been such a blessing: especially Fr Paul, along with Fr David Darling and until October 2022, Dr Ellen Clark-King.

All that we try to do, let us do to God's glory, and for anything we fail to do let us seek God's forgiveness. I pray that we will continue, through our modest little operation here, to be a sign of God's love for all humankind and of continued service to this community of Soho.

Fr Simon

Church Wardens Report

2022 saw a return broadly to “business as usual” at St Anne’s as the country began to move on from the pandemic.

Chattels

There have been no changes to the chattels and silver of St Anne’s Church over the past year.

Building Structure

The buildings are wearing well, but there is always ongoing work.

Careful management of its resources over the years has allowed St Anne’s to set aside enough to cover the costs of essential repairs and improvements. To this end the following works were undertaken in 2022:

- Cold water storage tank removed from loft area
- Chapel chairs reupholstered
- New rectory locks fitted
- Bin stores for garden were purchased
- Taps replaced on basement toilet sinks
- Sink and tap replaced in Allen Room toilet including retiling of wall
- CCTV system expanded to Allen Room kitchen
- New vestry cupboard built and installed
- Radiator system flushed in hall and chapel
- Oven replaced in hall kitchen
- Security grilles removed from hall and hall kitchen
- Exterior sign reinstated at entrance
- Motion sensor lights installed throughout
- Entrance strip lighting repaired
- Lighting circuit in ground floor of tower replaced
- Ceiling fans installed in hall
- Spotlights and wall lights installed in hall
- LED lighting installed in office and clock room
- Submeters installed for various areas
- Power sockets/fused spurs installed in designated locations ahead of new door entry system due to be installed in 2023

Property Assets

All our properties were let in 2022 to long-term tenants. However, one of these tenants, Centrepont, gave notice to quit in June 2023 the two floors of 54 Dean Street that they have occupied since 1969. Work has begun on considering how the space that will be left vacant might be used in future

The Church continues to let out its other useable spaces to local groups and businesses.

No property was gained or disposed of in 2022.

Archdeacon's Visitation

Parishes in the Diocese of London receive a visit every few years from one of the Archdeacons and St Anne's turn came around in 2022. The purpose of the visit is to ensure that churches are operating in accordance with all relevant legislation and regulations, to check that records are being kept up-to-date and to discuss with the clergy, wardens and PCC opportunities and challenges. The visitation proved to be a wholly positive experience with the Archdeacon's Report giving St Anne's a clean bill of health in every respect.

Thanks

We are most grateful to:

- Jake Lee (Administrator and Operations Manager) and David Gleeson (Assistant Administrator) for their hard work and support.
- Trevor Langford Reid (PCC Treasurer) for his wise counsel.
- The PCC for their continuing support and guidance.
- Father Simon and Father Paul for their diligent guidance and support.

John Witts & Nigel Percival

Churchwardens

Electoral Roll Officer's Report

2022 saw a revision of the electoral roll which was presented at the APCM. As at the end of 2022 the electoral roll stood at 88. This represents a net increase of 1 resident and a net increase of 4 non-residents.

30 Residents

58 Non residents

Heidi Zamzow

Electoral Roll Officer

Report on the Activities of the PCC

The PCC met four times across 2022.

The following Standing Items were discussed at every meeting:

- Safeguarding
- Electoral Roll
- Finance & Budget

The following matters were all discussed or agreed at meetings during the year:

- Employment of a part-time administrator
- Various major building projects
- Livestreaming of services
- Curacy position
- Policy on accepting gifts
- Disabled access to St Anne's Gardens

Jake Lee

PCC Secretary

Safeguarding Officer's Report

At St Anne's, we have had no Safeguarding incidents since the last APCM. On the PCC's behalf I have continued to maintain an accurate list of Disclosure & Barring Service (DBS) checks, monitoring when they are due, for those in key roles within the Church.

Adam Bell

Safeguarding Officer

Westminster (St Margaret) Deanery Report

Over the last 12 months the life of our Deanery Synod has regained its momentum. Synod met on **26th April 2022 at St Matthew's Westminster**, with the focus of the meeting being a presentation from Penny Roberts of the London Diocesan Board for Schools about the Board and its role in the pursuit of the diocesan 2030 Vision.

On Friday 10th June, the Bishop of London spent a **day in the deanery**. This began with a school service at St Barnabas', Pimlico Road, and a visit to St Mary's, Bourne Street to see the beginning of its Pineapple Project to create new communal use facilities and connect the church to the adjacent clergy house.

Bishop Sarah, accompanied by the Area Dean, Sub Area Dean and Lay Chair, then visited churches in our deanery before ending with a garden party in the Master's Garden next to the Temple Church. The day was beautifully sunny and the Bishop was joined by various members of the clergy and laity along the way making it a memorable celebration of this deanery. Bishop Sarah is due to hold another deanery day, on 8th June 2023.

The Deanery Synod met at **St Paul's, Covent Garden, on 18th October 2022**. The Rector and his colleagues provided an exceptionally warm welcome to synod, and developments to the building and of the parish's mission were explained. The main feature of the meeting was the beginning of a series of mini presentations (to take place at each meeting of synod) to understand, and therefore share, some of the work going on in the parishes and institutions within our deanery.

Synod met most recently on **28th February 2023 at St Matthew's, Westminster** and received some more short presentations on Parish Initiatives. An item on **Living in Love and Faith**, following the successful passing of an amended motion at General Synod earlier in the month, dominated discussion.

The final meeting of the current triennium will be at an evening garden party on 8th June 2023 at the end of the Bishop's day in the deanery. The triennium ends on 30th June and newly-elected members of the synod will begin their term on 1st July 2023.

Andrew Mackay

Deanery Synod Representative

Archdeacon's Visitation Report

St Anne's is showing a strong recovery from the pandemic, with more people in church, more activity, and more income than before. This may be somewhat bucking the trend, (though I do find much that is positive across the Two Cities) and is a great thing to see. It will be important for other churches to learn from this experience. It seems to me to arise from good community engagement, confident church life, good organization and strong pastoral care, all founded on healthy worship and prayer. There is no sense of 'panic' or great worry, at St Anne's but trust in God and a willingness to "get on with it". The work of the parish administrator was widely commended. This means that finances are in a good place even in the current difficulties, and the administration of the church is well run; these things are not mission, but they are "scaffolding for mission". More than that, I was struck with the healthy way in which the commercial use of spaces was explicitly seen by the PCC as a means of mission and we discussed ways that this can help.

The parish priest and the curate clearly make great use of the village nature of Soho to be visible and to be "village parson". The clergy are known by people and invited by the community into its activities. This is a great strength. The Rector's "hidden advocacy" was also noted, and appreciated by those he has supported in various ways. It is very good to see that there are strong relationships with the House of St Barnabas and also good ecumenical links.

The way in which St Anne's lives out its calling to serve the whole Soho community beyond the congregation should be noted. The church subsidises, and members of the congregation and clergy run, a weekly Pensioners' lunch, serving around 35-40 people (some of whom have come to church as a result of this) and more recently started a successful monthly drop-in tea, which is free and open to anyone.

From these foundations, St Anne's is a church which is actively seeking to continue growing. Faith and Food is an example of an activity which was described as 'easy to invite people to'. It is difficult sometimes to curate the kind of activity for churches at which one can 'look without buying.' (Carol services are another obvious example.) One strength of St Anne's is that it has such events as Faith and Food, engagement with the Soho Festival, and the inestimable benefit of having the chapel open all week at the heart of the community.

We discussed how the church itself is now getting too small to accommodate Sunday numbers which largely fill the space. The Sunday evening service has increased overall numbers, not simply split the existing congregation over two services. Church growth research shows that a church with about 1/3 of the seats empty is full enough to feel a going concern, but empty enough for people to be able to join.

A church which is moving to the next stage of growth in many areas: congregation size; impact in the community; staffing and administration which is increasing capacity for both income and activity. St Anne's is in a good position from which to grow. There is no complacency here, but a desire to follow the call of the Lord to bring many more souls to him.

The Venerable Luke Miller
Archdeacon of London

Treasurer's Report

The audited figures for income and expenditure at St Anne's are set out in detail in the Statement of Financial Activities commencing on page 16. These provide a detailed breakdown of the financial income and expenditure. Those Financial Statements have been examined by an Independent qualified examiner as required by the Charities Act.

Where there are references [n] these refer to the explanations contained in the 'Notes to the Financial Statements' commencing on page 18.

Budget

A budget is a financial plan that outlines expected income and expenses over a specific period of time. It helps St Anne's to track our financial resources, prioritize spending, and achieve financial goals. More often than not, it will not be accurate in its entirety due to unforeseen expenditure or under-spend which may occur throughout the year.

Our income and expense for 2022 continue to be variable due to the uncertain economic climate.

Accounting Policy

It should be noted that the figures show income and expenditure on an accrual-based accounting system.

Unrestricted and Restricted funds

St Anne's income and expenditure is divided into *Unrestricted* and *Restricted* funds. The figures below represent the *unrestricted* funds – that is to say funds available for the support and ministry of St Anne's. Sometimes we are given funds for a specific task and these are known as *restricted* funds to be used only for the purpose for which they were given. Currently the only restricted fund is the Bryan Burroughs 'clock' fund.

With the monitoring of the income and expenditure by the administrator and regular reports by way of meetings with myself as treasurer and reports to the PCC I am pleased to say that St Anne's has come to the end of 2022 in a stable position.

Income & Expenses overview

	Budget	Actual	% of budget	Variance +/-
Income	£ 300,000	£ 331,942	+10.65%	+ £ 31,942
Expenditure	£ 271,700	£ 323,311	-16.00%	+ £ 51,611

The accounts show that our income was £31,942 more than our budget and that the expenditure was above our expected figure by £56,611.

Income

Funds come into St Anne's in three principal ways.

- Voluntary income (Collections, Donations etc.)
- Short term hire of the Hall, Allen and Tower rooms.
- Long-term rentals and investments.

In 2022 the total unrestricted income to St Anne's, as indicated under Incoming Resources on page 16 was £331,942

Our primary source of revenue is by way of short-term lettings which accounted for £185,712 [2b]. This figure comprises the hire of the Hall, Allen room and Tower room together with small rentals. Long-term letting brings in additional funds which amounted to £69,678 [2c] for the year. In addition, voluntary income such as church collections and regular giving amounted to a further £73,625 [2a].

The balance of the income came from investments and grants.

Expenditure

In the year to December 2022 the total expenditure for St Anne's activities amounted to £323,311

The two biggest calls on the funds of St Anne's are our commitment to the London Diocese 'Common Fund' which in 2022 was £90,000 and the salary and administration costs of the Church which amounted to £90,8703

Common Fund (3)

The Common Fund is money given by every parish in the Diocese of London to a central 'fund'. It is collected from parishes like St Anne's, to pay and support clergy, and to further the work of the Diocese in all parishes across London (hence the name "*Common Fund*").

