



St. Anne's Church, Soho

55 Dean St, London, W1D 6AF

[stannes-soho.org.uk](http://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](http://www.stannes-soho.org.uk)  
[info@stannes-soho.org.uk](mailto: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](mailto: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

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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

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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

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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

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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

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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

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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 8<sup>th</sup> 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

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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

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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
£	<hr/> 11,239 <hr/>

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

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### **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
<b><u>Incoming resources</u></b>					
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
<b><u>Resources expended</u></b>					
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
<b>Fixed assets</b>						
Fixed assets- tangible	5	43,607			43,607	36,481
Fixed Assets- investment	6	87,965			87,965	99,752
<b>Total fixed assets</b>		131,572	0	0	131,572	136,233
<b>Current assets</b>						
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
<b>Current liabilities</b>						
Creditors and accruals	7	7,910	0	0	7,910	2,383
Net current assets		97,890	0	5,924	103,813	96,308
<b>Total net assets</b>		229,462	0	5,924	235,385	232,541
<b>Represented by parish funds</b>						
Unrestricted	8	223,462			223,462	226,352
Restricted	8			5,924	5,924	6,190
<b>Total funds</b>		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 21<sup>st</sup> 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
<b>2 Incoming resources</b>				
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>
<b>3 Church activity expenses</b>				
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>
<b>Staff costs</b>				
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
<b>7 CREDITORS</b>					
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
<b>Unrestricted funds</b>	226,351	320,155	(323,045)		223,462
<b>Restricted funds</b>					
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

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The Rector: Revd Simon Buckley  
[rector@stannes-soho.org.uk](mailto: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

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## **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.