

Registered Charity No. 1132895

**PAROCHIAL CHURCH COUNCIL**

**—ALL SAINTS’—**

**MARGARET STREET**

**LONDON W1**



**ANNUAL REPORT AND  
FINANCIAL STATEMENTS**

**FOR**

***THE YEAR ENDED 31 DECEMBER***

***2024***

**Parochial Church Council (PCC) of the Ecclesiastical Parish of All Saints' Margaret Street London W1**

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**Annual Report and Financial Statements for the year ended 31<sup>st</sup> December 2024**

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## **Annual Report of the Parochial Church Council (PCC) of All Saints' Margaret Street for 2024**

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### **Part 1: Aim and purposes**

The primary object of the Parochial Church Council (PCC) of the Ecclesiastical Parish of All Saints' Margaret Street is the promotion of the Gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. The PCC has the responsibility of cooperating with the incumbent in promoting in the parish the whole mission of the church, evangelistic, liturgical, pastoral, social and ecumenical.

The PCC is responsible for the maintenance of the fabric of the church building; All Saints' Margaret Street is a Grade I listed building recognised as being of international architectural and historic significance.

*The PCC is a registered charity no 1132895.*

### **Part 2: Objectives and activities**

The PCC have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant. They have also considered the specific guidance on charities for the advancement of religion.

Since its foundation, the parish has been at the heart of the Catholic tradition of the Church of England, taking forward the work of the Margaret Chapel on this site where the Tractarian Movement, originating under Keble, Pusey and Newman in Oxford, was first planted in London. Since the beginning, the Sunday liturgy has been celebrated with due splendour; each day the divine office has been said and the Mass celebrated publicly in the church.

Choral music of the highest standard has supported the public celebration of the liturgy from the antecedents in the Margaret Chapel. Since the closure of the choir school in 1968 a professional choir of women and men has been maintained. This is a significant cost to the PCC although a substantial part is now contributed by the All Saints Church Marylebone Choir and Music Trust. The PCC considers that the maintenance of the choral tradition, an essential part of the particular mission of All Saints', is a public benefit.

Within the tradition received the PCC is committed to enabling as many people as possible to worship at All Saints' and to become part of our parish community.

The parish clergy provide pastoral care and support for those within the parish and wider community who associate with All Saints'. Confessions are heard and spiritual counsel is given. The clergy visit parishioners in their homes or in hospital when requested.

All Saints' maintains safeguarding procedures in accordance with Diocesan and national church requirements.

All Saints' has two full time clergy, and an honorary assistant priest licenced to the Parish. The PCC employs a part time administrator, a director of music, an assistant organist, and has a paid choir librarian. Musicians are paid fees for singing at choral services. A Contract cleaner is engaged for two short sessions each week. All Saints' relies heavily on volunteers for their time and skills in continuing the work of the church and parish in numerous and varied ways.

The PCC raises monies for external charities. In 2024 two charities working with the homeless and vulnerable in London were supported.

The five-year Mission Action Plan formally approved by the PCC on 1<sup>st</sup> February 2024 is included under Part 6 on pages 15-16.

## **Part 3: Achievements and performance**

### ***Statistics for mission***

The revised roll presented to the Annual Parochial Church Meeting in 2024 stood at 144. At the end of 2024 there had been no further additions or deletions; the roll therefore stood at 144. There are around 135 dwellings in the parish of which some 25 are believed to be vacant. The population is just over 300 people of whom two were on the electoral roll in 2024.

In October 2024, total physical attendance at four Masses and evensong on a Sunday averaged 210 each week (2023: 174). The average number of people attending Mass each weekday in October was 18 (2023: 18). Easter Eve there were 96 worshippers (2023: 110) and 90 communicants (2023: 95). Easter Day there were 253 worshippers (2023: 250) and 156 communicants (2023: 160). The Easter Eve Vigil numbers for 2024 were marginally down on those for 2023 when the catechumens were received into full communion by the Bishop of Fulham. At the Christmas Vigil High Mass there were 97 worshippers (2023: 112) and 85 communicants (2023: 75). Christmas Midnight there were 76 worshippers (2023: 104) and 60 communicants (2023: 80). Christmas Day there were 87 worshippers (2023: 102) and 83 communicants (2023: 75). There has always been a wide fluctuation in the numbers for Christmas each year as many of the regular congregation visit their families outside London. There were no infant baptisms (2023: 2), one adult baptism, four candidates from the parish were confirmed (2023: 2) and two marriages solemnised (2023: 1). Five funerals were held in church during the year (2023: 1).

On a normal Sunday (not including Easter Day and Christmas Eve) there was an average of 195 attendees plus 3 children in church (2023: 176 and 2) and 75 live views (2023: 75).

During weekdays there were an average of 16 people each day at low Mass (2023: 16) and an average of 16 live views (2023: 16).

### ***Principal liturgical celebrations during the year***

The dates of the moveable feasts in 2023 were solemnly proclaimed following the singing of the Gospel at the High Mass on the Solemnity of the Epiphany, transferred to Sunday 7<sup>th</sup> January 2024.

The Chapter of Pusey House with friends of the House came to All Saints' for their London High Mass, on Saturday 27<sup>th</sup> January 2024. The Venerable Dr Edward Dowler, Archdeacon of Hastings, preached the sermon.

Stations of the Cross were offered after the evening Mass on the Fridays in Lent.

The celebration of Holy Week and the Paschal Triduum followed the established pattern. A good number of parishioners were present for the Chrism Mass at St Andrew's Holborn when the clergy renewed their ordination vows, the oils of the sick and of the catechumens were blessed and the Sacred Chrism consecrated. The latter were used for the anointings in the rites of initiation celebrated by the Bishop when he came at Pentecost.

In 2024 the Solemnity of the Annunciation was celebrated, with a High Mass, on 8<sup>th</sup> April being the Monday after the Easter Octave as 25<sup>th</sup> March was the Monday in Holy Week.

The fifty days of Easter concluded with the visit of the Bishop of Fulham to celebrate a pontifical High Mass on the Solemnity of Pentecost when he baptised and confirmed Conor Guo Haung, and confirmed Moritz Jonathan Grimm, George Edward Macgregor Place and Grace Morgan.

All Saints' was consecrated on 28<sup>th</sup> May 1859. Although being a solemnity for the Parish it is not celebrated with a High Mass on the day as it invariably falls close to other solemnities of the general calendar. In 2024 it fell on the day after the Walsingham pilgrimage and two days before Corpus Christi.

Once again in 2024 the exterior procession of the Blessed Sacrament through the parish followed the High Mass on the solemnity of Corpus Christi on Thursday 30<sup>th</sup> May when some 185 people were present. The monstrance enshrining the Blessed Sacrament was carried by the Right Revd Glyn Webster, sometime Bishop of Beverley.

Friends of St George's Anglican Church, Paris, gathered at All Saints' on Monday 1<sup>st</sup> July when there was a sung Mass at 6.30 pm celebrated by the Chaplain, Fr Mark Osborne.

In anticipation of the solemnity, Solemn Evensong of the Assumption was celebrated on Sunday 11<sup>th</sup> August followed by an outdoor procession along Oxford Street before returning to the church for Solemn Benediction. A statue of our Lady of Walsingham was once again lent by the Cardinal Rector and Churchwardens of the parish of St Magnus the Martyr. Some 270 people were present. The High Mass for the Assumption was celebrated on the actual day, Thursday 15<sup>th</sup> August.

From Sunday 1<sup>st</sup> September onwards a Low Mass at 8.30 am on Sundays was reintroduced in addition to the existing Masses and the Wednesday evening Holy Hour before the Blessed Sacrament Exposed which had taken place through August became a permanent part of the weekly schedule.

During the first three weeks of December there were nine carol services for external organisations; Rugby School; St Mary's School, Calne; Bishop's Diocesan College School, Cape Town; Somerville College, Oxford; Queen's College, Cambridge; Magdalen College, Oxford; St Peter's College, Oxford; Keble College, Oxford and Freud's Communications. The parish service of nine lessons and carols was held on Sunday 22<sup>nd</sup> December, Advent IV.

For the second year on Christmas Eve there was a vigil High Mass at 6 pm in addition to the High Mass of the Midnight (at 11 pm), a Low Mass of the Dawn at 9 am and the High Mass of the Day at 11 am.

### ***Prayer for the departed***

One of the chief works of Christian charity is prayer for the departed. There is a Requiem Mass on the third Saturday of each month except when the Mass of the day takes precedence, which then is offered for those whose deaths are commemorated in the month. There were several requiem Masses for individuals in the course of 2024.

*Frances Claire Wills O'Neil RIP:* Frances died peacefully on Monday night 4<sup>th</sup> December 2023. She was a faithful parishioner of All Saints' for very many years, including service to our parish as Hon PCC Secretary 1991-93 and as churchwarden from 1996 – 2006. The funeral rites were celebrated with a High Mass on Thursday 4<sup>th</sup> January 2024. The former incumbent, Fr Alan Moses, preached the sermon. The committal was the next day at Islington Crematorium in East Finchley following which her ashes were taken to Ireland for interment.

*Marian Duggan RIP:* A High Mass of Requiem for the repose of the soul of Marian Duggan, the mother of Michael, was celebrated on Friday 8<sup>th</sup> March. Fr Moses returned to preach the sermon.

*Doris Sanders RIP:* The funeral Mass for the repose of the soul of Doris Sanders was celebrated on Tuesday 19<sup>th</sup> March at 10.00 am at All Saints' followed immediately by a committal at Golders Green Crematorium.

*Mossman Roueche RIP:* A High Mass of Requiem was celebrated on Thursday 11<sup>th</sup> July at 12 noon followed by committal at the crematorium the next day.

*Bruce Ross-Smith RIP:* A Low Mass of Requiem was celebrated on 22<sup>nd</sup> August being the day after his death.

*John Andrews RIP:* A sung Mass of Requiem was celebrated on Monday 16<sup>th</sup> September 2024 for John Andrews. Fr Philip Bevan gave a eulogy and Fr Alan Rimmer preached the homily. Johnnie had for many decades been the landlord of the King's Arms in Great Titchfield Street which although in All Souls' parish was a favoured haunt for people from All Saints.