In 2022 our contribution towards the Diocese amounted to £91,279 which included additional fees.

Employment & Administration Costs £90,870 [3]

St Anne's employs a full-time administrator as well as part time administrator. In addition, we employ caretakers for out of hour's lettings and we also employ a facilities manager on a part-time basis. Nearly a third of the total employment costs for the parish are for caretaking fees. While not an employee as such, we also support the curate in full by way of our contribution to his stipend and costs. This is done together with a donation for the purpose made by a generous benefactor.

Other Expenditure

Apart from the Common Fund together with Employment and Administration costs which traditionally take up the bulk of the funds there have been on-going cleaning, repairs, renewals and building maintenance work which has incurred both planned and un-planned expenses.

Bryan Burroughs Fund 2020 (£5,924)

The Bryan Burroughs fund is our only restricted fund. Bryan Burroughs was a great supporter of St Anne's and was instrumental in getting the Church rebuilt in the 1990's. When he passed away one of his legacies to St Anne's was a cash sum for the upkeep of the clock. This is known as the Bryan Burroughs fund. The audited figures for income and expenditure at St Anne's are set out in detail in the Statement of Financial Activities commencing on page 16. Those figures provide a detailed breakdown of the financial income and expenditure.

Charitable Giving and Support [4]

St Anne's supports the community and further afield in a variety of ways including providing cash donations to various organisations. In 2022 St Anne's charitable giving was as follows [4].

USPG - Ukraine Appeal	2,386
Christian Aid - Christian Aid Week	1,000
Christian's Against Poverty	1,000
Emmaus	1,000
St Mark's Hamilton Terrace	1,000
USPG - North India Appeal	1,000
Other donation of less than £1,000	3,853
£	11,239

In addition, St Anne's provided free or reduced room hire to others in the sum of £38,388 [4]

Investments & Reserves [6]

St Anne's invests funds through CCLA who are one of the UK's largest charity fund managers. They only manage investments for charities, religious organisations and the public sector and are largely owned by clients' funds. In addition, we hold some money on short-term deposit to cover our obligations to re-decorate the Rectory from time to time. All investment & reserve funds form St Anne's 'reserve funds' and these are held in trust by the PCC. The investment shares returned an unrealised loss of £11,787 in 2022.

The investment capital is held as St Anne's financial reserves and short-term deposits. We do this in order to have funds available at short notice to cover significant repair or other unforeseen costs. The PCC reviews these each year to ensure that adequate funds are available without losing out on any potential investments.

At the 31st December 2022, the fixed assets reserves stood at £131,572[6].

Bank

We currently bank with the CAF (Charities Aid Foundation) bank. This bank is expressly focused on Charity banking and provides a number of useful facilities to ensure both transparency and ease of management of St Anne's funds.

Gift Aid

St Anne's is grateful for financial support by way of donations and as a registered charity, can claim back 25% of the value for all donations made by UK tax payers (providing the donor has paid enough tax to cover all of their charitable donations and not just the donations made to St. Anne's). If you give financial aid (regularly or otherwise), you are encouraged to do it by way of Gift Aid or Standing order (details at the end of the report).

Risk Management and Financial Control

It is vital that St Anne's as both a Church and a Charity is transparent in financial matters.

The Treasurer and PCC continue to identify and review major risks to which we are exposed and already have procedures and identified systems in place to manage these. Controls in place at St Anne's help ensure that purchases have been authorised, and that the goods or services ordered have actually been received.

I am confident that with the methods and procedures in place at St Anne's we can demonstrate both transparency and accountability for all our funds. As a result, opportunity for fraud, dishonesty or error is minimised.

In conclusion, I would like to thank our parish administrator and officers of the church in 2022 for the dedicated and efficient manner in which they have overseen the finances and to all those who gave freely in support of St Anne's throughout the year.

Charity Responsibility

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.

They do this as trustees of the charity and I am grateful to them for their oversight and guidance during 2022

It is worth noting that St Anne's is self-sufficient in regard to administration and running costs which, especially with regards to energy costs have risen higher than expected in 2022

Trevor Langford-Read
PCC Treasurer

Financial Statements

for the year ended 31 December 2022

Independent Examiner's Report to the Members of the Parochial Church Council of St Anne's Church Soho

I report on the financial statements of the church for the year ended 31 December 2022 which are set out on pages 16 to 21.

Respective responsibilities of members and examiner

The PCC members are responsible for the preparation of the accounts. The members consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- a) Examine the financial statements under section 145 of the 2011 Act
- b) To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- c) 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 charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts; and seeking explanations from you as members 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 those matters set out in the statement below.

Independent examiners' statement

Since the gross income for the year exceeds the amount provided in Section 145(3) of the Act; I confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

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
 - a) to keep accounting records in accordance with section 130 of the 2011 Act; and
 - b) 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.

Julia Burford

Member of the Association of Chartered Certified Accountants
77 Upton Road, Bexleyheath, Kent DA6 8LN

Statement of Financial Activities

for the year ended 31 December 2022

	Note	Unrestricted funds	Restricted funds	TOTAL 2022	TOTAL 2021
<u>Incoming resources</u>					
Voluntary income	2(a)	73,625	0	73,625	66,639
Activities for generating funds	2(b)	185,712		185,712	158,358
Church activities	2(c)	69,678		69,678	28,090
Investment income- income received		2,928		2,928	2,556
Total incoming resources		331,942	0	331,942	255,643
<u>Resources expended</u>					
Church activities	3	311,660	266	311,926	280,543
Donations	4	11,385		11,385	5,661
Total resources expended		323,045	266	323,311	286,204
Net incoming resources before other recognised gains/(losses)		8,897	(266)	8,631	(30,561)
Revaluation gains/(losses) on investments	6	(11,787)		(11,787)	11,957
Net movement in funds		(2,889)	(266)	(3,156)	(18,604)
Balances b/fwd 1 January		226,351	6,190	232,541	251,145
Balances c/fwd 31 December		223,462	5,924	229,386	232,541

Balance Sheet

for the year ended 31 December 2022

	Note	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2022	TOTAL 2021
Fixed assets						
Fixed assets- tangible	5	43,607			43,607	36,481
Fixed Assets- investment	6	87,965			87,965	99,752
Total fixed assets		131,572	0	0	131,572	136,233
Current assets						
Debtors- rents receivable		53,654			53,654	5,234
Short term deposit- CBF deposit fund		5,423		5,924	11,347	11,347
Cash at bank and in hand		46,722			46,722	82,110
		105,880	0	5,924	111,723	98,691
Current liabilities						
Creditors and accruals	7	7,910	0	0	7,910	2,383
Net current assets		97,890	0	5,924	103,813	96,308
Total net assets		229,462	0	5,924	235,385	232,541
Represented by parish funds						
Unrestricted	8	223,462			223,462	226,352
Restricted	8			5,924	5,924	6,190
Total funds		223,462	0	5,924	229,385	232,541

The notes on pages 18-22 form part of these accounts.

Approved by the Parochial Church Council and received by the Annual Parochial Church Meeting on 21st May 2023 and signed on its behalf by:

Reverend Simon Buckley
Rector of St Anne's, Soho Chair of the PCC

Jake Lee
PCC Secretary

1. ACCOUNTING POLICIES

Basis of preparation

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions. They have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

The financial statements have been prepared on the accruals basis.

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of "charity" by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Tangible fixed assets for use by the charity

These are capitalised if they can be used for more than one year and cost at least £2,000. They are valued at cost and depreciated over 4 years.

Moveable church furnishings

Moveable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Funds

Unrestricted funds represent the general funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purpose of the PCC.

Designated funds are general funds set aside by the PCC- they remain unrestricted and the PCC will move any surplus to other general funds.

Restricted funds must be spent on restricted purposes and details of the funds held are shown in the notes to the accounts.

Incoming resources

Collections and donations are recognised when received by or on behalf of the PCC.

Gift aid is recognised when the income is received.

Rent from land and buildings owned by the PCC and leased by licence under faculty is recognised when the rent is due.

Rental income or income from lets to organisations whose aims either accord with those of the PCC or are supported by the PCC is treated as "Income from church activities".

All other rental income or income from lets is treated as "Income from activities for generating funds"

Investment assets

Investments are valued at market value at 31 December and unrealised gains or losses are accounted for in the SOFA.

Current assets

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

Resources expended

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

Any diocesan quota unpaid at 31 December is provided for as an operational (though not a legal) liability and shown as a creditor in the Balance Sheet.

	Unrestricted funds	Restricted funds	TOTAL 2022	TOTAL 2021
2 Incoming resources				
a) Voluntary income				
Covenanted income	19,049		19,049	19,084
Collections at services	9,126		9,126	8,066
Grants and Legacies	26,985		26,985	22,830
Donations	10,812		10,812	10,432
Gift aid recovered	7,652		7,652	6,227
	<u>73,625</u>	<u>0</u>	<u>73,625</u>	<u>66,639</u>
b) Activities for generating funds				
South passage rental	26,640		26,640	14,430
Airspace rental	10,857		10,857	10,857
Mobile mast/Air extractor income	19,096		19,096	16,731
Hall lettings	50,011		50,011	33,630
Allen room and Tower room lettings	77,533		77,533	82,098
Fund raising	1,574		1,574	612
	<u>185,712</u>	<u>0</u>	<u>185,712</u>	<u>158,358</u>
c) Church activities				
Centrepont rent	39,000		39,000	920
Vance room rent	22,209		22,209	20,964
Fees for funerals etc	3,380		3,380	1,407
Other income	1,723		1,723	3,098
Lunch club income	3,366		3,366	1,701
	<u>69,678</u>	<u>0</u>	<u>69,678</u>	<u>28,090</u>
3 Church activity expenses				
Diocese contribution and church fees	91,279		91,279	85,200
Ministry, including hospitality	6,771		6,771	4,722
Sanctuary goods	9,053		9,053	3,217
Provision of music at services	8,243		8,243	8,851
Lunch club expenses	3,125		3,125	2,206
Headlight and water costs	11,839		11,839	7,133
Cleaning and waste disposal	9,049		9,049	7,345
Small repairs, maintenance and gardening	22,709		22,709	11,807
Clock and other major repairs	0	266	266	10,453
Insurance	6,816		6,816	6,722
Legal and professional fees and payroll costs	3,701		3,701	5,220
Independent examiner's fees	372		372	660
Health and safety	3,062		3,062	3,299
Communications, printing and stationery	5,112		5,112	6,084
Staff costs (see below)	90,870		90,870	86,421
Computer and photocopy costs	6,165		6,165	3,704
Depreciation	28,103		28,103	20,678
Other costs	5,390		5,390	6,820
	<u>311,660</u>	<u>266</u>	<u>311,926</u>	<u>280,542</u>
Staff costs				
Wages and salaries			90,092	85,602
Employers NI			778	819
Pension costs			<u>90,870</u>	<u>86,421</u>

During the year the PCC employed a full-time administrator and a part time caretaker.
There were no employee benefits to key management personnel in the current or previous year.

