

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST ANDREW BY THE WARDROBE, LONDON

England & Wales · Charity number 1162335

Details

Other names	ST ANDREW BY THE WARDROBE PCC, LONDON
Status	Registered
Legal form	Previously excepted
Registered	2015-06-22
Register	View on the Charity Commission register

Contact

Address	St. Andrews Church St. Andrew's Hill London EC4V 5DE
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Activities

Objects: PROMOTING IN THE ECCLESIASTICAL PARISH THE WHOLE MISSION OF THE CHURCH.

Activities: The PCC has the responsibility of cooperating with the Priest in Charge, in promoting in the ecclesiastical parish of St Andrew by the Wardrobe the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

Classification

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

Geography

- City Of London

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£194,178	£201,948	-	-
2023-12-31	£537,531	£586,060	£481,342	1
2022-12-31	£451,436	£950,047	-	-
2021-12-31	£610,899	£330,390	£1,048,002	1
2020-12-31	£161,994	£126,629	-	-

Trustees

Name	Role	Appointed
The Venerable Luke Jonathan Miller	Chair	2015-07-31
Alexander Edward Rayner		2024-04-24
Hoe Yeong Loke		2025-04-30
Laura Rosalind Li		2024-04-24
Martin Woods		2017-04-24
Robin Davies		2019-04-25
THOMAS ORMOND		2017-04-24

Accounts



St Andrew by the Wardrobe

and

St Martin Ludgate



**ST ANDREW BY THE
WARDROBE
WITH ST ANN BLACKFRIARS AND ST
MARTIN LUDGATE
ST ANDREWS HILL &
QUEEN VICTORIA STREET
EC4V 5DE**

**ANNUAL REPORT FOR THE
YEAR ENDING
DECEMBER 2024**

Registered Charity Number 1162335

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ADMINISTRATIVE INFORMATION - 2024

Rector and Archdeacon of London:	The Ven Luke Miller
Churchwardens:	Martin Woods Tom Ormond
Bookkeeper:	Kevin Ogilvie
Treasurer:	Robin Davies
Parish Administrator:	Alexandra Clark
Parish Clerk (St Ann's):	Jennifer Maclean
Deanery Synod Representative:	Martin Woods
Parochial Church Council Members:	David Wheeler Robin Davies Ex-officio - Clergy, Churchwardens and Deanery Synod Representative
Electoral Roll Officer:	Martin Woods
Sidespeople:	Tom Ormond David Wheeler Martin Woods Robin Davies Laura Li Alexander Rayner
Safeguarding Officer:	Tom Ormond
Bankers:	CAF Bank Ltd
Independent Examiner:	Andrew Hedger FCA Sevenoaks, Kent

AGENDA FOR THE ANNUAL PAROCHIAL CHURCH MEETING

Held at St Andrew by the Wardrobe on 30 April 2025 at 6pm

ANNUAL MEETING OR PARISHIONERS

1. Welcome and Opening Prayer
2. Apologies for absence
3. Minutes of the previous meeting
4. Election of Churchwardens
5. Close of meeting

ANNUAL PAROCHIAL CHURCH MEETING

1. Apologies for absence
2. Minutes of the previous meeting
3. Matters arising from Minutes of last meeting
4. Reports
 - a. Rector's Report
 - b. Electoral Roll
 - c. Safeguarding Report
 - d. Deanery Synod Report
 - e. Administrator's Report
 - f. Treasurer's Report
 - g. Finance Report and Accounts
5. Elections and Appointments
 - a. Election of PCC Members
 - b. Appointment of Independent Examiner
6. Any Other Business
7. Closing Prayer

Please Note: The Annual Parochial Church Meeting will be followed by the first meeting of the newly elected Parochial Church Council.

Present: Father Luke Miller (LM), Rector and Chair.

PCC: Robin Davies (RD); Tom Ormond (TO); Martin Woods (MW); David Wheeler (DW)

Electoral Roll: Michael Hudson (MH); Laura Li (LL); Alex Rayner (AR); Peter Livock (PL)

In Attendance: Alexandra Clark (AC)

ANNUAL MEETING OF PARISHIONERS

1. Opening Prayer

Fr Luke opened all the meetings in prayer.

2. Apologies for absence

Jennifer Maclean (electoral roll) sent her apologies.

3. Minutes of the previous meeting

The minutes were read out by the Rector, accepted, and the vestry minute book was duly signed.

4. Election of Churchwardens

LM asked the meeting to enable candidates who have served six terms to stand again. LM as Chair proposed the motion and MH seconded. All were in favour with no abstentions. Tom Ormond and Martin Woods had been nominated and were duly re-elected unopposed. LM gave thanks to them both for all of the work they do for the parish.

5. Close of meeting

There being no other business, the meeting closed.

ANNUAL PAROCHIAL CHURCH MEETING

LM noted that whilst anyone may be present for this meeting; to vote they must have a parochial electoral roll.