*All Souls:* The Solemn Requiem on 2<sup>nd</sup> November 2024 was offered for all the Faithfull Departed known and unknown. The Mass was followed by the Absolutions at the Catafalque. November being the month of Holy Souls, there were Low Masses of Requiem on November 5<sup>th</sup>, 16<sup>th</sup> and 27<sup>th</sup> November.

### ***Choral Music***

In 2024 there were 52 Sundays all with full choral music at Solemn or High Mass in the morning. There was Evensong and Benediction with choir on 48 Sundays. There were Epiphany Carols and Benediction on the Epiphany (transferred), Advent Carols and Benediction on Advent Sunday and Nine Lessons and Carols on Advent IV. There was no choral evening liturgy on Sunday 29<sup>th</sup> December 2024. In 2024 there were 13 weekday High Masses, Tenebrae for Maundy Thursday, the Solemn Liturgy on Good Friday and the first Evensong and Benediction of All Saints'. There were 119 choral services paid from PCC funds.

*The Director of Music has written:* The choir continues to provide music of the highest possible quality for the liturgy. The recently introduced services of readings and music for Advent Sunday and the Epiphany have afforded a welcome opportunity to explore further afield in the repertoire, and a stimulus to creating a satisfying liturgical symbiosis between music and text. We continue to maintain the established traditions of repertoire, while adding new works where circumstances and funds allow. Works new to All Saints' have included compositions by Cecilia McDowall (two new settings of the Ordinary of the Mass), Francis Pott, Felix Mendelssohn, James Macmillan, Alonso Lobo, and Orlando Gibbons (whose music will be featured frequently in 2025, his 400th anniversary year). The musicians of All Saints remain grateful for the continued support and encouragement of the Vicar, PCC, and congregation of the church, and for the very tangible forms in which this is expressed.

The maintenance of the musical tradition is a considerable expense of which under half the cost of choir fees and organists' salaries are covered by the grant from All Saints Church Marylebone Choir and Music Trust and costs for specific choral services are covered by individual donors. The PCC considers that maintaining the choral tradition, which is open to all to appreciate, irrespective of personal faith, is a public benefit. (Choir and organists' fees for weddings, funerals and external carol services are privately funded but paid through the PCC account.)

In accordance with the Mission Action Plan, it is planned to launch a fundraising campaign to substantially increase the endowment fund of All Saints Church Marylebone Choir and Music Trust. The first event of the actual campaign will be a concert given by the Choir of All Saints on the Eve of All Saints 2025.

The bursary for the Organ Scholarship is partly funded from an endowment which originated under the will of the late Dr John Birch and subsequently augmented. Hamish Wagstaff who came as organ scholar in September 2022 left at the end of August 2024 when he moved to the prestigious position of Organ Scholar at St George's Chapel Windsor. Matilda Johnson, a post graduate student at the Royal Academy of Music and previously the organ scholar at Holy Cross, Cromer Street, succeeded Hamish in September 2024 as the All Saints' organ scholar.

### ***Liturgical requisites***

The 1912 green High Mass vestments remade in 2023 were rededicated on the Epiphany in memory of the late Christine Ellis who died on 8<sup>th</sup> January 2019 and the vestments were used at the High Mass on 14<sup>th</sup> January being the first Sunday in ordinary time.

The wax stock for the Paschal Candle was sent away to Charles Farris and re-dipped following the end of the Easter season.

There were no new liturgical requisites acquired in 2024.

### ***Pastoral care***

The PCC wishes to record their thanks for all that Fr Peter Anthony does for the Parish, in the fourth year of his Vicariate and to Fr Alan Rimmer in his second year as assistant curate. Fr Alan has a particular responsibility for visiting and sacramental ministrations to the sick and housebound.

The PCC wishes to record their gratitude to our honorary assistant priest, Fr Julian Browning, for all he does in the Parish. The PCC are also grateful to the following priests who have assisted to maintain the celebration of the Mass twice each day in 2024: Fathers, Philip Barnes, Reg Bushau, David Houlding, Barrie Newton, Nigel Palmer, Graeme Rowlands, and Tom Sander,

Fr Graeme Rowlands, formerly incumbent of St Silas and Holy Trinity Kentish Town, continued as a visiting confessor for All Saints although over the summer months he was away in Norfolk as Interim Administrator of the Shrine of Our Lady of Walsingham. Fr David Houlding, former vicar of All Hallows, Gospel Oak, now also hears confessions at All Saints' on a regular basis.

The clergy of the parish are available to hear confessions either before or after Mass or by appointment.

### ***Cell of Our Lady of Walsingham***

There was a low Mass with hymns on the evening of Tuesday 24<sup>th</sup> September 2024, the Feast of Our Lady of Walsingham, followed by a brief meeting of the All Saints' Cell ending with refreshments. The Cell is essentially a group of prayer and fellowship, centring its members on the example of Mary through her manifestation at Walsingham – 'England's Nazareth'.

The Rosary continued to be recited before the noon Mass on the second Saturday of the month with the support and participation of the members of the Cell of Our Lady of Walsingham.

### ***Pilgrimages and the parish retreat***

On Saturday 4<sup>th</sup> May many parishioners from All Saints' went to the Society of Mary May Devotion starting with the Solemn Pontifical Mass at St Silas Kentish Town and then processing through the streets of Camden to Holy Trinity Hartland Road where after lunch and the short annual meeting the afternoon ended with Solemn Vespers and Benediction.

The Walsingham National Pilgrimage took place on Monday 27<sup>th</sup> May and the Cell of Our Lady of Walsingham organised a coach from Margaret Street. Pilgrims from Saint Luke's Uxbridge Road and Holy Cross Cromer Street travelled with people from All Saints' on the coach.

Departing from King's Cross Station on Friday 19<sup>th</sup> July 2024 a group of pilgrims from All Saints' - some for the first time - spent a weekend in Walsingham on the annual All Saints' Parish Pilgrimage.

A group of eight younger parishioners attended the Adoremus Young Adults Pilgrimage for those aged between 18 and 35 at Walsingham from Friday 22<sup>nd</sup> – Sunday 24<sup>th</sup> November 2024. In addition to the usual pilgrimage activities, the weekend offered extra opportunities for faith sharing, catechesis, prayer and fellowship through a series of teaching sessions specifically focussed on the needs, interests and experiences of young adults.

It has long been the practice of All Saints' to offer the opportunity to make a silent retreat and the parish last participated in the Advent Retreat at Walsingham in 2022. In preparation for Christmas, a group of eight from All Saints' joined the Walsingham Advent Retreat from Friday 6<sup>th</sup>-Sunday 8<sup>th</sup> December 2024. The silence was punctuated by addresses given by the retreat conductor, who in 2024 was Bishop Peter Wheatley, sometime Bishop of Edmonton. There were also a number of devotional liturgies; the weekend being oriented towards making time and space to reflect on the mysteries of our salvation, particularly at a time of year which can feel very busy and stressful.



## ***Mission and catechesis***

### *Visting preachers*

In 2024 there was a wide range of visiting preachers on Sundays and Holy Days: the Revd James Wilkinson, Chaplain to the Bishop of Fulham, on Friday 2<sup>nd</sup> February 2024, the feast of the Presentation of the Lord; the Revd Dr David Houlding, throughout Holy Week and on Easter Day, 24<sup>th</sup> – 31<sup>st</sup> March 2024; the Revd Simon Buckley, Rector of St Anne's Soho, on Monday 8<sup>th</sup> April 2024, the solemnity of the Annunciation of the Lord (transferred); the Revd Mark Woodruff, on Thursday 9<sup>th</sup> May 2024, Ascension Day; the Right Revd the Lord Bishop of Fulham, on Sunday 19<sup>th</sup> May 2024, the solemnity of Pentecost; the Revd Steve Rice, Rector of St Timothy's, Winston Salem, North Carolina, USA, on Thursday 30<sup>th</sup> May 2024, the solemnity of Corpus Christi; the Revd Andrew Walker, Vicar of St Mary's Graham Terrace, on the evening of Sunday 11<sup>th</sup> August 2024, before the Assumption Procession; the Revd Russ Snapp, Associate Priest at Holy Trinity with St. Augustine, Upper Tooting and formerly Sub-Dean of Holy Trinity Cathedral, Little Rock Arkansas, on Sunday 20<sup>th</sup> October 2024, Trinity XXI; the Right Revd Stephen Conway, Lord Bishop of Lincoln, on Friday 1<sup>st</sup> November 2024, All Saints' Day; the Revd Reg Bushau, sometime Vicar of St Stephens Gloucester Road, on Saturday 2<sup>nd</sup> November 2024, All Souls' Day; the Venerable Katherine Hedderly, Archdeacon of Charing Cross, on Sunday 3<sup>rd</sup> November 2024, within the octave of All Saints.

### *The online zoom theology seminars continued in 2024 with six diverse subjects addressed:*

*The Creeds:* On Tuesday 16<sup>th</sup> January a narrative introduction to the definition of the Faith and formulation of the Creeds in the Patristic period between St Paul and the Council of Chalcedon led by the Revd Dr Robin Ward, Principal of St Stephen's House in Oxford when some 60 people joined online.

*Holy Murder:* On Tuesday 19<sup>th</sup> March, the session was entitled "Holy Murder" considering detective novels with a religious context focussing on P.D. James' classic "Death in Holy Orders", and the Revd Richard Coles' "Murder before Evensong". The Revd Alan Rimmer discussed the theological and ethical themes that often emerge in mystery stories and thrillers set in an ecclesiastical context. He was joined by Kate Charles, a member of the prestigious Detection Club, a former chair of the Crime Writers' Association and the Barbara Pym Society. Kate spoke about her own work as the author of 13 published crime novels set against the rich background of the Church of England and about this genre more broadly.

*Holy Week and the Holy Land:* For the afternoon of Sunday 17<sup>th</sup> March, All Saints participants had been invited to join online with a session presented by St Mary's Times Square, New York. Focussed on the story of Holy Week and the history and geography of the Holy Land this was led by Zoom from Jerusalem itself by Manuel Abu Ali, a very knowledgeable Christian tour guide of the Holy City. Manuel described his job as "bringing the Bible alive to pilgrims, leading them to walk where Jesus walked in the Holy Land the 'Fifth Gospel'". Beginning with the Raising of Lazarus, which led to the plot to kill Jesus (John 11.53), Manuel used photographs and gave an insightful commentary on the events from Palm Sunday to the Last Supper, from the Garden of Gethsemane to the Via Dolorosa, culminating in the empty tomb of Easter.