4. DONATIONS MADE

USPG – Ukraine Appeal	2,286
USPG – North Africa Appeal	1,000
Christian Aid	1,000
Emmaus UK Homelessness	1,000
Christian's Against Poverty	1,000
St Mark's Hamilton Terrace	1,000
Other donations less than £1,000	3,853
Discounts on room hire to charities and other small donations	38,388

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2022	TOTAL 2021
Cost at 1 January 2022	90,411			90,411	90,411
Additions during the year	35,229			35,229	0
Old assets written off	0			0	0
Cost at 31 December 2022	125,640			125,640	90,411
Depreciation 1 January 2022	53,930			53,930	33,252
Old assets written off	0			0	0
Charge for the year	28,103			28,103	20,678
Depreciation 31 December 2022	82,033			82,033	53,930
Net book value 31 December 2022	43,607			43,607	36,481
Net book value 31 December 2021	36,481			36,481	57,159

6 INVESTMENTS

The PCC holds 4,145 units in the CBF Investment fund and 1,696 units in the CBF Fixed interest Securities Fund. The funds were valued at market value at 31 December- the unrealised loss for the year was £11,787

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2022	TOTAL 2021
7 CREDITORS					
PAYE	0			0	332
Accruals	7,805			7,805	1,890
Pension payments	104			104	161
	7,910	0		7,910	2,383

8 PARISH FUNDS

	Balance 01.01.22	Income	Expenditures	Transfers	Balance 31.12.22
Unrestricted funds	226,351	320,155	(323,045)		223,462
Restricted funds					
Bryan Burroughs clock fund	6,190		(266)		5,924
Total restricted funds	6,190	0	(266)	0	5,924



St. Anne's Church, Soho

The Parish Office,
St Anne's Church, 55 Dean St,
London, W1D 6AF

0207 437 8039
info@stannes-soho.org.uk
www.stannes-soho.org.uk

The Rector: Revd Simon Buckley
rector@stannes-soho.org.uk
07964 403368
0207 437 1012



@annessoho



@stanneschurchsoho

Support St Anne's Church

The Church of England is becoming less able to rely on its historic assets to generate income, so parish churches like ours have to become as self-sufficient as we can and, if possible, help poorer parishes in London. We believe we are making our buildings (and people!) work very hard to generate as much income as possible, but we also need support from our congregation and the people who know us. If you would like to support us then please complete the form below to help ensure that St Anne's continues its worship, work and witness in Soho.

Standing Order Instruction

Bank Name	
Bank Address	
Account Name	
Sort Code	
Account Number	
Please pay the sum of	£
Date of first payment	
Frequency	MONTHLY / QUARTERLY / ANNUALLY (DELETE AS APPROPRIATE)
Until	FURTHER NOTICE
Bank Name	CAF BANK
Bank Address	25 KINGS HILL AVE, KINGS HILL, WEST MALLING, KENT ME19 4JQ
Account Name	PCC OF ST ANNE WITH ST THOMAS & ST PETER, SOHO
Sort Code	40-52-40
Account Number	00022443
Signature	
Date	

giftaid it

Boost your donations by completing the declaration overleaf



Charity Gift Aid Declaration

Boost your donation by 25p of Gift Aid for every £1 you donate

Gift Aid is reclaimed by the charity from the tax you pay for the current tax year. In order to Gift Aid your donation you must tick the box below:

- ☐ **I want to Gift Aid my donations to St Anne's Church, Soho.** I am a UK taxpayer and understand that if I pay less Income Tax and/or Capital Gains Tax in the current tax year than the amount of Gift Aid claimed on all my donations it is my responsibility to pay any difference.

Your address is needed to identify you as a current UK taxpayer.

Title	
First Name	
Surname	
Address Line 1	
Address Line 2	
City	
Postcode	
Date of declaration	

Please notify us if you:

- want to cancel this declaration
- change your name or home address
- no longer pay sufficient tax on your income and/or capital gains

If you pay Income Tax at the higher or additional rate and want to receive the additional tax relief due to you, you must include all your Gift Aid donations on your Self-Assessment tax return or ask HM Revenue and Customs to adjust your tax code.

Accounts



St. Anne's Church, Soho

55 Dean St, London, W1D 6AF

stannes-soho.org.uk

Annual Report &
Financial Statements
of the Parochial
Church Council of
St Anne's Church,
Soho 2021

PRESENTED 15TH MAY 2022

FULL PAROCHIAL NAME

St Anne with St Thomas and St Peter, Soho in the Diocese of London
Registered Charity No. 1132589.

ADDRESS

St Anne's Church
55 Dean Street
London
W1D 6AF

020 7437 8039
www.stannes-soho.org.uk
info@stannes-soho.org.uk

LEGAL ADVISOR

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The Old Deanery
Deans Court
London
EC4V 5AA

DIOCESE OF LONDON

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36 Causton Street
London
SW1P 4AU

020 7932 1100

SOLICITORS

Winckworth Sherwood
The Old Deanery
Deans Court
London
EC4V 5AA

BANK

CAF Bank Ltd
25 Kings Hill Avenue
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West Malling
Kent
ME19 4JQ

INVESTMENT MANAGERS

CCLA Investment Management Ltd
80 Cheapside
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EC2V 6DZ

INDEPENDENT EXAMINER

Julia Burford FCCA
182 Park View Road
Welling
Kent
DA16 1ST

PARISH RECORDS AND ARCHIVES

The records are deposited in the
Westminster City Council Archives:

City of Westminster Archives Centre,
10 St Ann's Street,
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The Soho Collection for St Anne's includes:

- | | |
|-------------------------------|-----------|
| • Vestry Minutes | 1685-1903 |
| • Parish Registers | 1686-1940 |
| • Churchwardens Accounts | 1687-1875 |
| • Poor Relief, Workhouse etc. | 1686-1900 |

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CHAIR OF THE PCC

REVD SIMON BUCKLEY

PCC SECRETARY

JAKE LEE

EX OFFICIO MEMBERS OF THE PCC

REVD CANON DR KEITH RIGLIN	- Assistant Priest (until Apr 2021)
REVD PAUL GURNHAM	- Curate
TREVOR LANGFORD-READ	- Treasurer
MARK GODFREY	- Church Warden
JOHN WITTS	- Church Warden
ANDREW MACKAY	- Deanery Synod Representative

ELECTED MEMBERS OF THE PCC

LESLIE HUDMAN	(elected 2019)
PETER HARRIS	(elected 2019)
HEIDI ZAMZOW	(elected 2020)
PHILLIP BALDWIN	(elected 2020)
LUCY HAINE	(elected 2020)
MARCELO PESCI	(elected 2020)
SUZANNE BAKER-DOWNES	(elected 2021)
JAMES WARDLAW	(elected 2021)

Rector's Report

If we entered 2020 with no awareness of a looming global pandemic and its effects upon the world and our little church, we began 2021 certain only that the disruption we had faced in the previous year was set to continue. I am thankful to be able to report at the start of 2022 that St Anne's has come through this challenging time remarkably well. Many churches have been hit by a fall in both income and attendance and face uncertain futures. St Anne's is bucking the trend financially - which I will leave to our Treasurer to detail in his report - but also in terms of congregational vitality and its life overall.

We ended the year with higher than average attendance in church on Sundays than we had before the pandemic. There is no singular reason behind this, neither are we attracting people from only one demographic. In a year in which some in the C of E's hierarchy have appeared to deride the parish church as an outmoded and unaffordable concept, I am sure that it is by our being faithful to the peculiarly Anglican witness of a church that is there to serve the whole community in which it is set, being the body of Christ in Soho, through which we have not only survived but grown as we live out our mission of gospel service. This is expressed through offering intelligent worship with dignity and warmth, giving pastoral support that is both practical and prayerful, and through imaginatively responding to the question 'what is God calling us to do?' along with being generous and creative with all that we have.

We have done this through:

- Re-imagining the layout of the church to make it as covid-safe as possible
- Creating 'prayers to say at home' emailed out week by week.
- Live streaming the services to reach those shielding or far away.
- Investing in the music to enhance the liturgy.
- Having the clergy visible outside the entrance after services, engaging passers-by with chocolate.
- Making the most of our facilities, making them accessible to people when other venues were closed.
- Enabling 24 separate 12-step programmes a week to operate here for much of the year.
- Giving practical and emotional support to individuals.
- Becoming a vaccine hub (receiving both praise and derision for doing so).
- Distributing tens of thousands of lateral flow tests.
- Expanding the church's witness in the school and at the House of St Barnabas.
- Initiating new things- Soho Parish Sundays, the Requiem in November, Tuesday Teas.
- Publishing the Soho Book of Psalms and creating a Lent video (with over 4,000 hits).
- Remaining open, being present, seeking to be faithful to our calling.

To all who have benefitted from what we have offered I say “you’re very welcome”. To those who have helped us offer it I say a very big “thank you” for your support however you give that. Special thanks must go to Jake Lee for being the most accommodating, cheerful and helpful Operations Manager any organisation could wish for, and to Trevor, for keeping a close eye on our finances whilst never losing sight of the bigger picture. To Mark and John for their unstinting willingness as Churchwardens to make sure that everything runs smoothly ‘front of house’ and to those who have assisted them in the relentless moving of furniture that the last year required. To Annie (and also Anthony) for providing us with endless music and musicians of exceptional quality, to David, Alison and Stephanie, our duty caretakers, for being on the front-line of welcoming people in and putting bins out. To Joao for the stunning flowers, beautifully kept gardens and so much more, and to James and Adam for being respectively Electoral Roll and Safeguarding Officers - essential, if not exactly glamorous roles, in every church. To Peter and his team for ensuring no-one leaves worship without the offer of a cuppa and a slice of cake at the very least and for his co-ordinating of the Thursday Pensioners’ Lunch. To the PCC for continuing to ensure St Anne’s stays ‘on message’ and for also its kind gift to me on the 20th Anniversary of my ordination as a priest.

Last, but not least, to Fr Paul for being such a dependable rock, companion in ministry and asset to St Anne’s throughout this year, to Fr David for his continued prayerful presence and support and to Ellen Clarke-King for joining our merry band.

