



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

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London
W1D 6AF

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LEGAL ADVISOR

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EC4V 5AA

DIOCESE OF LONDON

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SOLICITORS

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The Old Deanery
Deans Court
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EC4V 5AA

BANK

CAF Bank Ltd
25 Kings Hill Avenue
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Kent
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INVESTMENT MANAGERS

CCLA Investment Management Ltd
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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,
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 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.

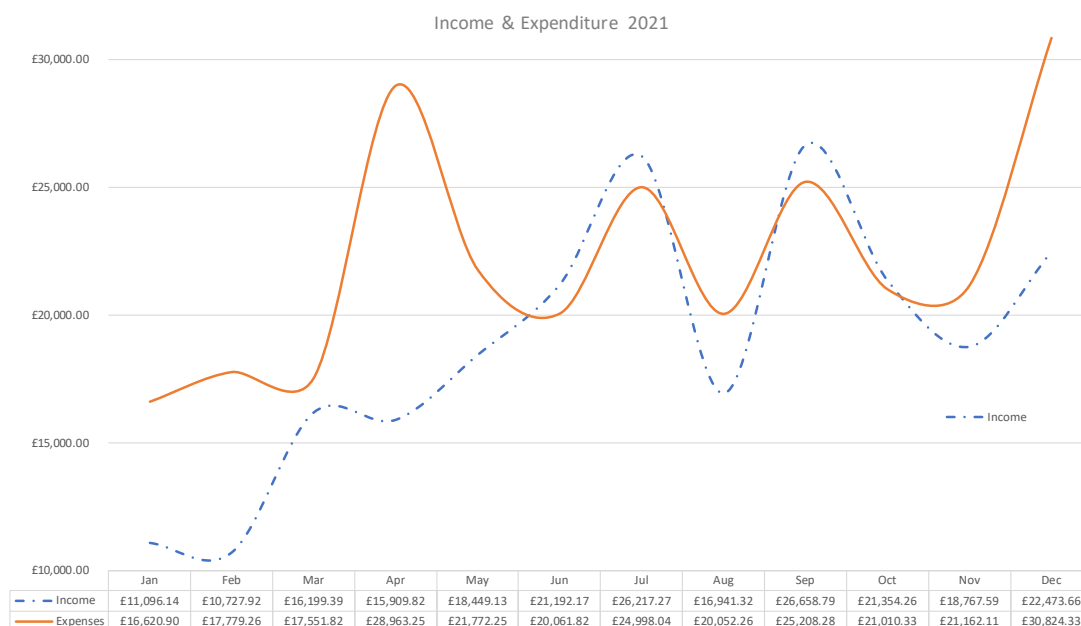
Charity Responsibility

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	<u>90,411</u>			<u>90,411</u>	<u>90,411</u>
Depreciation 1 January 2020	33,252			33,252	10,647
Old assets written off	0			0	0
Charge for the year	<u>20,678</u>			<u>20,678</u>	<u>22,605</u>
Depreciation 31 December 2020	<u>53,930</u>			<u>53,930</u>	<u>33,252</u>
Net book value 31 December 2021	<u>36,481</u>			<u>36,481</u>	<u>57,159</u>
Net book value 31 December 2020	<u>57,159</u>			<u>57,159</u>	<u>11,021</u>

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
	<u>2,383</u>	<u>0</u>		<u>2,383</u>	<u>2,727</u>

8 PARISH FUNDS

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



St. Anne's Church, Soho

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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	

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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	<input type="text"/>
First Name	<input type="text"/>
Surname	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
City	<input type="text"/>
Postcode	<input type="text"/>
Date of declaration	<input type="text"/>

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.