*The Scapegoat:* On Tuesday 14<sup>th</sup> May the session was entitled, "The Scapegoat: James Alison, René Girard and Scapegoating". Thomas Miles led a study of Fr James Alison, a Roman Catholic priest and theologian influenced by the ideas of René Girard (1923-2015) and about how Jesus' death calls into judgement the human tendency to create social cohesion through scapegoating, and how, conversely, the resurrection invites Christians to courageously seek truth in unity.

*Faith in Berlin:* On Wednesday 25<sup>th</sup> September the session entitled "Faith in Berlin" had an ecumenical and international focus in anticipation of a visit from a group from the Evangelical Church of Berlin-Brandenburg in October for a biennial conference. The seminar introduced the history and theological traditions of the church in Berlin and the partnership between our two churches. The session was joined from Berlin by Dr Christof Theilemann, formerly the director of the Berlin church's principal missionary society and an experienced ecumenist, in dialogue with Revd Prebendary Brian Leathard, Rector of St Luke's Chelsea, and coordinator of the London- Berlin Partnership.



*Søren Kierkegaard:* On Saturday 9<sup>th</sup> November the session was on Søren Kierkegaard in collaborations with St Mary the Virgin, Times Square and introduced by a member from New York. A compelling Danish philosopher, Søren Kierkegaard had an eccentric and short life (1813-1855) led almost entirely in Copenhagen; he left a remarkably rich set of writings of philosophical and theological import, and has been called the ‘Father of Existentialism’.

#### *Lent course*

*Dante’s Inferno:* In Lent there was an opportunity to read the thirty-four cantos of Dante’s *Inferno* – the first ‘movement’ of his tripartite poem – over three sessions. The text was closely read and there was a discussion led by Fr Alan Rimmer of the allusions to scripture and history, and the many theological and moral questions Dante raises. The first session was on Wednesday 21<sup>st</sup> February by Zoom, the second session was in person at All Saints’, on Tuesday 5<sup>th</sup> March and the final session was by Zoom on Wednesday, 20<sup>th</sup> March. Apart from the intrinsic interest in the text, Dante was a helpful and challenging companion on the journey through this Lent – a season of discipline but also one of new beginnings, and of wholesome, quiet joy. A chance to set patterns of fasting, almsgiving and prayer against the exciting backdrop of salvation, and to probe matters of sin and psychology, and those human failings that lead us away from the straight path.

#### *Bible Study in August*

*St Mark’s Gospel:* A weekly Bible study, led by Fr Alan Rimmer, on Wednesday evenings during the month of August, worked through the Gospel of St Mark. This followed exposition of the Blessed Sacrament from 6.00 pm, the evening Mass at 6.30 pm, a simple supper prepared by Fr Alan, and then study of a part of the Gospel ending around 8.30 pm. This time in what has popularly been considered as the holiday season proved remarkably popular with a large number attending.

#### *In person formation in the Autumn*

*Pearl:* On Wednesday, 16<sup>th</sup> October 2024 this late Medieval work was introduced by Dr Charlotte Gauthier, an historian of church and state in late medieval/early modern England and Assistant Director of Discipleship – overseeing lay training – for the Diocese of Southwark. One of the most important literary survivals of the fourteenth century, *Pearl* is a beautiful meditation on love, loss, death, and grief that still possesses the power to move the modern reader. The session explored some of the major theological themes and images of *Pearl* – including grace, sanctification, and the Eucharist – which the anonymous author has drawn largely from the Gospel of Matthew.

*The Epistle of James:* On Wednesday 30<sup>th</sup> October 2024, the short New Testament book was introduced by the Revd Dr Andrew Adam, a tutor in New Testament and Greek at the University of Oxford, who also ministers at St Helen’s Parish Church in Abingdon.

*The Prayer Book Controversy of 1928:* On Tuesday 12<sup>th</sup> November 2024 the Revd Canon Jeremy Haselock introduced this aspect of Anglican liturgy and the debate over revisions to the Book of Common Prayer in the 1920s. The session considered what the controversy tells us about Anglicans’ relationship to liturgical texts, the importance of the liturgy for Anglican spirituality, the relationship between Church and State, and the shifts of opinion and outlook brought about by the Oxford Movement in the life of the Church of England.

*Graham Greene’s The Power and the Glory:* On Wednesday 20<sup>th</sup> November the session considered sin and salvation in Greene’s most celebrated work. The evening was led by Fr Alan Rimmer taking the form of a Book Club, so it was imperative for those present to have read the novel first.

### ***Book launch***

On Friday 25<sup>th</sup> October there was a book launch at All Saints' for a new book entitled "The Master Builder: William Butterfield and His Times", by Nicholas Olsberg. This was the first book specifically on Butterfield since Paul Thompson's seminal work published in 1971. Olsberg's book is lavishly illustrated with many excellent photographs which set All Saints' in the context of Butterfield's other works.

### ***Group and educational visits to All Saints'***

A number of visits were made by schools, colleges and other institutions to All Saints' either because of its architectural importance or as a centre of the Anglo-Catholic tradition.

On Sunday 9<sup>th</sup> June Trinity, II, a group of parishioners from St Mary's, Kenton, and St Andrew's, Kingsbury came to Evensong and Benediction, had a tour of All Saints', and stayed for drinks. Until the early 1930s, St Andrew's was just 100 feet away on Wells Street, when it was taken stone by stone to be reassembled as the new parish church of Kingsbury. (All Saints' parish boundary was then extended to include Wells Street from Mortimer Street south to Oxford Street and the west side of Berners Street.)

On the morning of Sunday 28<sup>th</sup> July 2024, the Solemnity of SS Peter and Paul (transferred) the youth wing of the Victorian Society, "The Young Victorians" visited All Saints' and were given a tour of the building after the High Mass.

### ***Ecumenism and interfaith***

The Diocese of London was visited over the weekend of 11<sup>th</sup> -14<sup>th</sup> October by a group from the diocese's ecumenical partners in the Evangelical Church of Berlin-Brandenburg. Once every two years a theological conference takes place either in London or Berlin which in 2024 was held in London. In anticipation for this visit the online seminar on Wednesday 25<sup>th</sup> September had been on the history and theology of the Church of Berlin-Brandenburg. The German delegation visited All Saints' on the evening of Sunday 13<sup>th</sup> October for Evensong and Benediction. The lections at Evensong and intercessions at Benediction were read in German with English texts being provided. This was followed by a special drinks reception where the members of All Saints' congregation and others from the diocese socialised with the visitors from Berlin.

On Advent III, Gaudete Sunday, 15<sup>th</sup> December after Evensong, All Saints' were very touched and gratified to receive a generous visit from the Buddhist congregation at the Fo Guang Shan Temple on Margaret Street who in a spirit of fraternity and goodwill, came to wish us a happy Christmas. They were assured of All Saints' prayers and best wishes for their community of faith. All Saints are fortunate to have such kind and thoughtful neighbours in a building which was originally designed as the day school for the children of the Parish.

All Saints' continues to engage with Churches Together in Westminster.

### ***Charitable works in the local area***

The five-year Mission Action Plan identified an area in the parish's life as needing work, which is the corporate commitment to the needs of those who are less fortunate than many of us. Jennifer Mills-Knutsen of the American International Church on Tottenham Court Road introduced All Saints' to a scheme to help the homeless and vulnerable, and with whom it is hoped to work more extensively in coming years as we seek to engage more intentionally with the needs of the communities around us. This is under the aegis of C4WS, a Camden-based charity which for nearly 20 years has sought to support those without homes in rebuilding their lives.

For two nights over the winter of 2024 – 2025, All Saints’ took the lead in feeding and offering hospitality to some of the homeless of this city at the night shelter at the American Church on the Tottenham Court Road. The first night was over Wednesday 6<sup>th</sup>-Thursday 7<sup>th</sup> November 2024. The night begun at 6 pm and as requested All Saints supplied the volunteers: a kitchen lead, a team lead, an overnight volunteer and 2 further evening volunteers, as well as a Breakfast lead and further volunteer for the following morning shift, from 7 am. The volunteers all satisfied the requirement to be over 18. (The second night of the winter was covered on Wednesday 5<sup>th</sup>-Thursday 6<sup>th</sup> February 2025.)

### ***Charitable giving outside the parish***

*All Saints’ Lent Appeal 2024 was raised to support the following cause:*

The Mental Health Clinic at the American Church Soup Kitchen ‘*Whitefield Charity SK Corporation*’ - *Registered charity number 1051770*: This is a resource for the homeless, elderly, lonely and vulnerable in London providing free meals, clothing, toiletries and a sense of belonging to nearly 150 people each day and an on-site mental health drop-in centre to help address their guests’ mental health needs.

The Lent Appeal raised £5,768 for the above charity.

*All Saints’ Festival Appeal in November 2024 was raised to support two causes:*

C4WS Homeless Project – *Registered Charity No 1189622*.

The Soup Kitchen attached to the American Church on Tottenham Court Road with the intention of supporting their mental health clinic. *Whitefield Charity SK Corporation. Registered Charity No 1051770*.

The Festival Appeal raised £2,731 and was divided equally between the two external charities.

### ***Health and Safety***

A review of existing Health and Safety policy was undertaken and circulated in December 2024 and formally approved by the PCC on 14<sup>th</sup> January 2025. The policy may be consulted in the Parish Office.

All on site accidents were noted in the accident book kept in the office and post incident reviews undertaken by the churchwardens and chair of the Health and Safety Committee. Protocols have been established and implemented for the weekly testing of fire alarms manual call points and sounders. The external processions conducted during the year were facilitated by full risk assessments and prior notifications to Westminster City Council and the Metropolitan Police. Post procession reviews were undertaken to inform future events. The continued participation in all above matters by Clergy and members of PCC has been much appreciated.