And to the very small number who, for varying understandable reasons, have left St Anne’s in the last year I want to say thank you for being part of our life, God bless you in your journey of faith, and remember there is always a place for you here. Amongst those I say that to, is, of course, Fr Keith Riglin, now Bishop of Argyll and The Isles, to whom we bade a fond farewell last summer with hearty thanks for his faithful and joyful ministry here over more than six years.

The final word is to us all. It comes from someone who had started attending the AA meetings during lockdown, simply “Thank you St Anne’s. If you had not been open I honestly don’t believe I would still be alive, thank you, God bless you”.

Fr Simon

Church Wardens Report

2021 has been a challenging year due to the COVID-19 pandemic.

Chattels

As the official and legal guardians of the chattels and silver of St Anne's, we have made the following changes:

- revalued the church silverware for insurance purposes. This was overdue, and as a result, we were under-insured.
- All items were also professionally photographed.
- The silver gilt cruet jug was repaired: a new glass bowl was made, bringing this item back into use.

Building Structure

The buildings are wearing well, but there is always ongoing work.

Careful management of our resources has allowed us to set aside enough to cover the costs of essential repairs and improvements.

Property Assets

All our properties are currently let to long term tenants. The Church continues to let out its other useable spaces to local groups and businesses. No property was gained or disposed of in 2021.

We are extremely grateful to:

- Jake Lee, (Operations Manager), who has been outstanding in his support.
- João Rocha, (Maintenance Manager), who has worked with us to maintain the space here at St Anne's.
- Trevor Langford-Read (PCC Treasurer) for his wise counsel.
- The PCC for their continuing support and guidance.
- Father Simon and Father Paul for their diligent guidance and support.

John Witts & Mark Godfrey

Churchwardens

Report on the Activities of the PCC

The PCC met four times across 2021.

The following Standing Items were discussed at every meeting:

- Safeguarding
- Electoral Roll
- Finance & Budget

The following matters were all discussed or agreed at meetings during the year:

- The licence and lease holders based at St Anne's
- Our use of St Anne's Gardens (in agreement with WCC)
- Responding to changing guidance in relation to COVID-19
- Faculty jurisdiction at St Anne's (the tower in particular)
- Valuation of our silverware
- The filming policy

Jake Lee

PCC Secretary

Electoral Roll Officer's Report

2021 saw a revision of the electoral roll which was presented at the APCM. The electoral roll now stands at 83 as at end 2021.

29 Residents

54 Non residents

James Wardlaw

Electoral Roll Officer

Safeguarding Officer's Report

At St Anne's, we have had no Safeguarding incidents since the last APCM. On the PCC's behalf I have continued to maintain an accurate list of Disclosure & Barring Service (DBS) checks, monitoring when they are due, for those in key roles within the Church.

Adam Bell

Safeguarding Officer

Westminster (St Margaret) Deanery Report

- The first meeting of the current triennium (2020-2023) took place over Zoom on 22nd February 2021 with a presentation by the Archdeacon of Charing Cross about "parishes in partnership"
- A Garden Party was held on 21st July in the Master's Garden at the Temple Church
- Synod met again at St Anne's, Soho on 19th October, the highlight being a presentation by Linda Ulrich on some research she has undertaken entitled: "Fairness and Faith: Muslim Parents and Church of England schools"
- A meeting was held on 26th April 2022 at St Matthew's Westminster, the highlight being a presentation from Penny Roberts MBE, the Director of Education Designate for the diocese about the work and challenges for the London Diocesan Board for Schools, particularly in light of the recent White Paper.

Andrew Mackay

Deanery Synod Representative

Treasurer's Report

The audited figures for income and expenditure at St Anne's are set out in detail in the Statement of Financial Activities commencing on page 16. Those figures provide a detailed breakdown of the financial income and expenditure.

The Financial Statements have been examined by an Independent qualified examiner as required by the Charities Act.

Where there are references [n] these refer to the explanations contained in the 'Notes to the Financial Statements' commencing on page 18.

Budget

A budget is an estimation of costs that are anticipated. More often than not, it will not be accurate in its entirety hence being referred to as a budget. Unforeseen expenditure or under-spend may occur throughout the year. The budget and expenditure are therefore reconciled at the end of each budget year.

The budget for 2021 was been largely informed by the Covid19 pandemic. In the previous year (2020) the pandemic had a huge impact on our funds and income dropped dramatically due to loss of rents and room hires. In 2021 we still experienced some uncertainty but I am pleased to say that at the end of the year we were able to balance the books without too much cutting back. Expenditure, although trimmed to the maximum was still a greater burden. We ended 2021 with a deficit of £20,946 between what we took and what we spent. Note that Centrepont are currently on a rent hold during negotiations for a new lease. This has meant a shortfall of around £46,000 which would have provided a positive surplus of £7,866 at the end of the year 2021.

Accounting Policy

It should be noted that the figures show income and expenditure on an accrual based accounting system.

Unrestricted and Restricted funds

St Anne's income and expenditure is divided into *Unrestricted* and *Restricted* funds. The figures below represent the *unrestricted* funds – that is to say funds available for the support and ministry of St Anne's. Sometimes we are given funds for a specific task and these are known as *restricted* funds to be used only for the purpose for which they were given. The only current restricted fund is the Bryan Burroughs 'clock' fund.

With the monitoring of the income and expenditure by the administrator and regular reports by way of meetings with the treasurer and reports to the PCC I am pleased to say that St Anne's has come through very close to budget.

The figures show that our income was 3.25% below budget and that the expenditure was above the expected figure by 11.5% making a net variation of 8.25%

	Budget	Actual	% of budget	Variance +/-
Income	£ 264,236	£ 255,643	96.8%	- £ 8,593
Expenditure	£ 256,664	£ 286,204	111.5%	£ 29,540

From these figures you will see that our income was £8,593 less than anticipated and our expenditure was more than the budgeted amount at £29,540.

By way of comparison to 2020 the figures were as follows;

	2021	2020
Incoming Resources	£ 264,236	£ 198,891
Resources Expended	£ 256,664	£ 245,380

Unrestricted Funds 2021

Income

Funds come into St Anne's in three principal ways.

- Voluntary income (Collections, Donations etc.)
- Short term hire of the Hall, Allen and Tower rooms.
- Long-term rentals and investments.

In 2021 the total unrestricted income to St Anne's, as indicated under Incoming Resources was £255,643.

Voluntary income such as church collections and regular giving amounted to £66,638^[2a].

Our primary source of revenue is by way of short-term lettings which account for £158,359^[2b]. This figure comprises the hire of the Hall, Allen room and Tower room together with small rentals. Church activities brings in additional funds which amounted to £28,090^[2c] for the year. The combined sum, together with income from investments and some events amounts to £255,643.

Expenditure

In the year to December 2021 the total expenditure for St Anne's activities amounted to £286,204.

The two biggest calls on the funds of St Anne's are our commitment to the London Diocese 'Common Fund' which in 2021 was £85,200 and the salary costs of the Church which amounted to £86,421³

It is worth noting that St Anne's does not receive financial support from the Diocese and that we are self-sufficient in regard to administration and repairs costs which on occasion may be substantial.

Common Fund (3)

The Common Fund is money given by every parish in the Diocese of London to a central 'fund'. It is collected from parishes like St Anne's, to pay and support clergy, and to further the work of the Diocese in all parishes across London (hence the name "Common Fund").

In 2021 our contribution towards the Diocese amounted to £85,200.

Employment & Administration Costs ³

St Anne's employs a full-time administrator as well as caretakers for out of hour's lettings. In addition we also employ a facilities manager on a part-time basis. Nearly a third of the total employment costs for the parish are for caretaking fees. While not an employee as such, we also support the curate in full by way of our contribution to his stipend and costs. This is done together with a generous benefactor.

Other Expenditure

Apart from the Common Fund and Employment / Administration costs which traditionally take up the bulk of the funds there have been on-going cleaning, repairs, renewals and building maintenance work which has incurred both calculated and un-planned expenses. These are detailed at [3] on the notes to financial statements

Charitable Giving and Support ⁴

St Anne's supports the community and further afield in a variety of ways including providing cash donations to various organisations. St Anne's also provides free or reduced rate facilities for the use of social and welfare groups.

In 2021 St Anne's gave £5,411.50 as follows[4].

Mousetrap Theatre Projects	2,000.00
Christian Aid	1,000.00
Deanery Schools Fund	654.00
Soho Parish School Choir	607.50
Refugee Action	500.00
USPG	500.00
Ozanne Foundation	150.00
	<u>£ 5,411.50</u>

In addition St Anne's provided a rent free or reduced room hire to others in the sum of £32,407 which takes our total charitable giving to £37,818.

Investments & Reserves⁶

St Anne's invests funds through CCLA who are one of the UK's largest charity fund managers. They only manage investments for charities, religious organisations and the public sector and are largely owned by clients' funds. We use two of their offerings; The CBF Church of England Investment and also the Church of England

Fixed Interest Fund. In addition, we hold some money on short-term deposit to cover our obligations to re-decorate the Rectory from time to time. All investment & reserve funds form St Anne's 'reserve funds' and these are held in trust by the PCC. The investment shares returned an unrealised gain of £2,557 in 2021.

The investment capital is held as St Anne's financial reserves and short-term deposits. We do this in order to have funds available at short notice to cover significant repair or other unforeseen costs. These reserves have helped us to keep going in the extraordinary circumstances of the 2020 pandemic. The PCC reviews these each year to ensure that adequate funds are available without losing out on any potential investments. The reserves are not used in the day to day operation of St Anne's but for situations where our income is jeopardy such as occurred in 2020.

At the 31st December 2021, the financial reserves stood at £93,502^[6]. It should be noted that in addition we also have reserves of £6,190⁸ which is the balance of the fund bequeathed by Bryan Burroughs which is held in a restricted account.

Gift Aid

St Anne's is grateful for financial support by way of donations and as a registered charity, can claim back 25% of the value for all donations made by UK tax payers (providing the donor has paid enough tax to cover all of their charitable donations and not just the donations made to St. Anne's). If you give financial aid (regularly or otherwise), you are encouraged to do it by way of Gift Aid or Standing order (details at the end of the report).

Bank

We currently bank with the CAF (Charities Aid Foundation) bank. This bank is expressly focused on Charity banking and provides a number of useful facilities to ensure both transparency and ease of management of St Anne's funds.

Bryan Burroughs Fund 2021

The Bryan Burroughs fund is our only restricted fund. Bryan Burroughs was a great supporter of St Anne's and was instrumental in getting the Church rebuilt in the 1990's. When he passed away one of his legacies to St Anne's was a cash sum for the upkeep of the clock. This is known as the *Bryan Burroughs fund*. In 2021 this fund stood at £6,190 [2020 = £6,959].

