



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 2024



PRESENTED 11<sup>TH</sup> 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

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### 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](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

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

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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

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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

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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

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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

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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

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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

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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 19<sup>th</sup> 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

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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.

## 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**

	<b><u>Note</u></b>	<b><u>Unrestricted funds</u></b>	<b><u>Restricted funds</u></b>	<b><u>TOTAL 2024</u></b>	<b><u>TOTAL 2023</u></b>
<b><u>Incoming resources</u></b>					
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>
<b><u>Resources expended</u></b>					
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**

	<b>Note</b>	<b>Unrestricted funds</b>	<b>Designated funds</b>	<b>Restricted funds</b>	<b>TOTAL 2024</b>	<b>TOTAL 2023</b>
<b>Fixed assets</b>						
Fixed assets- tangible	5	42,021			42,021	37,226
Fixed Assets- investment	6	51,087			51,087	96,152
<b>Total fixed assets</b>		<b>93,108</b>	<b>0</b>	<b>0</b>	<b>93,108</b>	<b>133,378</b>
<b>Current assets</b>						
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
		<b>181,534</b>	<b>0</b>	<b>25,434</b>	<b>206,969</b>	<b>159,435</b>
<b>Current liabilities</b>						
Creditors and accruals	7	39,808	0	0	39,808	25,540
<b>Net current assets</b>		<b>141,727</b>	<b>0</b>	<b>25,434</b>	<b>167,161</b>	<b>133,895</b>
<b>Total assets less current liabilities</b>		<b>234,835</b>	<b>0</b>	<b>25,434</b>	<b>260,269</b>	<b>267,273</b>
<b>Creditors: amounts falling due after one year</b>						
Loan from Diocese of London		10,000	0	0	10,000	0
<b>Total net assets</b>		<b>224,835</b>	<b>0</b>	<b>25,434</b>	<b>250,269</b>	<b>267,273</b>
<b>Represented by parish funds</b>						
Unrestricted	8	234,835			234,835	261,349
Restricted	8			15,434	15,434	5,924
<b>Total funds</b>		<b>234,835</b>	<b>0</b>	<b>15,434</b>	<b>250,269</b>	<b>267,273</b>

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**

	<b>Unrestricted funds</b>	<b>Restricted funds</b>	<b>TOTAL 2024</b>	<b>TOTAL 2023</b>
<b>2 Incoming resources</b>				
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>
<b>3 Church activity expenses</b>				
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>
<b>Staff costs</b>				
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
<b>5 FIXED ASSETS- Furniture, fittings and equipment</b>					
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

	Unrestricted funds	Designated funds	Restricted funds	TOTAL 2,024	TOTAL 2,023
<b>7 CREDITORS</b>					
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
<u>Unrestricted funds</u>	261,349	367,598	(384,112)	(10,000)	234,835
<u>Restricted funds</u>					
Bryan Burroughs clock fund	5,924		(490)	10,000	15,434
Sacred Grounds Café					0
<u>Total restricted funds</u>	5,924	10,000	(10,490)	10,000	15,434



# St. Anne's Church, Soho

The Parish Office,  
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[www.stannes-soho.org.uk](http://www.stannes-soho.org.uk)

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

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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.