### ***The buildings***

The building fabric and in particular the parapet gutters and roof surfaces were viewed by the chair of the Buildings, Health and Safety Committee every quarter in 2024. Photographic records were circulated to the PCC officers.

There was regular maintenance of the electrical installations and heating boilers. The organ was periodically tuned, and the organ blowers and humidifiers maintained. A programme to complete electrical surge protection and provide arc fault detection devices to the three flats in No 8 where this was deemed to be necessary was completed. New more energy efficient boilers were installed in the first and second floor flats in No 8 and to replace the defunct boilers in No 6. There were no other significant works to the fabric of the church in 2024. Further details of the electrical and boiler replacement projects are included in the Churchwardens' Report on the Fabric and Articles prepared in accordance with the requirement of section 50 of the Care of Churches and Ecclesiastical Jurisdiction Measure 2018.

### ***Volunteers***

Volunteers make an invaluable contribution to the life of All Saints'. Committed volunteers continue to provide support when possible, being in church on weekday afternoons to welcome visitors, serving in the sanctuary, assisting as sidesmen, reading lections, serving coffee, assisting with sacristy work, gardening, posting on social media, arranging flowers, operating the cameras and maintaining the YouTube channel for live streaming. Much administrative work is undertaken by the Churchwardens, Hon Treasurer and officers of the PCC.

As there are now many opportunities to join in supporting the day-to-day work and welcome at All Saints', members of the congregation are encouraged to offer whatever time and talents they can.

### ***Events and Hospitality***

*Refer also to report on All Saints' Club on page 20*

The events and hospitality group led by Kate Hodgetts, Chris Self and Janet Drake, arranged a series of larger gatherings during 2024. There were drinks in the nave following Evensong and Benediction on 13<sup>th</sup> October, when a group came from the Church of Berlin-Brandenburg, and after the High Mass on All Saints Day, Friday 1<sup>st</sup> November. Bring and share lunches were arranged for the visit of the Bishop on Pentecost 19<sup>th</sup> May, outside in the courtyard, and for the Sunday in the Octave of All Saints'. Drinks were served in a packed courtyard after the Corpus Christi and Assumptiontide processions. A number of significant birthdays were celebrated during the year. Mulled wine and mince pies were served after nine carol services.

The inherent restrictions imposed by the arrangement of supporting spaces and facilities being at basement level inevitably means that any catering for large numbers at ground level of the church and courtyard necessitates considerable extra labour by the volunteers. Going forward the help of younger and more agile members of the congregation on these occasions is vital.

### ***Groups and activities***

On Tuesday 23<sup>rd</sup> January 2024 there was a parish trip to the British Library to see an impressive exhibition entitled, "Fantasy – Realms of Imagination." One of the curators of this exhibition was Rachel Foss a parishioner of All Saints and a member of the PCC who gave a personal introduction and tour of the exhibition. The show explored the role that fantasy and fable play in our corporate fictive imagination. It delved into the realm of fairy tales and folk story, epics and quest narratives, portals to other worlds, and use of the weird, startling and uncanny in literature. The visit to the exhibition was followed by supper at a pizzeria opposite the Library.

Following the two walks arranged in 2023, originally aimed at younger parishioners, in 2024 there were four parish rambles but without an upper age limit! There was a walk in Epping Forest covering some 10 – 12 muddy miles on the Feast of St Blaise, Saturday 3<sup>rd</sup> February. A post Eastertide Walk on Saturday, 25<sup>th</sup> May, travelling from Victoria Station by train to Hassocks; the all-age group followed a circular route of around 12 miles – involving some abrupt changes in relief; some fine Sussex churches; and stopping for a pub lunch. During Assumptiontide on Saturday 17<sup>th</sup> August travelling from Victoria by train to Shoreham a visit to Lancing College Chapel was arranged followed by a walk to Steyning where the Parish Priest gave permission for a celebration of Mass in St Andrew and St Cuthman's Church. Appropriate refreshments were imbibed in Steyning before returning by 'bus to Shoreham then arriving back in Victoria at the end of a long day. The final parish rambling day in 2024 took place on Saturday 16<sup>th</sup> November travelling by train from Waterloo to Guildford then climbing the Surrey Hills, taking in Albury, Shere and Blackheath.

To appropriately observe Shrove Tuesday, which fell on 13<sup>th</sup> February, there was a special Crêpes Suzette dinner at a French restaurant on Litchfield Street as a way of leaving ordinary time and preparing for Lent.

A Lenten parish trip was made to the theatre at Wilton's Music Hall on Wednesday 6<sup>th</sup> to see a fascinating show presenting the poetry and life story of Gerard Manley Hopkins. The performance told the story of Hopkins's relationship with poetry, and poetry's relationship with Hopkins: how his extraordinary spiritual life led him to write – and then not to write – as he did, how his poems were destroyed, how they survived, how they were misunderstood, and how, ultimately, their influence triumphed. It is the story of a radical and passionate style and the radical, passionate spirit that it continues to communicate.

There were two online Zoom Coffee Hours after the High Mass on Sunday 17<sup>th</sup> March and Sunday 5<sup>th</sup> May as an opportunity for those who join in worship at All Saints' online, including those who are housebound, to meet online for a time of conversation and fellowship.

An afternoon was spent at Westminster Abbey by a small group limited to 15 people from All Saints' on Saturday 11<sup>th</sup> May to see the interactive exhibition in the Chapter House on the history of Notre Dame Cathedral, Paris and its recent restoration following the fire in 2019. After tea in the Abbey's café the group was given a guided private tour of the historic library by the Abbey's Librarian, Dr Tony Trowles, who is also a parishioner of Saint Alban's Holborn. The afternoon concluded with the first Evensong of the Sunday when the group were privileged to be allocated seats in the choir stalls for a comparatively long service with the Psalms sung to Anglican Chant which is quite distinct from the plainsong which has been sung in Margaret Street since it was introduced by Frederick Oakley in the Margaret Chapel.

Hamish Wagstaff, Organ Scholar All Saints' Organ Scholar 2022 – 2024, presented his Masters' Recital to mark the conclusion of his studies at the Royal Academy of Music on Monday 13<sup>th</sup> May in The Duke's Hall. His programme featured Widor's monumental *Symphonie Romane* alongside works by Lübeck, Alain and Francis Pott. A number of parishioners and friends from the parish attended.

There was a supper for young adults' on Friday 5<sup>th</sup> July prepared by Fr Alan Rimmer, which should have been a sunlit summer evening in the courtyard but, as the rain came heavily down, it was adjourned to the parish room to keep dry! A lovely time was had by all.

A visit to what is now known as the Fitzrovia Chapel just outside the parish was made on the evening of Tuesday 10<sup>th</sup> September. The group of 20 met at All Saints for an aperitif and a brief introductory talk from the Vicar. The tour of the Chapel was given by Dr James Thomson who was a medical practitioner at the former Middlesex Hospital when it had the most splendid chapel of any working hospital in England. The Hospital was demolished and amalgamated with University College, leaving the chapel standing alone in the rubble until surrounded by the Pearson Square development, named after John Loughborough Pearson the architect of the chapel. The evening concluded with dinner at an Italian restaurant on Great Titchfield Street.

The young adults group joined the pub quiz on Tuesday 29<sup>th</sup> October at The King's Arms, Great Titchfield Street, where the team from All Saints only came second in the competition.

The participants paid the full costs of events attended at outside venues.



### ***Organ recitals***

The custom of periodic organ recitals on Sunday afternoons continued into 2024. An organ and cello recital was given on the afternoon of Sunday 28<sup>th</sup> January by Julian Collings and Rebecca Hepplewhite. The programme included works by J S Bach, Joseph Rheinberger, Joseph Jongen, David Bednall and Nadia Boulanger.

A concert was given by Jeremiah Stephenson, Associate Director of Music at All Saints, on the afternoon of Saturday 23<sup>rd</sup> November to celebrate the launch of a CD entitled “Heroic Spirit”. Performed by Jeremiah and recorded at Selby Abbey the CD contains music from the French Romantic tradition from Franck and Widor to Dupré and the late Rachel Laurin. The concert programme included Laurin, Etude Heroïque; Widor, moderato cantabile from Symphony 8; Franck, Fantaisie en La; Vierne, Feux Follets; Dupré Final from Evocation.

The PCC considers that the opportunity provided by these recitals to hear the organ outside of liturgical use open to all to appreciate, irrespective of personal faith, is a public benefit. The massive All Saints’ organ can be heard outside in the Street, especially on summer days when the doors are open and is a benefit to all who pass by.

There is no admission charge for the organ recitals Retiring collections are taken following the recitals with the proceeds going to the music and choir budget.

### ***Friends of All Saints’ Margaret Street***

In 2024 the membership of the Friends of All Saints’ remained in the order of 200 after a number of friends from the United States transferred to the newly established American Friends. The largest geographical concentration of Friends is in London. Of the remainder, there is significant representation from the Home Counties, and a smaller but considerable representation from the West Country. Overseas there are Friends in 12 countries, including Finland, Portugal, New Zealand, and Switzerland. The largest representation of Friends outside the United Kingdom is from United States followed by Australia and Canada.

### ***American Friends of All Saints’ Margaret Street***

The newly established “American Friends of All Saints’, Margaret Street” aims to connect more effectively with North American supporters, deepen friendship and fellowship across the Atlantic, and make financial support of All Saints’ simpler and more tax efficient for American taxpayers. Through the medium of Chapel and York, these donations to All Saints’ count as a valid tax deduction.

An evening reception to launch the American Friends was held on Friday 20<sup>th</sup> September 2024 in St Joseph’s Hall at the Church of St Mary the Virgin, Times Square, New York City by kind permission of Fr Sammy Wood, the Priest-in- Charge, and the people of the parish. The Vicar was present, with a small group of All Saints’ parishioners who had travelled from London, to speak about the life, work, and ministry of All Saints’. The Vicar of All Saints preached at St Mary’s at the 11.00 am Solemn Mass on Sunday 22<sup>nd</sup> September. In the first few months after the launch in the autumn of 2024 some 30 individuals joined the American Friends.