Capital Works

St Anne's has a rolling program of capital works to maintain and improve the Chapel, community hall and other areas.

The sum of capital works for 2021 amounted to £10,116 (2020 = £77,050). This was largely reduced due to the pandemic which required caution with our funds and in addition the actual difficulty of getting anyone to undertake works in 2021. Finally, the capital works are not part of the regular day to day budget as they are not regular, year on year costs.

Risk Management and Financial Control

It is vital that St Anne's as both a Church and a Charity is transparent in financial matters.

The Treasurer and PCC continue to identify and review major risks to which we are exposed and already have procedures and identified systems in place to manage these. Controls in place at St Anne's help ensure that purchases have been authorised, and that the goods or services ordered have actually been received. These controls help ensure that only necessary and authorised purchases are made and that funds exist within approved budgets to meet the expenditure.

I am confident that with the methods and procedures in place at St Anne's we can demonstrate both transparency and accountability for all our funds. As a result, opportunity for fraud, dishonesty or error is minimised.

In conclusion, I would like to thank our parish administrator and officers of the church in 2021 for the dedicated and efficient manner in which they have overseen the finances and to all those who gave freely in support of St Anne's throughout the year.

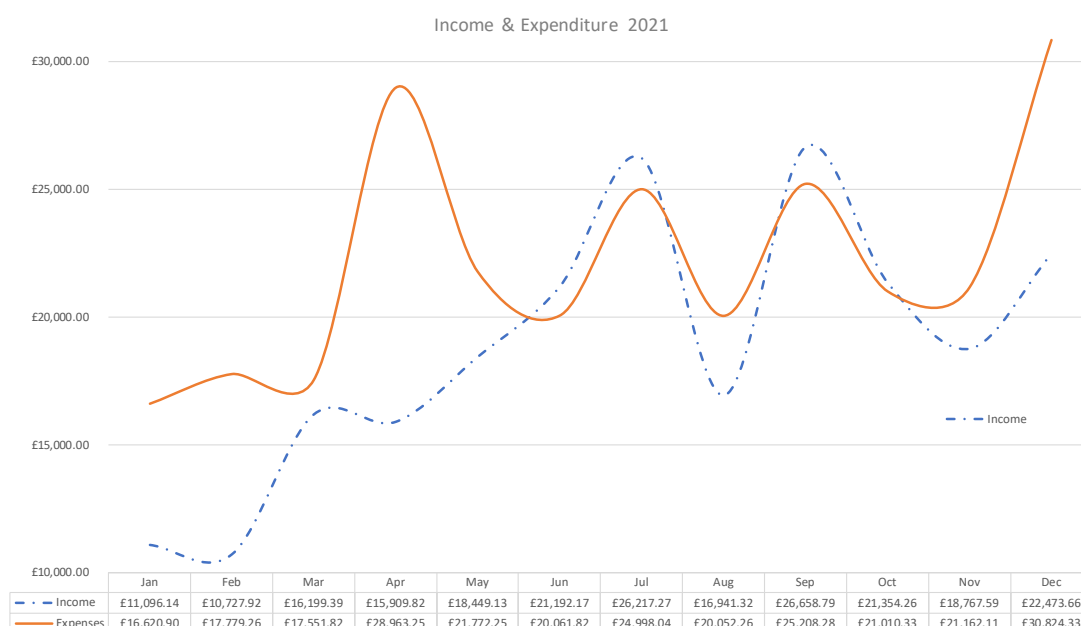
Charity Responsibility

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.

They do this as trustees of the charity and I am grateful to them for their oversight and guidance during 2021.

Trevor Langford-Read

PCC Treasurer



Financial Statements

for the year ended 31 December 2021

Independent Examiner's Report to the Members of the Parochial Church Council of St Anne's Church Soho

I report on the financial statements of the church for the year ended 31 December 2021 which are set out on pages 16 to 21.

Respective responsibilities of members and examiner

The PCC members are responsible for the preparation of the accounts. The members consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- a) Examine the financial statements under section 145 of the 2011 Act
- b) To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- c) 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 charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts; and seeking explanations from you as members 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 those matters set out in the statement below.

Independent examiners' statement

Since the gross income for the year exceeds the amount provided in Section 145(3) of the Act; I confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

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
 - a) to keep accounting records in accordance with section 130 of the 2011 Act; and
 - b) 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.

Julia Burford

Member of the Association of Chartered Certified Accountants
77 Upton Road, Bexleyheath, Kent DA6 8LN

Statement of Financial Activities

for the year ended 31 December 2021

	Note	Unrestricted funds	Restricted funds	TOTAL 2021	TOTAL 2020
<u>Incoming resources</u>					
Voluntary income	2(a)	66,638	0	66,638	66,849
Activities for generating funds	2(b)	158,359		158,359	96,808
Church activities	2(c)	28,090		28,090	32,672
Investment income- income received		2,557		2,557	2,561
Total incoming resources		255,644	0	255,644	198,890
<u>Resources expended</u>					
Church activities	3	280,206	337	280,543	241,170
Donations	4	5,661		5,661	4,210
Total resources expended		285,867	337	286,204	245,380
Net incoming resources before other recognised gains/(losses)		-30,224	-337	-30,561	-46,490
Revaluation gains/(losses) on investments	6	11,957		11,957	5,747
Net movement in funds		-18,267	-337	-18,604	-40,743
Balances b/fwd 1 January		244,618	6,527	251,145	291,888
Balances c/fwd 31 December		226,351	6,190	232,541	251,145

Balance Sheet

for the year ended 31 December 2021

	Note	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2021	TOTAL 2020
Fixed assets						
Fixed assets- tangible	5	36,481			36,481	57,159
Fixed Assets- investment	6	99,752			99,752	87,795
Total fixed assets		136,233	0	0	136,233	144,954
Current assets						
Debtors- rents receivable		5,234			5,234	5,319
Short term deposit- CBF deposit fund		5,157		6,190	11,347	14,139
Cash at bank and in hand		82,110			82,110	89,459
		92,501	0	6,190	98,691	108,917
Current liabilities						
Creditors and accruals	7	2,383	0	0	2,383	2,727
Net current assets		90,119	0	6,190	96,308	106,191
Total net assets		226,352	0	6,190	232,541	251,145
Represented by parish funds						
Unrestricted	8	226,351			226,352	244,618
Restricted	8			6,190	6,190	6,527
Total funds		226,351	0	6,190	232,541	251,145

The notes on pages 18-22 form part of these accounts.

Approved by the Parochial Church Council and received by the Annual Parochial Church Meeting on 15th May 2022 and signed on its behalf by:

Reverend Simon Buckley
Rector of St Anne's, Soho Chair of the PCC

Jake Lee
PCC Secretary

1. ACCOUNTING POLICIES

Basis of preparation

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions. They have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

The financial statements have been prepared on the accruals basis.

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of "charity" by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Tangible fixed assets for use by the charity

These are capitalised if they can be used for more than one year and cost at least £2,000. They are valued at cost and depreciated over 4 years.

Moveable church furnishings

Moveable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Funds

Unrestricted funds represent the general funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purpose of the PCC.

Designated funds are general funds set aside by the PCC- they remain unrestricted and the PCC will move any surplus to other general funds.

Restricted funds must be spent on restricted purposes and details of the funds held are shown in the notes to the accounts.

Incoming resources

Collections and donations are recognised when received by or on behalf of the PCC.

Gift aid is recognised when the income is received.

Rent from land and buildings owned by the PCC and leased by licence under faculty is recognised when the rent is due.

Rental income or income from lets to organisations whose aims either accord with those of the PCC or are supported by the PCC is treated as "Income from church activities".

All other rental income or income from lets is treated as "Income from activities for generating funds"

Investment assets

Investments are valued at market value at 31 December and unrealised gains or losses are accounted for in the SOFA.

Current assets

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

Resources expended

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

Any diocesan quota unpaid at 31 December is provided for as an operational (though not a legal) liability and shown as a creditor in the Balance Sheet.

	Unrestricted funds	Restricted funds	TOTAL 2021	TOTAL 2020
2 Incoming resources				
a) Voluntary income				
Covenanted income	19,084		19,084	14,255
Collections at services	8,066		8,066	6,675
Grants and Legacies	22,830		22,830	34,128
Donations	10,432		10,432	7,055
Gift aid recovered	6,227		6,227	4,736
	<u>66,639</u>	<u>0</u>	<u>66,639</u>	<u>66,849</u>
b) Activities for generating funds				
South passage rental	14,430		14,430	6,660
Airspace rental	10,857		10,857	10,857
Mobile mast/Air extractor income	16,731		16,731	17,231
Hall lettings	33,630		33,630	26,225
Allen room and Tower room lettings	82,098		82,098	35,425
Fund raising	612		612	410
	<u>158,358</u>	<u>0</u>	<u>158,358</u>	<u>96,808</u>
c) Church activities				
Centrepont rent	920		920	19,541
Vance room rent	20,964		20,964	11,543
Fees for funerals etc	1,407		1,407	200
Other income	3,098		3,098	337
Lunch club income	1,701		1,701	1,051
	<u>28,090</u>	<u>0</u>	<u>28,090</u>	<u>32,672</u>
3 Church activity expenses				
Diocese contribution and church fees	85,200		85,200	85,200
Ministry, including hospitality	4,722		4,722	3,545
Sanctuary goods	3,217		3,217	1,688
Provision of music at services	8,851		8,851	6,690
Lunch club expenses	2,206		2,206	858
Headlight and water costs	7,133		7,133	7,836
Cleaning and waste disposal	7,345		7,345	4,908
Small repairs, maintenance and gardening	11,807		11,807	16,806
Clock and other major repairs	10,116	337	10,453	432
Insurance	6,722		6,722	6,703
Legal and professional fees and payroll costs	5,220		5,220	8,677
Independent examiner's fees	660		660	480
Health and safety	3,299		3,299	4,759
Communications, printing and stationery	6,084		6,084	5,904
Staff costs (see below)	86,421		86,421	60,227
Computer and photocopy costs	3,704		3,704	2,348
Depreciation	20,678		20,678	22,605
Other costs	6,820		6,820	1,504
	<u>280,205</u>	<u>337</u>	<u>280,542</u>	<u>241,170</u>
Staff costs				
Wages and salaries			85,602	59,540
Employers NI			819	687
Pension costs			<u>86,421</u>	<u>60,227</u>

During the year the PCC employed a full-time administrator and a part time caretaker.
There were no employee benefits to key management personnel in the current or previous year.

4. DONATIONS MADE

Christian Aid	1,000
Mousetrap Theatre Projects	2,000
Other donations less than £1,000	2,661
Discounts on room hire to charities and other small donations	32,407
	38,068

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2021	TOTAL 2020
Cost at 1 January 2020	90,411			90,411	21,668
Additions during the year	0			0	68,743
Old assets written off	0			0	0
Cost at 31 December 2020	90,411			90,411	90,411
Depreciation 1 January 2020	33,252			33,252	10,647
Old assets written off	0			0	0
Charge for the year	20,678			20,678	22,605
Depreciation 31 December 2020	53,930			53,930	33,252
Net book value 31 December 2021	36,481			36,481	57,159
Net book value 31 December 2020	57,159			57,159	11,021

6 INVESTMENTS

The PCC holds 4,145 units in the CBF Investment fund and 1,696 units in the CBF Fixed interest Securities Fund. The funds were valued at market value at 31 December- the unrealised gain for the year was £11,957

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2021	TOTAL 2020
7 CREDITORS					
PAYE	332			332	1,497
Accruals	1,890			1,890	1,230
Pension payments	161			161	0
	2,383	0		2,383	2,727

8 PARISH FUNDS

	Balance 01.01.21	Income	Expenditures	Transfers	Balance 31.12.21
Unrestricted funds	244,618	267,600	-285,867		226,351
Restricted funds					
Bryan Burroughs clock fund	6,527		-337		6,190
Total restricted funds	6,527	0	-337	0	6,190



St. Anne's Church, Soho

The Parish Office,
St Anne's Church, 55 Dean St,
London, W1D 6AF

0207 437 8039
info@stannes-soho.org.uk
www.stannes-soho.org.uk

The Rector: Revd Simon Buckley
rector@stannes-soho.org.uk
07964 403368
0207 437 1012



@annessoho



@stanneschurchsoho

Support St Anne's Church

The Church of England is becoming less able to rely on its historic assets to generate income, so parish churches like ours have to become as self-sufficient as we can and, if possible, help poorer parishes in London. We believe we are making our buildings (and people!) work very hard to generate as much income as possible, but we also need support from our congregation and the people who know us. If you would like to support us then please complete the form below to help ensure that St Anne's continues its worship, work and witness in Soho.

Standing Order Instruction

Bank Name	
Bank Address	
Account Name	
Sort Code	
Account Number	
Please pay the sum of	£
Date of first payment	
Frequency	MONTHLY / QUARTERLY / ANNUALLY (DELETE AS APPROPRIATE)
Until	FURTHER NOTICE
Bank Name	CAF BANK
Bank Address	25 KINGS HILL AVE, KINGS HILL, WEST MALLING, KENT ME19 4JQ
Account Name	PCC OF ST ANNE WITH ST THOMAS & ST PETER, SOHO
Sort Code	40-52-40
Account Number	00022443
Signature	
Date	

giftaid it

Boost your donations by completing the declaration overleaf



Charity Gift Aid Declaration

Boost your donation by 25p of Gift Aid for every £1 you donate

Gift Aid is reclaimed by the charity from the tax you pay for the current tax year. In order to Gift Aid your donation you must tick the box below:

- ☐ **I want to Gift Aid my donations to St Anne's Church, Soho.** I am a UK taxpayer and understand that if I pay less Income Tax and/or Capital Gains Tax in the current tax year than the amount of Gift Aid claimed on all my donations it is my responsibility to pay any difference.

Your address is needed to identify you as a current UK taxpayer.

Title	
First Name	
Surname	
Address Line 1	
Address Line 2	
City	
Postcode	
Date of declaration	

Please notify us if you:

- want to cancel this declaration
- change your name or home address
- no longer pay sufficient tax on your income and/or capital gains

If you pay Income Tax at the higher or additional rate and want to receive the additional tax relief due to you, you must include all your Gift Aid donations on your Self-Assessment tax return or ask HM Revenue and Customs to adjust your tax code.

Accounts



St. Anne's Church, Soho

55 Dean St, London, W1D 6AF

stannes-soho.org.uk

Annual Report &
Financial Statements
of the Parochial
Church Council of
St Anne's Church,
Soho 2020

PRESENTED 16TH MAY 2021

FULL PAROCHIAL NAME

St Anne with St Thomas and St Peter, Soho in the Diocese of London
Registered Charity No. 1132589.

ADDRESS

St Anne's Church
55 Dean Street
London
W1D 6AF

020 7437 8039
www.stannes-soho.org.uk
info@stannes-soho.org.uk

LEGAL ADVISOR

Diocesan Registrar
The Old Deanery
Deans Court
London
EC4V 5AA

DIOCESE OF LONDON

London Diocesan House
36 Causton Street
London
SW1P 4AU

020 7932 1100

SOLICITORS

Winckworth Sherwood
The Old Deanery
Deans Court
London
EC4V 5AA

BANK

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

INVESTMENT MANAGERS

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

INDEPENDENT EXAMINER

Julie Burford FCCA
182 Park View Road
Welling
Kent
DA16 1ST

PARISH RECORDS AND ARCHIVES

The records are deposited in the
Westminster City Council Archives:

City of Westminster Archives Centre,
10 St Ann's Street,
London
SW1P 2DE

020 7641 5180
archives@westminster.gov.uk

The Soho Collection for St Anne's includes:

- | | |
|-------------------------------|-----------|
| • Vestry Minutes | 1685-1903 |
| • Parish Registers | 1686-1940 |
| • Churchwardens Accounts | 1687-1875 |
| • Poor Relief, Workhouse etc. | 1686-1900 |

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CHAIR OF THE PCC

REVD SIMON BUCKLEY

PCC SECRETARY

SUZANNE BAKER-DOWNES (until October 2020)

JAKE LEE (since October 2020)

EX OFFICIO MEMBERS OF THE PCC

REVD CANON DR KEITH RIGLIN - Assistant Priest

TREVOR LANGFORD-READ - Treasurer

MARK GODFREY - Church Warden

JOHN WITTS - Church Warden

ANDREW MACKAY - Deanery Synod Representative

ELECTED MEMBERS OF THE PCC

SUZANNE BAKER-DOWNES (elected 2018)

COLIN MCNEILL (elected 2018)

JAMES WARDLAW (elected 2018)

LESLIE HUDMAN (elected 2019)

PETER HARRIS (elected 2019)

HEIDI ZAMZOW (elected 2020)

PHILLIP BALDWIN (elected 2020)

LUCY HAINE (elected 2020)

MARCELO PESCI (elected 2020)

Rector's Report

The last twelve months have been as unusual for St Anne's as they have been for any other organisation or individual. So much of our life here revolves around bringing people together that both practically and psychologically maintaining social distancing didn't come naturally. Additionally, we faced an alarming drop in income with room-hires stopping and our tenants needing financial support. We had just finished some considerable outlay in upgrading facilities in the Allen Room and then had no opportunity to use them.

But rather than dwell on the challenges in this report I simply want to highlight some of our achievements in the last twelve months. As even when the building was closed for worship, ministry from here never stopped. The worship of God and service to this community continued- albeit in different ways.

- We went from hosting 4 Twelve-Step meetings a week to 24! Involving considerable logistical ingenuity to become a COVID-Secure venue, and temporarily reclaiming part of the Centrepont property, we have made a significant contribution to people's mental health and wellbeing.
- We assisted the school in opening in the Autumn by giving them free daily use of the Community Hall.
- We supported the two charities based here with generous rent breaks.
- We devised a form of prayer each week to be used at home, emailing, posting and even hand-delivering these to all on our Congregational list.
- We invested in new equipment and learned to livestream services which have reached people who would otherwise not be able to attend St Anne's.
- We created a Prayer Diary, with names of people, streets and aspects of Soho life to hold in prayer each day of the month.
- We learned to hold activities and meetings via Zoom, connecting people spiritually and socially; and mailed out newsletters beyond the church congregation to keep people connected.
- We were creative with our Lent video, Holy Week bookmarks and Soho Book of Psalms project; we sent Christmas parcels to Thursday Lunch diners, made numerous online assemblies for school, and reimaged Christmas services so as to operate safely.
- We financially supported musicians, by employing them to enhance our worship.

All this activity (of which the above is just part) has led to a deepening of relationships in many ways, and also some generous donations and increased giving by members of our immediate and extended church family. To all who have supported us, I extend sincere thanks.

A highlight of the year has been to welcome Paul Gurnham as the first full time curate at St Anne's in over thirty years. His stipend is paid from our funds, but only made possible through an exceptionally generous donation from within the congregation for his three years with us. Though here largely for training he has also proved himself an invaluable asset to St Anne's and companion in ministry to me during this challenging time.

I do want to thank everyone who has 'stayed with us' through this time, but especially Jake, Trevor, Mark, John and Frs Paul and Keith for their unwavering and cheerful support, advice and expertise.

God bless you all.

Fr Simon

Church Wardens Report

2020 has been a challenging year due to the COVID-19 pandemic. Therefore we present our Churchwardens report.

Chattels

As Churchwardens we are the official and legal guardians of the chattels and silver of St Anne's. We had made the following changes:

- Wall Mounted Aumbry Frontal depicting 'Pelican in her Piety' bronze frontal by Thomas Duttonhoefer, Darmstadt, Germany.
- 80 stacking Banqueting chairs which were kindly donated to us by Westminster City Council with money from the Ward budget.

Building Structure

Although the buildings are wearing well there is always ongoing work. However, with careful management of our resources we have managed to set aside enough to cover costs of essentials repairs and valuable improvements whilst keeping our eye on future expenditure.

- New look kitchen area by the Allen Room.
- Renewing of the metal gates leading to St Anne's Gardens.
- Brand new fire alarm system.

Property Assets

We can confirm that all our properties are currently let to long term tenants and in addition the Church continues to let out its other useable spaces to local groups and businesses. No property was gained or disposed of in 2020.

Both Churchwardens are extremely grateful to:

- Jake Lee, our Operations Manager, who has been outstanding in supporting the Churchwardens in managing/maintaining all aspects of the property and assets here at St Anne's.
- João Rocha, our Maintenance Manager, who has worked tirelessly with us to maintain the space here at St Anne's.
- To the PCC for their continuing support and guidance.

And finally, to the diligent guidance and support of Father Simon, as without him it is very unlikely so much would have been achieved in 2020.

John Witts & Mark Godfrey
Churchwardens

Report on the Activities of the PCC

The PCC met five times across 2020. The Secretary was Suzanne Baker-Downes until October when she stepped down from the role. The Parish Administrator, Jake Lee, was appointed Secretary.