Over the past 18 months All Saints’ has developed renewed links with her sister parish in New York, St Mary the Virgin, Times Square; the two parishes are “twinned” through the partnership programme which exists between the Diocese of London and the Episcopal Diocese of New York. The Vicar has been in discussion with Fr Sammy Wood on the possibility of shared online formation and teaching jointly between All Saints and St Mary the Virgin, Times Square. The first joint seminar was held on Sunday 17<sup>th</sup> March on the subject of Holy Week and the Holy Land and the second on Saturday 9<sup>th</sup> November on the subject of Søren Kierkegaard; both as summarised earlier in this report.

In the week before the New York launch of the American Friends, Fr Peter Antony visited St Timothy’s, Winston-Salem, North Carolina, (the parish of Fr Steve Rice) to preach and offer some parish teaching as part of a weekend mission.



The relatively modest costs of launching the American Friends in New York and establishing the payment mechanism through Chapel and York were covered by a grant from All Saints Foundation for this purpose. In the first few months after the launch the donations from the new American friends have far exceeded the costs to the Parish.

### ***Communication***

Mass each day and Evensong & Benediction on Sundays are live streamed. In 2025 the PCC are planning to replace the sound system to improve audio both on the stream and for sound reinforcement in person. Especial thanks are due to volunteers especially Huw Pryce, Richard Everton, Paul Weston and Daniel Fielden who have maintained the system and procedures.

The live streaming of the Mass has allowed those who were unable to be physically present to participate contemporaneously in the liturgy and spiritual communion. The statistics generated by YouTube estimate that most of the congregation who participate in worship contemporaneously online are over the age of 65 and may include people who used to be present in person in 2019 before the pandemic. In 2024 the average number of people who participated in the Sunday liturgies live online was 95 an increase of 25% from 76 in 2023.

Including those participating in live services, All Saints' YouTube channel attracted 197,200 individual views (2023: 193,000), 28,400 viewing hours of live or recorded services during 2023 (2022: 27,900) and 4,712 subscribers (2022: 3,550).

The Parish Paper was published in late February 2024 for Lent/Easter and in early October 2024 for All Saints-tide. The Parish Paper is the journal of the Friends of All Saints', Margaret Street, and is posted directly to all members of the Friends. Once the Friends have been mailed copies are then available in church.

The parish publishes a detailed, weekly email newsletter. This includes a reflection from the clergy and details of services, forthcoming events, news, mission projects and appeals. Our website is regularly being updated to include complete information about every aspect of parish life.

### ***Other communications.***

We have an active page on Facebook and post regularly on Instagram and Twitter @asmsW1.

## **Part 4: Financial review**

### ***Brief statement on the PCC's financial affairs for the year ended 31<sup>st</sup> December 2024 by the Hon. Treasurer.***

#### ***Unrestricted Funds***

On the surface it has been an encouraging year as I can report a surplus on unrestricted funds of £35,175 which is welcome given a deficit in 2023 of £4,498. The figures for the year have, however, been boosted by the receipt of two separate legacies of £10,000 each. Notwithstanding these two one off items, it still means a positive movement in unrestricted funds of £20,000\* as compared to last year. This turnaround has been assisted by a combination of the music sponsorship, an increase in giving by Friends and revenue from hosting a number carol services. The hope is that these income streams will continue to yield positive results as a counter-balance to rising costs elsewhere. As far as the buildings are concerned there were considerable expenses incurred in relation to No's 6 and 8 Margaret Street (see note on page 10 for more detail) but thankfully the costs for the most part were covered by grants from the All Saints Foundation which paid £46,434 for this purpose in 2024. As I no doubt mentioned last year, all efforts are needed to maximise revenues and minimise costs. Particularly importantly this includes the upcoming capital campaign to increase the funds available to the All Saints Church Marylebone Choir and Music Trust (ASCMCMT) to assist with the cost of the provision of music.

#### ***Incoming Resources***

General congregational giving excluding legacies totalled £232,446 which is an increase on the £230,928 received in 2023. More encouragingly, property income increased overall as compared to 2023 from £88,404 to £100,436.

#### ***Resources Used***

The PCC contributed an amount to the Common Fund of £91,300 being the Parish Standard Cost for one priest together with an additional £41,140 in relation to the costs for the Assistant Priest. This remained one of the PCC's largest items of expenditure and is an increase on the previous year of nearly £3,000. The overall music costs including the wages paid to the Director of Music and Assistant Director of Music were broadly similar to 2023 but as a lesser amount of £50,000 was received in grants from the ASCMCMT, the net music cost for the PCC in 2024 was £73,155 as compared to £71,687 in 2023. This continues to emphasise the need for the ASCMCMT to be more fully endowed.

The balance of unrestricted reserves at the year end totalled £48,668.

#### ***Restricted Funds***

The restricted income during the year totalled £73,275, a large part of which related to grants from the ASCMCMT as mentioned above.

After allowing for expenditure for the year of £77,236, there is a restricted balance at the year-end of £70,736 of which £54,224 is available for future restoration works.

#### ***\*Legacies***

The two legacies received in 2024 were:

From the estate of the late John Graham Llewellyn a pecuniary legacy of £10,000.

From the estate of the late Doris Sanders a pecuniary legacy of £10,000.

## **Part 5: Financial statements**

These form part of this annual report and are set out in this document starting on page 21.

## **Part 6: Plans for future periods**

The Meeting of the PCC on Thursday 1<sup>st</sup> February 2024 formally approved the Mission Actions Plan for the next five years which was developed following a PCC Away Day on 29<sup>th</sup> July 2023.

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### **Parish of All Saints' Margaret Street.**

#### **Mission Action Plan: 2024-2029**

**Our parish will focus on three main areas over the coming five years:**

- 1. Congregational growth so that our church might develop, mature and grow in faith, charitable action and number.**
- 2. A significant fund-raising campaign to increase the capital in the Choir and Music Trust Fund.**
- 3. A substantial renewal of our ancillary buildings so that income is maximised and our facilities are renewed.**

In the area of **congregational growth**, we commit to accomplishing the following in the next five years:

- To create a project, in which parishioners can volunteer, focussed on visiting and loneliness amongst our parishioners;
- To support a local charitable project, for which parishioners can volunteer, alleviating homelessness, destitution, and hardship;
- Review all elements of Sunday morning welcome, and implement a plan of renewal;
- Review all elements of our online presence and use of social media and implement a plan of renewal;
- To launch a Mass on a Sunday once a month in German;
- To have an average total Sunday in person attendance of 200 by the beginning of 2029.

In the area of **fundraising**, we commit to accomplishing the following in the next five years:

- To spending 2024 preparing for the launch of a major four year music fundraising campaign; and to launching the campaign in January 2025.

The aim of this campaign is to ensure a substantially greater portion of our music budget is covered by the Choir and Music Trust, freeing funds in the PCC budget to cover day to day expenditure.

- To establish the American Friends of All Saints', Margaret Street in 2024, and organise its first in person event in USA.

In the area of **renewal of our buildings**, we commit to accomplishing the following in the next five years:

- Finishing renewal of our speaker system in church by the end of 2024;
- Renewal of our street facing signage by the end of 2024;
- A review of how we use our physical buildings aimed at generating more income, and improving our facilities:
  - focussing on the spaces in Number 6 Margaret Street:
    - To renew and rebuild our sacristies and expand storage space.
    - To complete refurbishment and renewal of all other spaces which form part of No 6, Margaret Street.
  - focussing on the spaces under Number 8 and our undercroft:
    - To build a series of new lavatories and kitchen spaces;
    - To explore the creation of a columbarium in our undercroft space;
    - To explore how the spaces in the undercroft and the bar might be used better in order to increase income and improve accessibility.
    - To review how accessibility to the church and parish room can be improved.

Our aim is that in five years' time (by the beginning of 2029):

- our average Sunday attendance will have grown to an average total Sunday in person attendance of 200;
- charitable action will have returned to being part of our parish's life and an expression of our parishioners' Christian discipleship;
- a substantially greater proportion of the cost of our music programme will be met by income from the Choir and Music Trust Fund, freeing funds from our PCC budget for other purposes;
- income from our buildings will have increased;
- our parish will have better, more accessible, and more extensive facilities for welcome and hospitality.

## Part 7: Structure, governance and management

The parochial church council is a corporate body established in English law under the Parochial Church Councils Powers Measure 1956 which is the governing document. It is also a charity registered with the Charity Commission as charity number 1132895.

### *The PCC*

PCC members are appointed in accordance with the Church Representation Rules. Those who are baptised, ascribe to the doctrine of the Holy Trinity and habitually attend public worship may register on the electoral roll and attend the annual meeting at which members of the PCC are elected.

In accordance with the Parochial Church Councils Powers Measure 1956, 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.

PCC members who have served at any time since 1<sup>st</sup> January 2024 until the date this report was approved were: the Reverend Dr Peter Anthony (Vicar and Chair), the Reverend Alan Rimmer (assistant curate), the Reverend Julian Browning (honorary assistant priest), Catherine Hodgetts (churchwarden), Huw Pryce (churchwarden), Rosamond Clayton (lay member), Kirill Dashkovskiy (lay member), Janet Drake (co-opted member until 12<sup>th</sup> May 2024 when co-option renewed), Richard Everton (lay member), Daniel Fielden (lay member), Mark Fleming (lay member from 12<sup>th</sup> May 2024), John Forde (lay member), Rachel Foss (lay member), Nicholas Gralka (lay member until 12<sup>th</sup> May 2024), Aiden Hargreaves-Smith (General Synod member), Patrick Hartley (lay member), Keir Martland (Deanery Synod member), Robert Mason (lay member), Judith Mather (lay member from 12<sup>th</sup> May 2024), Samantha Parker (Deanery Synod member), Simon Rainey (lay member), Carlos Remotti-Breton (lay member), Christopher Swift (lay member until 12<sup>th</sup> May 2024), Colin Symes (lay member until 12<sup>th</sup> May 2024), Jeremy Thorp (lay member until 12<sup>th</sup> May 2024).

The PCC made the following appointments during 2024:

Vice Chair	Huw Pryce
Hon. Treasurer	Patrick Hartley
Hon. Secretary	John Forde
Electoral Roll Officer	Daniel Fielden
Senior Sidesman	Keith Postance
Safeguarding Officer (children and vulnerable adults)	Janet Drake

**Standing Committee.** In 2024 members were: The Revd Dr Peter Anthony, Catherine Hodgetts, Huw Pryce, John Forde and Patrick Hartley.