The following Standing Items were discussed at every meeting:

- Safeguarding
- Electoral Roll
- Finance & Budget

The following matters were all discussed or agreed at meetings during the year:

- Disabled access to St Anne's Gardens (subsequently put on hold indefinitely)
- The opening of St Anne's during the pandemic
- The installation of a new fire alarm system
- The licence and lease holders based at St Anne's
- The school's use of the Community Hall

Jake Lee

PCC Secretary

Electoral Roll Officer's Report

2020, saw a revision of the electoral roll which was presented at the APCM. The electoral roll now stands at 81 as at end 2020.

30 Residents

51 Non residents

James Wardlaw

Electoral Roll Officer

Safeguarding Officer's Report

At St Anne's, we have had no Safeguarding incidents since the last APCM. On the PCC's behalf I have continued to maintain an accurate list of Disclosure & Barring Service (DBS) checks, monitoring when they are due, for those in key roles within the Church.

As with all other aspects of church life the impact of COVID-19 has massively impacted on St Anne's

On the PCC's behalf I would like to take this opportunity to thank Mark Godfrey who has been the Safeguarding Officer until October.

Adam Bell

Safeguarding Officer

Westminster (St Margaret) Deanery Report

The activities of the Deanery Synod were rather curtailed in 2020. However, a useful summary from the 20 parishes and six chaplaincies of the Deanery provided a fascinating window into how our different churches responded to the challenges of closure and COVID, and work began on a Parishes in Partnership scheme to enable parishes to support each other in diverse and appropriate ways. In 2020 Bishop Sarah invited Fr Simon to assist the Area Dean, Philip Chester, as Sub Area Dean.

Andrew Mackay

Deanery Synod Representative

Treasurer's Report

The audited figures for income and expenditure at St Anne's are set out in detail in the Statement of Financial Activities commencing on page 16. This provides a detailed breakdown of the financial income and expenditure.

The Financial Statements have been examined by an Independent qualified examiner as required by the Charities Act.

Where there are references [n] these refer to the explanations contained in the 'Notes to the Financial Statements' commencing on page 20.

Budget

A budget is an estimation of costs that are anticipated. More often than not, it will not be accurate in its entirety hence being referred to as a budget. Unforeseen expenditure or under-spend may occur throughout the year. The budget and expenditure are therefore reconciled at the end of each budget year.

The budget for 2020 has been thrown wildly out of estimates due to the Coronavirus19 pandemic. The result of the pandemic was that income dropped due to loss of rents and room hires. Expenditure, although trimmed to the maximum was a greater burden. Inevitably we ended 2020 with a large deficit between what we took and what we spent.

Accounting Policy

It should be noted that the figures show income and expenditure on an *accrual* based accounting system.

Unrestricted and Restricted funds

St Anne's income and expenditure is divided into *Unrestricted* and *Restricted* funds. The figures below represent the *unrestricted* funds – that is to say funds available for the support and ministry of St Anne's. Sometimes we are given funds for a specific task and these are known as *restricted* funds to be used only for the purpose for which they were given. The only current restricted fund is the Bryan Burroughs 'clock' fund.

The final audited figures for all the funds (unrestricted and restricted) for the year 2020 are as follows;

With the monitoring of the income and expenditure by the administrator and regular reports by way of meetings with the treasurer and reports to the PCC I am pleased to say that St Anne's has come through very close to budget.

The figures show that our income was 31% below budget and that the expenditure was also below our expected figure by 11% making a net variation of 20%.

The final audited figures for all the funds (unrestricted and restricted) for the year 2020 are as follows;

	Budget	Actual	% of budget	Variance +/-
Income	£ 288,000	£ 198,891	69.1%	- £ 89,108
Expenditure	£ 275,000	£ 245,380	89.2%	- £ 29,620

With the monitoring of the income and expenditure by the administrator and regular reports by way of meetings with the treasurer and reports to the PCC I am pleased to say that St Anne's has come through very close to budget.

From these figures you will see that our income was £89,108 less than anticipated and our expenditure was also less than the budgeted amount at £29,620. Expressed as a percentage the figures show that our income was 31% below budget and that the expenditure was also below our expected figure by 11% making a net variation of 20%.

By way of comparison to 2019 the figures were as follows;

	2020	2019
Incoming Resources	£ 198,891	£ 271,442
Resources Expended	£ 245,380	£ 247,952

Unrestricted Funds 2020

Income

Funds come into St Anne's in a three principal ways.

- Voluntary income (Collections, Donations etc.)
- Short term hire of the Hall, Allen and Tower rooms.
- Long-term rentals and investments.

In 2020 the total unrestricted income to St Anne's, as indicated under Incoming Resources was £198,891.

Voluntary income such as church collections and regular giving amounted to £66,850^[2a].

Our primary source of revenue is by way of short-term lettings which account for £96,808^[2b]. This figure comprises the hire of the Hall, Allen room and Tower room together with small rentals. Long-term letting brings in additional funds which amounted to £32,672 [2c] for the year. The combined sum amounts to £196,329 with the remaining funds of £2,562 coming by way of interest on investments.

It must be noted that the Coronavirus has had an impact on income due to lower hiring of rooms and facilities. In addition, a rental holiday given to some of our tenants depleted our resources further. Conversely, in 2020 we received a number of generous donations in addition to increased regular and planned giving for which we are grateful.

Expenditure

In the year to December 2020 the total expenditure for St Anne's activities amounted to £245,380.

The two biggest calls on the funds of St Anne's are our commitment to the London Diocese 'Common Fund' which in 2020 was £85,200 and the salary and administration costs of the Church which amounted to £60,227³.

It is worth noting that St Anne's does not receive financial support from the Diocese and that we are self-sufficient in regard to administration and repairs costs which on occasion may be substantial.

Common Fund (3)

The Common Fund is money given by every parish in the Diocese of London to a central 'fund'. It is collected from parishes like St Anne's, to pay and support clergy, and to further the work of the Diocese in all parishes across London (hence the name "Common Fund").

In 2020 our contribution towards the Diocese amounted to £85,200.

Employment & Administration Costs ³

St Anne's employs a full-time administrator as well as caretakers for out of hour's lettings. In addition we also employ a facilities manager on a part-time basis. Nearly a third of the total employment costs for the parish are for caretaking fees. While not an employee as such, we also support the curate in full by way of our contribution to his stipend and costs. This is done together with a generous benefactor.

Other Expenditure

Apart from the Common Fund and Employment / Administration costs which traditionally take up the bulk of the funds there have been on-going cleaning, repairs, renewals and building maintenance work which has incurred both calculated and un-planned expenses totalling £95,311^[3]

Charitable Giving and Support ⁴

St Anne's supports the community and further afield in a variety of ways including providing cash donations to various organisations. St Anne's also provides free or reduced rate facilities for the use of social and welfare groups.

In 2020 St Anne's as follows^[4].

Centrepont	1,100
Deanery Schools Fund	1,363
Other donations less than £1,000	1,575
£	<u>4,210</u>

*In addition St Anne's provided a rent free period for Centrepont amounting to £42,000 as well as free or reduced room hire to others in the sum of £28,596.

Investments & Reserves⁶

St Anne's invests funds through CCLA who are one of the UK's largest charity fund managers. They only manage investments for charities, religious organisations and the public sector and are largely owned by clients' funds. We use two of their offerings; The CBF Church of England Investment and also the Church of England Fixed Interest Fund. In addition, we hold some money on short-term deposit to cover our obligations to re-decorate the Rectory from time to time. All investment & reserve funds form St Anne's 'reserve funds' and these are held in trust by the PCC. The investment shares returned an unrealised gain of £12,562 in 2020.

The investment capital is held as St Anne's financial reserves and short-term deposits. We do this in order to have funds available at short notice to cover significant repair or other unforeseen costs. These reserves have helped us to keep going in the extraordinary circumstances of the 2020 pandemic. The PCC reviews these each year to ensure that adequate funds are available without losing out on any potential investments. The reserves are not used in the day to day operation of St Anne's but for situations where our income is jeopardy such as in 2020.

At the 31st December 2020, the financial reserves stood at £82,048^[6]. It should be noted that in addition we also have reserves of £6,959^[8] which is the balance of the fund bequeathed by Bryan Burroughs which is held in a restricted account.

Gift Aid

St Anne's is grateful for financial support by way of donations and as a registered charity, can claim back 25% of the value for all donations made by UK tax payers (providing the donor has paid enough tax to cover all of their charitable donations and not just the donations made to St. Anne's). If you give financial aid (regularly or otherwise), you are encouraged to do it by way of Gift Aid or Standing order (details at the end of the report).

Bank

We currently bank with the CAF (Charities Aid Foundation) bank. This bank is expressly focused on Charity banking and provides a number of useful facilities to ensure both transparency and ease of management of St Anne's funds.

Bryan Burroughs Fund 2020

The Bryan Burroughs fund is our only restricted fund. Bryan Burroughs was a great supporter of St Anne's and was instrumental in getting the Church rebuilt in the 1990's. When he passed away one of his legacies to St Anne's was a cash sum for the upkeep of the clock. This is known as the *Bryan Burroughs fund*.

Capital Works

St Anne's has a rolling program of capital works to maintain and improve the Chapel, community hall and other areas.

In 2020 we undertook the complete replacement of the Fire Alarm system and have extended it to other areas of the Church (37,638). A new door to the Aumbry was commissioned and paid for (£3,284), though I should mention that £1,313 was contributed by the Schuenemann Foundation to this project. In addition, there were other works including new fuse boards throughout (£7,386) complete new kitchen and lobby to the Allen Room (£17,439).

The sum of capital works for 2020 amounted to £77,050. It should be noted that while we had to draw down funds for these works nearly all had been commissioned sometime beforehand, often a year or two previously and had we been aware of the CV19 situation then they may not have been undertaken. Finally, the capital works are not part of the regular day to day budget as they are not regular, year on year costs.

Risk Management and Financial Control

It is vital that St Anne's as both a Church and a Charity is transparent in financial matters.

The Treasurer and PCC continue to identify and review major risks to which we are exposed and already have procedures and identified systems in place to manage these. Controls in place at St Anne's help ensure that purchases have been authorised, and that the goods or services ordered have actually been received. These controls help ensure that only necessary and authorised purchases are made and that funds exist within approved budgets to meet the expenditure.

I am confident that with the methods and procedures in place at St Anne's we can demonstrate both transparency and accountability for all our funds. As a result, opportunity for fraud, dishonesty or error is minimised.

In conclusion, I would like to thank our parish administrator and officers of the church in 2020 for the dedicated and efficient manner in which they have overseen the finances and to all those who gave freely in support of St Anne's throughout the year.

Charity Responsibility

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.

They do this as trustees of the charity and I am grateful to them for their oversight and guidance during 2020.