There is no formal induction process for new members of the PCC, however, Charity Commission literature is circulated to new members explaining the responsibilities and duties of trustees. Members of the PCC are invited to attend training courses arranged by the diocese.

The PCC had five full meetings in 2024 plus a short meeting immediately after the APCM on 12<sup>th</sup> May 2024 solely to appoint officers and to co-opt Janet Drake (parish Safeguarding officer).

During 2024 the PCC considered a number of governance issues relating to trusteeships, potentials for conflict of interests, status and contracts for employed staff, tenancies and financial controls. This process is ongoing.

In addition to the statutory Standing Committee there is now one other committee exercising a defined function:

**Health, Safety & Buildings Committee.** In 2024 members were: Nick Gralka (chair), John Forde, Keith Postance and Mark Fleming.

### ***PCC trusteeship; conflicts of interest; governance;***

Trusteeship, conflicts of interest and governance matters were specifically discussed by the PCC at a meeting on 1<sup>st</sup> February 2024.

In recent years and especially since the passing of the Charities Act 2011, there has been a fundamental change in emphasis from a body of charity trustees being composed of stakeholders representing the various interest groups to body which takes corporate responsibility in a collegiate manner.

It was no longer practical for those who have a personal financial interest in the decision making of the Council to be elected to serve with trustee status as if elected they would have to withdraw from all deliberations which have financial implication. As this covers almost all PCC business it would render their membership virtually pointless. In the context of the parish there are three categories of persons affected: those employed by the PCC, those who are rent paying tenants of PCC property and those who provide services as paid contractors including singers in the choir.

Employees and Tenants (if on the Electoral Roll and otherwise being eligible) could not be precluded from standing and being elected but if elected they would have to recuse themselves from discussion of any matters which had a financial implication (which is far wider than setting their own payments and rents) as this might almost certainly affect pay or rent reviews. However, their employment or tenancy would be protected under secular legislation and could not be terminated upon election.

Contractors, in particular those who sing in the choir, could similarly be elected with the same requirement to recuse themselves when any matters with financial implications are discussed. However, in practice, any singer once elected would thereby be deemed ineligible to continue to receive choir fees.

For the council to function efficiently and effectively members should be able to use basic electronic communication systems including email and when appropriate engage in Zoom or similar type meetings. The required DBS training and clearances are based on electronic communication.

A formal paper expanding the above points entitled “A policy concerning PCC membership and the management of conflicts of interest within our PCC” was approved by the PCC on 25<sup>th</sup> April 2024.

### ***Employment Contracts***

Heads of terms satisfying statutory requirements for employees had been in place since in the appointments of the Associate Director of Music and the Director of Music in April 2019 and April 2020 respectively. However, these did not explicitly cover the operational aspects of their duties in any detail.

In 2024 new draft forms of employment contract were discussed with the Director of Music and the Associate Director of Music; these were based on the standard forms published by the Royal School of Church Music (RSCM) and customised for All Saints’. The texts of the respective contracts were approved by the PCC on 14<sup>th</sup> November 2024 and then executed by the respective parties.

### ***Risk management***

The members of the PCC confirm that they have considered the major risks to which All Saints’, its PCC and the charity are exposed and satisfied themselves that systems or procedures which are designed to manage those risks have been established. This is the responsibility of the PCC. The PCC continues to keep the various aspects of risk assessment under review.



### ***Policy on reserves***

The PCC's policy is to maintain its reserves at as high a level as possible as it may well be faced with unexpected expenses on the important buildings entrusted to its care. It needs to have a reserve to cover any future shortfall of revenue which might be caused by expenses increasing or contributions from donors reducing. The PCC's policy is to invest any fund balances with the CCLA Church of England Deposit Fund. This includes both general funds and funds raised as part of the restoration appeal.

### ***Safeguarding***

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

The meeting of the PCC on 11<sup>th</sup> June 2024, being the first full meeting after the annual parochial church meeting, unanimously approved the Church of England Model Parish Safeguarding Policy; a copy is displayed in the church. The meeting on 11<sup>th</sup> June also resolved; to reapprove Section 7 of the Parish Safeguarding Handbook (August 2019 version) as the adopted procedure on responding promptly to every safeguarding concern or allegation; and, to approve the review of the Safeguarding Action Plan (Level 3) dated 30<sup>th</sup> May 2024. The meeting of the PCC held on 11<sup>th</sup> September 2024 unanimously ratified the Incumbent, the Revd Dr Peter Anthony, as the named person in relation to the use of social media in accordance with Section 12 of the Church of England Parish Safeguarding Handbook.

Members of the PCC have engaged in the prescribed online safeguarding training. Janet Drake continued to serve as safeguarding officer for both children and vulnerable adults throughout 2024.

No matters of concern were raised during 2024 that required reporting or were reported to the Diocesan Safeguarding Team.

### ***Archidiaconal Triennial Visitation***

The Archdeacon of London, the Venerable Luke Miller, conducted his Triennial Visitation on Thursday 14<sup>th</sup> March 2024. This had been delayed by the pandemic lockdown and was the first visitation by an archdeacon since 2018, which was made by Bishop Paul Thomas when he was acting Archdeacon of Charing Cross. The Archdeacon inspected the registers, the PCC records and the various certificates including electrical and gas safety reports. He met separately with the churchwardens and then the clergy. After celebrating the evening Mass, he had an informal meeting with the lay members of the PCC. The Archdeacon's visitation report issued in late April was largely positive on the life of Parish but identified a number of areas which are now being addressed.

### ***Clergy***

All Saints' parish is within the Two Cities Area of the Diocese of London and is under the episcopal care of the Bishop of Fulham, the Right Reverend Jonathan Baker.

The Vicar and Parish Priest is the Reverend Dr Peter Anthony.

The Reverend Alan Rimmer is licensed as assistant priest.

The Reverend Julian Browning is licensed to the parish as honorary assistant priest.

### ***Associated charitable trusts***

There are two charities which are connected with the All Saints' PCC:

**All Saints Church Marylebone Choir and Music Trust** (registered charity no 802994). This has as its object to maintain and promote the performance and appreciation of church music in Marylebone, in particular at All Saints'. In 2024 the Trust paid £50,000 in grants to the PCC which includes a contribution to the organ scholarship bursary from an endowment left by the late Dr John Birch with a later augmentation.

**All Saints Foundation** (registered charity no 273390). This includes among its objects the maintenance and repair of the parish church of All Saints'. In 2024 the Foundation paid grants to the PCC of £46,434 for necessary electrical, mechanical (new boilers for the domestic areas) with some minor building works, and £6,378 towards specific office and sundry costs incurred during the year. The total paid by the Foundation to the PCC in 2024 was £52,812.

*The annual reports for these two trusts may be viewed under their registered numbers on the Charity Commission website.*

### ***All Saints' Club***

All Saints' club functions as a licenced members' club. The bar was opened on Sundays after the High Mass in the morning and Benediction in the evening as well as after most High Masses celebrated on weekdays. The Bar is an important venue for members to meet and to bring guests. The club provided refreshments out of profits from bar sales, at no cost to the PCC, after major feasts including Corpus Christi and the Assumptiontide procession.

The club facilitates courtyard refreshments on Sunday mornings with tea and coffee being provided, whatever the weather. Several members of the congregation have celebrated significant birthdays with drinks in the courtyard.

Providing hospitality and welcome are labour-intensive tasks and the Club relies on a relatively small number of committed volunteers to whom we are very grateful. New recruits are required if these services are to continue.

The Club pays a facilities fee to the PCC for the use of the basement space.

## **Part 8: Administrative information**

The parish church of All Saints' St Marylebone is situated in Margaret Street in the City of Westminster. It is part of the Diocese of London within the Church of England. The correspondence address is 7 Margaret Street, London W1W 8JG. Day-to-day management is delegated to the vicar and churchwardens who are assisted by the parish office administrator. *The administrator is Julian Manresa who succeeded Thomas Carlile in October 2024.*

The boundary of the geographical parish runs along the centres of Berners Street to the east, Mortimer Street to the north, Oxford Street to the south and Great Portland Street to the west.

Bankers: National Westminster Bank plc, 125 Great Portland Street, London W1W 6AX

Independent Examiner: Francis Lee & Co., Chartered Certified Accountants, 62 Ainsdale Road, London W5 1JX

Quinquennial Inspector: Karen Butti MA, Grad Dipl Cons (AA), RIBA, AABC of Thomas Ford and Partners.

Legal Advisors: Winckworth Sherwood LLP

**PCC OF ALL SAINTS' MARGARET STREET**

**STATEMENT OF PCC RESPONSIBILITIES**

**YEAR ENDED 31 DECEMBER 2024**

**PCC responsibilities in relation to the financial statements**

The PCC are responsible for preparing an annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the PCC to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the applicable Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The PCC are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the PCC on 30<sup>th</sup> April 2025 and signed on their behalf by the Revd Dr Peter Anthony (PCC chair)

*Peter Anthony*  
.....  
—

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF PAROCHIAL CHURCH COUNCIL (PCC) OF ALL SAINTS' MARGARET STREET**

I report on the accounts of the PCC of All Saints' Margaret Street for the year ended 31 December 2024, which are set out on pages 23 to 33.

**Respective responsibilities of Trustees and Examiner**

As Trustees, you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to examine the accounts under section 145 of the 2011 Act; to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and 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 trust and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the accounts and seeking explanations from you as trustees 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 these matters set out in the statement below.