Trevor Langford-Read
PCC Treasurer

Financial Statements

for the year ended 31 December 2020

Independent Examiner's Report to the Members of the Parochial Church Council of St Anne's Church Soho

I report on the financial statements of the church for the year ended 31 December 2020 which are set out on pages 2 to 6.

Respective responsibilities of members and examiner

The PCC members are responsible for the preparation of the accounts. The members consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- a) Examine the financial statements under section 145 of the 2011 Act
- b) To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the 2011 Act; and
- c) 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 charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as members 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 those matters set out in the statement below.

Independent examiners' statement

Since the gross income for the year exceeds the amount provided in Section 145(3) of the Act, I confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

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
 - a) to keep accounting records in accordance with section 130 of the 2011 Act; and
 - b) 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.

Julia Burford

Member of the Association of Chartered Certified Accountants
77 Upton Road, Bexleyheath, Kent DA6 8LN

Statement of Financial Activities

for the year ended 31 December 2020

	Note	Unrestricted funds	Restricted funds	TOTAL 2020	TOTAL 2019
<u>Incoming resources</u>					
Voluntary income	2 (a)	66,850	0	66,850	39,071
Activities for generating funds	2 (b)	96,808		96,808	166,899
Church activities	2 (c)	32,672		32,672	62,819
Investment income- income received		2,562		2,562	2,654
Total incoming resources		198,891	0	198,891	271,443
<u>Resources expended</u>					
Church activities	3	240,738	432	241,170	240,306
Donations	4	4,210		4,210	7,646
Total resources expended		244,948	432	245,380	247,952
Net incoming resources before other recognised gains/(losses)		-46,057	-432	-46,489	23,491
Revaluation gains/(losses) on investments	6	5,747		5,747	12,562
Net movement in funds		-40,310	-432	-40,742	36,053
Balances b/fwd 1 January		284,929	6,959	291,888	255,835
Balances c/fwd 31 December		244,618	6,527	251,145	291,888

Balance Sheet

for the year ended 31 December 2020

	Note	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2020	TOTAL 2019
Fixed assets						
Fixed assets- tangible	5	57,159			57,159	11,021
Fixed Assets- investment	6	87,795			87,795	82,048
Total fixed assets		144,953	0	0	144,953	93,069
Current assets						
Debtors- rents receivable		5,319			5,319	2,610
Short term deposit- CBF deposit fund		7,612		6,527	14,139	14,139
Cash at bank and in hand		89,459			89,459	183,914
		102,391	0	6,527	108,917	200,664
Current liabilities						
Creditors and accruals	7	2,726	0	0	2,726	3,044
Net current assets		99,665	0	6,527	106,191	198,819
Total net assets		244,618	0	6,527	251,144	291,888
Represented by parish funds						
Unrestricted	8	244,618			244,618	284,929
Restricted	8			6,527	6,527	6,959
Total funds		244,618	0	6,527	251,145	291,888

The notes on pages 19-22 form part of these accounts.

Approved by the Parochial Church Council and received by the Annual Parochial Church Meeting on 16th May 2021 and signed on its behalf by:

Reverend Simon Buckley
Rector of St Anne's, Soho Chair of the PCC

Jake Lee
PCC Secretary

1. ACCOUNTING POLICIES

Basis of preparation

The PCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2011 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of PCCs, and with the Regulations' "true and fair view" provisions. They have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

The financial statements have been prepared on the accruals basis.

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from the statutory definition of "charity" by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Tangible fixed assets for use by the charity

These are capitalised if they can be used for more than one year and cost at least £2,000. They are valued at cost and depreciated over 4 years.

Moveable church furnishings

Moveable church furnishings held by the Rector and Churchwardens on special trust for the PCC and which require a faculty for disposal are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the financial statements.

Funds

Unrestricted funds represent the general funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purpose of the PCC.

Designated funds are general funds set aside by the PCC- they remain unrestricted and the PCC will move any surplus to other general funds.

Restricted funds must be spent on restricted purposes and details of the funds held are shown in the notes to the accounts.

Incoming resources

Collections and donations are recognised when received by or on behalf of the PCC.

Gift aid is recognised when the income is received.

Rent from land and buildings owned by the PCC and leased by licence under faculty is recognised when the rent is due.

Rental income or income from lets to organisations whose aims either accord with those of the PCC or are supported by the PCC is treated as "Income from church activities".

All other rental income or income from lets is treated as "Income from activities for generating funds"

Investment assets

Investments are valued at market value at 31 December and unrealised gains or losses are accounted for in the SOFA.

Current assets

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

Resources expended

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

Any diocesan quota unpaid at 31 December is provided for as an operational (though not a legal) liability and shown as a creditor in the Balance Sheet.

	Unrestricted funds	Restricted funds	TOTAL 2020	TOTAL 2019
2 Incoming resources				
a) Voluntary income				
Covenanted income	14,255		14,255	9,091
Collections at services	6,675		6,675	9,403
Grants and Legacies	34,128		34,128	0
Donations	7,055		7,055	15,158
Gift aid recovered	4,736		4,736	5,149
	<u>66,850</u>	<u>0</u>	<u>66,850</u>	<u>39,071</u>
b) Activities for generating funds				
South passage rental	6,660		6,660	23,580
Airspace rental	10,857		10,857	10,857
Mobile mast/Air extractor income	17,231		17,231	16,731
Hall lettings	26,225		26,225	58,141
Allen room and Tower room lettings	35,425		35,425	54,282
Fund raising	410		410	3,308
	<u>96,808</u>	<u>0</u>	<u>96,808</u>	<u>166,899</u>
c) Church activities				
Centrepont rent	19,541		19,541	39,000
Vance room rent	11,543		11,543	18,149
Fees for funerals etc	200		200	1,614
Other income	337		337	827
Lunch club income	1,051		1,051	3,229
	<u>32,672</u>	<u>0</u>	<u>32,672</u>	<u>62,819</u>
3 Church activity expenses				
Diocese contribution and church fees	85,200		85,200	80,757
Ministry, including hospitality	3,545		3,545	7,740
Sanctuary goods	1,688		1,688	2,259
Provision of music at services	6,690		6,690	7,220
Lunch club expenses	858		858	3,628
Heat, light and water costs	7,836		7,836	6,431
Cleaning and waste disposal	4,908		4,908	11,447
Small repairs, maintenance and gardening	16,806		16,806	22,239
Clock and other major repairs	0	432	432	7,156
Insurance	6,703		6,703	13,448
Legal and professional fees and payroll costs	8,677		8,767	2,216
Independent examiner's fees	480		480	650
Health and safety	4,759		4,759	3,710
Communications, printing and stationery	5,904		5,904	5,625
Staff costs (see below)	60,227		60,227	49,057
Computer and photocopy costs	2,348		2,348	1,473
Depreciation	22,605		22,605	5,417
Other costs	1,504		1,504	3,281
	<u>240,738</u>	<u>432</u>	<u>241,170</u>	<u>240,306</u>

Staff costs

Wages and salaries	59,540	48,287
Employers NI		0
Pension costs	687	770
	<u>60,227</u>	<u>49,057</u>

During the year the PCC employed a full time administrator and part time care taker.

4. DONATIONS MADE

Centrepoint	1,100
Deanery School's Fund	1,363
Other donations less than £1,000	1,575
Discounts on room hire to charities	28,596
	32,634

5 FIXED ASSETS- Furniture, fittings and equipment

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2020	TOTAL 2019
Cost at 1 January 2020	21,668			21,668	16,171
Additions during the year	68,473			68,473	8,444
Old assets written off	0			0	-2,947
Cost at 31 December 2019	90,411			90,411	21,668
Depreciation 1 January 2019	10,647			10,647	8,177
Old assets written off	0			0	-2,947
Charge for the year	22,605			22,605	5,417
Depreciation 31 December 2019	33,252			33,252	10,647
Net book value 31 December 2019	57,159			57,159	11,021
Net book value 31 December 2018	11,021			11,021	7,994

6 INVESTMENTS

The PCC holds 4,145 units in the CBF Investment fund and 1,696 units in the CBF Fixed Interest Securities Fund. The funds were valued at market value at 31 December- the unrealised gain for the year was £12,562.

7 CREDITORS

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2020	TOTAL 2019
PAYE	1,497			1,497	344
Accruals	1,231			1,231	1,503
	2,728	0	0	2,728	1,847

8 PARISH FUNDS

	Balance 1.1.20	Income	Expenditure	Transfers	Balance 31.12.20
<u>Unrestricted funds</u>	284,929	204,638	-247,209		244,618
<u>Restricted funds</u>					
Bryan Burrough clock fund	6,959		-432		6,527
Total restricted funds	6,959	0	-432	0	6,527



St. Anne's Church, Soho

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The Rector: Revd Simon Buckley
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@stanneschurchsoho

Support St Anne's Church

The Church of England is becoming less able to rely on its historic assets to generate income, so parish churches like ours have to become as self-sufficient as we can and, if possible, help poorer parishes in London. We believe we are making our buildings (and people!) work very hard to generate as much income as possible, but we also need support from our congregation and the people who know us. If you would like to support us then please complete the form below to help ensure that St Anne's continues its worship, work and witness in Soho.

Standing Order Instruction

Bank Name	
Bank Address	
Account Name	
Sort Code	
Account Number	
Please pay the sum of	£
Date of first payment	
Frequency	MONTHLY / QUARTERLY / ANNUALLY (DELETE AS APPROPRIATE)
Until	FURTHER NOTICE
Bank Name	CAF BANK
Bank Address	25 KINGS HILL AVE, KINGS HILL, WEST MALLING, KENT ME19 4JQ
Account Name	PCC OF ST ANNE WITH ST THOMAS & ST PETER, SOHO
Sort Code	40-52-40
Account Number	00022443
Signature	
Date	

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Boost your donations by completing the declaration overleaf



Charity Gift Aid Declaration

Boost your donation by 25p of Gift Aid for every £1 you donate

Gift Aid is reclaimed by the charity from the tax you pay for the current tax year. In order to Gift Aid your donation you must tick the box below:

- ☐ **I want to Gift Aid my donations to St Anne's Church, Soho.** I am a UK taxpayer and understand that if I pay less Income Tax and/or Capital Gains Tax in the current tax year than the amount of Gift Aid claimed on all my donations it is my responsibility to pay any difference.

Your address is needed to identify you as a current UK taxpayer.

Title

First Name

Surname

Address Line 1

Address Line 2

City

Postcode

Date of declaration

Please notify us if you:

- want to cancel this declaration
- change your name or home address
- no longer pay sufficient tax on your income and/or capital gains

If you pay Income Tax at the higher or additional rate and want to receive the additional tax relief due to you, you must include all your Gift Aid donations on your Self-Assessment tax return or ask HM Revenue and Customs to adjust your tax code.