**Independent Examiner's statement**

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

**Francis Lee**



**Francis Lee & Co.**

Chartered Certified Accountants

62 Ainsdale Road

London W5 1JX

Date 6th May 2025

**PCC OF ALL SAINTS' MARGARET STREET**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR TO 31 DECEMBER 2024**

	Note	Unrestricted funds £	Restricted funds £	2024 Total £	2023 Total £
<b>Incoming resources</b>					
Voluntary income	7A	316,737	73,275	390,012	349,998
Income from investments	7B	100,799	-	100,799	88,408
Activities for generating funds	7C	985	-	985	170
Income from church activities	7D	<u>24,415</u>	<u>-</u>	<u>24,415</u>	<u>4,955</u>
<b>Total incoming resources</b>		<u><u>442,936</u></u>	<u><u>73,275</u></u>	<u><u>516,211</u></u>	<u><u>443,531</u></u>
<b>Resources expended</b>					
Costs of generating voluntary income	8A	6,826	-	6,826	3,726
Church activities – mission and Charitable giving	8B	-	13,224	13,224	12,206
Church activities – directly relating to the work of the church	8C	399,495	64,012	463,507	452,420
Governance costs	8D	<u>1,440</u>	<u>-</u>	<u>1,440</u>	<u>1,440</u>
<b>Total resources expended</b>		<u><u>407,761</u></u>	<u><u>77,236</u></u>	<u><u>484,997</u></u>	<u><u>469,792</u></u>
<b>Net incoming/(outgoing) resources</b>		<b>35,175</b>	<b>(3,961)</b>	<b>31,214</b>	<b>(26,261)</b>
<b>Balance b/f at 1 January 2024</b>		<u><u>13,493</u></u>	<u><u>74,697</u></u>	<u><u>88,190</u></u>	<u><u>114,451</u></u>
<b>Balance c/f at 31 December 2024</b>		<u><u>48,668</u></u>	<u><u>70,736</u></u>	<u><u>119,404</u></u>	<u><u>88,190</u></u>

The notes on pages 26 to 33 form part of these financial statements.

## PCC OF ALL SAINTS' MARGARET STREET

## BALANCE SHEET AT 31 DECEMBER 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets for use by the PCC	9	<u>6,001</u>	<u>6,001</u>
<b>Current assets</b>			
Stock		2,708	3,438
Debtors	10	24,428	41,827
CCLA deposits		137	131
Cash and CCLA re: Restoration		9,832	6,240
Cash at bank and in hand		<u>103,620</u>	<u>46,207</u>
Total		140,725	97,843
<b>Liabilities: amounts falling due within one year</b>	11	( <u>27,322</u> )	( <u>15,654</u> )
<b>Net current assets</b>		<u>113,403</u>	<u>82,189</u>
<b>Net assets</b>		<u><u>119,404</u></u>	<u><u>88,190</u></u>
<b>Funds</b>			
<b>Unrestricted</b>			
- Undesignated		42,668	7,493
- Designated		<u>6,000</u>	<u>6,000</u>
<b>Total unrestricted funds</b>	12	48,668	13,493
<b>Restricted</b>	13	<u>70,736</u>	<u>74,697</u>
<b>Total</b>	14	<u><u>119,404</u></u>	<u><u>88,190</u></u>

Approved by the parochial church council on 30 April 2025 and signed by:

*Peter Anthony*

.....  
The Revd Dr Peter Anthony, PCC chair

*P. J. Hartley*

.....  
P. J. Hartley, Hon. Treasurer

The notes on pages 26 to 33 form part of these financial statements.



**PCC OF ALL SAINTS' MARGARET STREET**

**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024 £	2023 £
<b>Net income/(expenditure) income for the year as per the SOFA</b>	<b>31,214</b>	<b>(26,261)</b>
Adjustments for:		
Dividend, interest and rents from investments	<b>(100,799)</b>	<b>(88,408)</b>
Decrease/(increase) in stocks	<b>730</b>	<b>675</b>
Decrease(increase) in debtors	<b>17,399</b>	<b>(22,786)</b>
Increase/(decrease) in creditors	<b><u>11,668</u></b>	<b><u>(5,991)</u></b>
<b>Net cash (used in)/provided by operating activities</b>	<b><u>(39,788)</u></b>	<b><u>(142,771)</u></b>
<b>Cash flows from operating activities</b>		
Net cash (used in)/provided by operating activities	<b>(39,788)</b>	<b>(142,771)</b>
<b>Cash flows from investing activities</b>		
Dividend, interest and rents from investments	<b><u>100,799</u></b>	<b><u>88,408</u></b>
<b>Net cash provided by/(used in) investing activities</b>	<b><u>100,799</u></b>	<b><u>88,408</u></b>
Change in cash and cash equivalents during the reporting period	<b>61,011</b>	<b>(54,363)</b>
Cash and cash equivalents at the beginning of the reporting period	<b><u>52,578</u></b>	<b><u>106,941</u></b>
<b>Cash and cash equivalents at the end of the reporting period</b>	<b><u>113,589</u></b>	<b><u>52,578</u></b>
<b>Analysis of cash and cash equivalents</b>		
Cash at bank and in hand	<b><u>113,589</u></b>	<b><u>52,578</u></b>
Total cash and cash equivalents	<b><u>113,589</u></b>	<b><u>52,578</u></b>

**The notes on pages 26 to 33 form part of these financial statements.**

**PCC OF ALL SAINTS' MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2024**

**1. Accounting policies**

**The accounts**

The accounts have been prepared in accordance with the Church Accounting Regulations 2006 together with suitable accounting standards, except as mentioned below, and the Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with FRS 102 and the Charities Act 2011.

The accounts have been prepared under the historical cost convention except for freehold property which is shown at the PCC's estimate of its market value when it was received. No depreciation has been provided on freehold property as it is considered to be immaterial as the costs of maintenance are treated as an outgoing resource when incurred in order for the accounts to give a true and fair view of the state of the PCC's affairs for the income and application of resources.

The accounts include all transactions, assets and liabilities for which the PCC is responsible, except that they do not include the accounts of the All Saints' Club, which is a members' club with its own committee of management, trading only with its own members, for which the PCC might be said to have some responsibility. They do not include connected charities, details of which are given in note 3, because the PCC does not exercise dominant influence over them.

The PCC of All Saints' Margaret Street constitutes a public benefit entity as defined by FRS 102.

**Going concern**

The PCC has reviewed the circumstances of the Church and consider that adequate resources continue to be available to fund the activities for the foreseeable future. The PCC are of the view that the church is a going concern.

**Funds**

Unrestricted funds represent the general funds that are not subject to any restrictions regarding their use and are available for application to general purposes of the PCC. Included in the unrestricted funds is the designated fund which relates to No. 6 Margaret Street which is PCC freehold property with the London Diocesan Fund as custodian trustee.

Restricted funds are subject to those limitations on their expenditure imposed by their donor(s); and, currently, the main types of restricted funds are:

*Mission fund* – these funds are reserved to provide continued support for the mission projects as decided on from time to time by the PCC. Funds raised in relation to the lent appeal and festival appeal are included within the collections and appeals fund.

*Organ restoration appeal fund* – these funds relate to the balance of funds left over after the restoration of the organ and have been retained specifically against any further costs incurred.

*Choir and music fund* – this comprises:

- i) proceeds from the Choir and Music Trust towards the cost of the choir and music of All Saints';
- ii) the organ scholar bursary specifically funded by a legacy from John Birch and other donations; and
- iii) the residue of a legacy of £5,000 from Sandra Allen for the purchase of sheet music.

**PCC OF ALL SAINTS' MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2024**

*Restoration appeal fund* – these funds relate to the funds received and expended on the restoration project. During the year £3,625 was received in relation to ongoing restoration works. After expenditure of £nil there was a balance of £54,224 in the restoration fund at the year end.

*Live streaming fund* – the fund was established in 2020 in order to acquire equipment for the live streaming of services during lockdowns. The balance at the year end is £2,774.

*Vestments, hangings and sundries fund* – these funds are used to acquire and repair vestments and hangings. During the year no funds were expended or received.

*Surge Protection and AFDD works* – The remaining balance of £2,410 was expended on works during the year. No funds are held at the year end date.

Details of the movements in all restricted funds for the year are shown in note 13.

**Incoming resources**

*Voluntary income* – collections are recognised when made, amounts receivable under pledges when honoured by the donor and income tax recoverable on gift-aided donations when claimable. Grants and immediate legacies are recognised as soon as the PCC is notified of its entitlement and the amount due. Reversionary legacies are recognised when the reversion falls in.

*Other income* – rental income and fees are recognised when earned, less any provision for amounts that may prove uncollectible. Dividends and interest and any recoverable tax thereon are recognised when due.

**Resources expended**

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly. Grants and donations are recognised when authorised by the PCC. All other costs, including the Diocesan Common Fund contribution, are recognised when the relevant liability is incurred.

*Costs of generating voluntary income* – the costs of generating voluntary income comprise the costs associated with attracting voluntary income.

*Support costs* – the support costs are detailed in note 8c to the financial statements and are allocated to church activities.

*Governance costs* – governance costs include those costs associated with meeting the constitutional requirements of the PCC.

**Fixed assets**

*Consecrated land and buildings and moveable church furniture*

Consecrated and beneficed property is excluded from the accounts by section 10(2)(C) of the Charities Act 2011. No value is placed on movable church furnishings held at 31 December 2024 by the churchwardens on special trust for the PCC and which require a faculty for disposal, since the PCC considers this to be inalienable property. The value of any such property for whose disposal a faculty might be obtained would be recognised on disposal. All expenditure incurred during the year on consecrated or beneficial buildings, whether on maintenance or improvement, is written off as incurred.

**PCC OF ALL SAINTS' MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 DECEMBER 2024**

*Other land and buildings*

Number 6 Margaret Street is valued at estimated market value when received. Depreciation of the building has not been accounted for since the amount involved was not material.

*Other fixtures, fittings and office equipment*

Equipment used within the church premises is depreciated on a straight line basis over 3 years. Individual items of equipment with a purchase price of less than £1,000 are written off in the period in which the asset is acquired.

*Current assets*

Amounts owing to the PCC at 31 December 2024 in respect of fees, rents or other income are shown as debtors less any provision for amounts that may prove uncollectable. Short-term deposits include cash held on deposit either with the Central Board of Finance or at the bank.

*Stock*

Stock is valued at the lower of cost and net realisable value.

**2. Remuneration**

No remuneration or other material benefits have been paid or are payable from the PCC's funds directly or indirectly to any person connected with the PCC in their capacity as a member of the PCC. One member of the PCC held a tenancy in PCC property.

**3. Connected charities**

There are two charities which are connected with the PCC. The All Saints Church Marylebone Choir and Music Trust has as its objects the support of church music in St. Marylebone and in particular at All Saints. the All Saints Foundation includes among its objects the maintenance and repair of the parish church of All Saints'.

**4. Independent Examiner's remuneration**

The remuneration payable to the independent examiner for examining the accounts is £1,440; the remuneration paid in the year for examining the previous year's accounts was £1,680; in both cases inclusive of VAT.

**5. Capital commitments**

There were no financial commitments at 31 December 2024.

**6. Policy on reserves**

The PCC's policy is to maintain its reserves at as high a level as possible as it may well be faced with unexpected expenses on the important buildings entrusted to its care. It needs to have a reserve to cover any future shortfall of revenue which might be caused by expenses increasing or contributions from donors reducing. The PCC's policy is to invest any surplus fund balances with the CCLA Church of England Deposit Fund. This includes both general funds and funds raised as part of the Restoration Appeal.

**PCC OF ALL SAINTS' MARGARET STREET**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR TO 31 DECEMBER 2024**

**7. Incoming resources**

	Unrestricted Funds £	Restricted £	2024 Total £	2023 Total £
<b>A. Voluntary income</b>				
Planned giving:				
- with Gift Aid	103,680	-	103,680	108,977
- Income tax recoverable	25,791	-	25,791	31,020
- Other	35,489	505	35,994	26,370
- Friends	26,752	-	26,752	23,345
Collections at services	18,838	-	18,838	19,143
Wall safes	4,753	-	4,753	3,853
Sundry donations	17,103	-	17,103	26,932
Grants for the choir and music	-	50,000	50,000	57,800
Other grants	61,831	-	61,831	36,724
Appeals and special collections	2,500	9,629	12,129	11,291
Restoration Appeal	-	3,625	3,625	3,903
Legacies	20,000	-	20,000	-
Walsingham/Parish Retreat	<u>-</u>	<u>9,516</u>	<u>9,516</u>	<u>640</u>
<b>Total</b>	<b>316,737</b>	<b>73,275</b>	<b>390,012</b>	<b>349,998</b>
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
<b>B. Investment income</b>				
Interest	363	-	363	4
Rents receivable	57,906	-	57,906	62,424
Other income from lettings	<u>42,530</u>	<u>-</u>	<u>42,530</u>	<u>25,980</u>
<b>Total</b>	<b>100,799</b>	<b>-</b>	<b>100,799</b>	<b>88,408</b>
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
<b>C. Activities for generating funds</b>				
Shop sales	<u>985</u>	<u>-</u>	<u>985</u>	<u>170</u>
<b>Total</b>	<b>985</b>	<b>-</b>	<b>985</b>	<b>170</b>
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
<b>D. Income from Church Activities</b>				
Parish paper sales	23	-	23	23
Choir fees	17,587	-	17,587	3,948
Other fees	<u>6,805</u>	<u>-</u>	<u>6,805</u>	<u>984</u>
<b>Total</b>	<b>24,415</b>	<b>-</b>	<b>24,415</b>	<b>4,955</b>
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>
<b>Total incoming resources</b>	<b>442,936</b>	<b>73,275</b>	<b>516,211</b>	<b>443,531</b>
	<u>=====</u>	<u>=====</u>	<u>=====</u>	<u>=====</u>

**PCC OF ALL SAINTS' MARGARET STREET**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR TO 31 DECEMBER 2024**

**8. Resources expended**

	Unrestricted Funds £	Restricted £	2024 Total £	2023 Total £
<b>A. Costs of generating voluntary income</b>				
Advertising	4,715	-	4,715	2,428
Fund-raising expenses	<u>2,111</u>	<u>-</u>	<u>2,111</u>	<u>1,298</u>
	<u>6,826</u>	<u>-</u>	<u>6,826</u>	<u>3,726</u>
<b>B. Church activities- mission and charitable giving</b>				
Mission and charitable giving	<u>-</u>	<u>13,224</u>	<u>13,224</u>	<u>12,206</u>
<b>C. Church activities- directly relating to the work of the church</b>				
Diocesan Common Fund contribution	91,300	-	91,300	87,775
Choir and music	58,742	50,000	108,742	101,474
Organ – tuning and repair	6,885	-	6,885	6,400
Altar, sanctuary and flowers	8,749	2,087	10,836	10,619
Clergy expenses	7,704	-	7,704	5,712
Shop cost of sales	730	-	730	675
Parish paper	6,344	-	6,344	5,591
Maintenance, repairs and renewals	80,977	2,410	83,387	75,937
Heat, light and water	9,858	-	9,858	19,102
Insurance	17,202	-	17,202	17,468
Walsingham parish retreat	-	9,515	9,515	5,108
Restoration appeal – costs incurred	-	-	-	7,620
Salaries, wages and staff expenses	96,658	-	96,658	96,340
Office expenses	8,997	-	8,997	10,299
Sundry expenses	3,960	-	3,960	1,015
Bank charges	<u>1,389</u>	<u>-</u>	<u>1,389</u>	<u>1,285</u>
<b>Total</b>	<u>399,495</u>	<u>64,012</u>	<u>463,507</u>	<u>452,420</u>
<b>D. Governance costs</b>				
Independent Examiner's Report fee	<u>1,440</u>	<u>-</u>	<u>1,440</u>	<u>1,440</u>
<b>Total resources expended</b>	<u>407,761</u>	<u>77,236</u>	<u>484,997</u>	<u>469,792</u>



**PCC OF ALL SAINTS' MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2024**

**9. Fixed assets for use by the PCC**

	<b>Freehold Building</b>	<b>Equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Gross book value:</b>			
At 1 January 2024	<b>6,000</b>	<b>12,419</b>	<b>18,419</b>
Cost of equipment bought during year	-	-	-
Cost of equipment scrapped during year	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2024	<b>6,000</b>	<b>12,419</b>	<b>18,419</b>
	<u><u>=====</u></u>	<u><u>=====</u></u>	<u><u>=====</u></u>
<b>Depreciation:</b>			
At 1 January 2024	-	<b>12,418</b>	<b>12,418</b>
Charge for the year	-	-	-
Relating to scrapped equipment	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2024	-	<b>12,418</b>	<b>12,418</b>
	<u><u>=====</u></u>	<u><u>=====</u></u>	<u><u>=====</u></u>
<b>Net book value</b>			
At 1 January 2024	<b>6,000</b>	<b>1</b>	<b>6,001</b>
	<u><u>=====</u></u>	<u><u>=====</u></u>	<u><u>=====</u></u>
At 31 December 2024	<b>6,000</b>	<b>1</b>	<b>6,001</b>
	<u><u>=====</u></u>	<u><u>=====</u></u>	<u><u>=====</u></u>

**10. Debtors**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
HM Revenue & Customs	<b>7,813</b>	25,744
Other debtors	<b><u>16,615</u></b>	<u>16,083</u>
<b>Total</b>	<b>24,428</b>	41,827
	<u><u>=====</u></u>	<u><u>=====</u></u>

**11. Liabilities**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Due within one year:		
Other creditors	<b><u>27,322</u></b>	<u>15,654</u>
<b>Total</b>	<b>27,322</b>	15,654
	<u><u>=====</u></u>	<u><u>=====</u></u>

**PCC OF ALL SAINTS' MARGARET STREET**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR TO 31 DECEMBER 2024**

**12. Unrestricted funds**

	Opening balance £	Movement in 2024 £	Closing balance £
Undesignated:			
General	4,055	35,905	39,960
Shop stock	<u>3,438</u>	<u>( 730)</u>	<u>2,708</u>
	7,493	35,175	42,668
Designated:			
6 Margaret Street	<u>6,000</u>	<u>—</u>	<u>6,000</u>
<b>Total</b>	<u>13,493</u>	<u>35,175</u>	<u>48,688</u>

**13. Restricted funds**

	Opening balance £	Income £	Expenditure £	Closing balance £
Mission	1,523	-	40	1,483
Collections and appeals	10,998	19,650	24,786	5,862
Choir and Music fund	2,132	50,000	50,000	2,132
Live streaming fund	2,774	-	-	2,774
Organ restoration appeal	3,788	-	-	3,788
Vestments, hangings and sundries	473	-	-	473
Restoration appeal	50,599	3,625	-	54,224
Surge protection and AFDD	<u>2,410</u>	<u>—</u>	<u>2,410</u>	<u>—</u>
<b>Total</b>	<u>74,697</u>	<u>73,275</u>	<u>77,236</u>	<u>70,736</u>

**14. Analysis of assets over types of funds**

	Fixed assets £	Net current assets £	Total £
Restricted funds	-	70,736	70,736
Unrestricted funds			
- Designated	6,000	-	6,000
- Undesignated	<u>1</u>	<u>42,667</u>	<u>42,668</u>
<b>Total</b>	<u>6,001</u>	<u>113,403</u>	<u>119,404</u>

**PCC OF ALL SAINTS' MARGARET STREET  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR TO 31 DECEMBER 2024**

**15. Staff costs**

	<b>2024</b>	2023
	<b>£</b>	£
Gross salaries	<b>92,462</b>	92,092
Employer's national insurance contributions	-	-
Pension contributions to defined contribution schemes	<b><u>4,196</u></b>	<u>4,248</u>
<b>Total</b>	<b><u>96,658</u></b>	<u>96,340</u>

The average number of lay staff during the year was 4 (2023: 4).

All lay staff are offered the option of joining NEST which is a workplace pension scheme set up by the Government. The contributions made by the PCC during the year totalled £4,196 (2023: £4,428) and were to a defined contribution scheme.

The gross salaries of £92,462 includes £41,140 paid to the London Diocesan Fund in relation to the stipend, employers national insurance and pension costs of the Assistant Priest together with the City of Westminster council tax payment.

**16. Net incoming resources for the year**

	<b>2024</b>	2023
	<b>£</b>	£
This is stated after charging:		
Independent Examiner's remuneration	<b><u>1,440</u></b>	<u>1,440</u>

**17. Related parties**

No PCC member received remuneration or expenses during the year.

During the year, donations received by the church from PCC members amounted to £23,286 of which £1,870 was given for restricted purposes.