1. Apologies for absence:

Jennifer Maclean gave her apologies.

2. Minutes of the previous meeting

The minutes were reviewed by the PCC after the last APCM. There were no further comments so the minutes were accepted and duly signed.

3. Matters Arising.

None.

4. Reports

4.1 Rector's Report

The Rector's report was noted. LM thanked everyone for their work and support over the last year in particular the volunteers and administrator.

4.2 Electoral Roll

The Electoral Roll Report was noted.

4.3 Safeguarding Report

The Safeguarding Report was noted. LM noted that safeguarding is crucial for the church, and we are under particular scrutiny due to his role in the National Church.

4.4 Fabric Report

The Fabric Report was noted. RD asked if all of the snagging had been completed at St Andrew's. LM reported that its not quite done but site meetings and work is going on. TO asked about the project retention budget, LM said that we still have this, and it won't be released until 1 year after the snagging has been completed. The retention amount is 5%.

4.5 Deanery Synod Report

The Deanery Synod Report was noted. MW noted that it was quite a long report, and he was happy to answer any questions. There were no questions. MW reported that he has been re-elected to the Standing Committee which he has served on for 30 years.

4.6 Administrator's Report

The Administrator's Report was noted. LM reported that the parish office won't move back into St Andrew's and will be permanently located at St Martin's. RD asked about the office at St Andrew's and LM reported that this is a shared space with the Coptic Church although they do not appear to be using it.

4.7 Treasurer's Report

The Treasurer's Report was noted. RD reported that the figures are still overshadowed by the renovations which is impacting on the figures. LM noted that the figures in the report do not include the income we will receive from the Coptic Church. MW hopes that when St Ann's Vestry Hall is let again it will produce another stream of income. AC reported that it had been discovered that The Heritage Alliance had not paid their rent for the office at St Martin's for the last year. This has been resolved and will show in the 2024 figures. TO asked if the Coptic Church were paying their rent and AC confirmed that there had been no issues with this. LL asked if the telecom mast income at St Martin's was stable as she thought there was talk of it being reduced. LM said that at the moment it is stable as we are still in contract, however we must be prepared for it to drop when the contract is renewed.

4.8 Finance Report and Accounts

It was noted that the annual accounts were presented to and agreed by the PCC at a meeting on 12 March 2024 and have since been approved by the Independent Examiner. RD proposed that the accounts are accepted and DW seconded this. All were in favour with no abstentions.

5. Elections and Appointments

5.1 Election of PCC Members

LM suggested that the PCC Members and other roles be voted in en-bloc. All were in agreement. TO proposed that Alex Rayner become a PCC member, and this was seconded by MW. LM asked if there was anyone else who would like to be on the PCC and Laura Li offered. This was proposed by DW and seconded by PL. Robin Davies, Tom Ormond, Martin Woods and David Wheeler remain as members of the PCC. LM thanked everyone for taking on their respective roles.

5.2 Appointment of Independent Examiner

RD proposed that Andrew Hedger (AH) be re-appointed as Independent Examiner and noted his thanks to Andrew, Kevin Ogilive and anyone else who is involved in the day to day accounts. MH queried if it should be the Treasurer who proposed the Independent Examiner. TO proposed that AH be re-appointed and this was seconded by MW. All were in agreement with no abstentions.

6. Any Other Business

TO said that as Churchwarden he would like to extend thanks to LM and all present concurred. TO also extended thanks to AC for the work in the parish office. And finally, he gave thanks to MW for all that he does as a Church Warden and behind the scenes.

7. Closing Prayer

Fr Luke said that the prayer would be said after the PCC meeting and closed the APCM meeting.

Worship, devotion and catechesis

We are above all things called to be a community responding in worship to the Love which God has shown us in His Son. During 2024 we sought to increase the number of weekday Masses from two to three a month, every other week at S Martin Ludgate on a Monday, and once a month on Wednesday at S Andrew by the Wardrobe. Inevitably it took time for the diary to allow the regularity on which building a congregation depends, but this is now beginning to settle in. Each weekday morning somewhere between 0715 and 0745 I say Mattins in one of the churches. The major events, the Patronal Festivals at both S Martin Ludgate on 13 May (The Subvention of S Martin) at S Andrew by the Wardrobe in November; S Ann's Day at the Church Entry; the Ward and Parish Carols, were augmented by the offer of walk-in confessions at S Martin Ludgate during Lent. We also hosted services for visiting organizations, as when we welcomed the Guild of the Servants of the Sanctuary for their Festival Mass in June and the congregation of S Magnus Martyr one Sunday when a crane was oversailing their church. The programme of Advanced Sunday School included Dr Susan Skedd on the history of the people of the parish and a talk by me on the theology of the eucharist expressed in silver communion vessels.

There has been a very full round of Livery services in the year for the Apothecaries, Blacksmiths, and Farriers, who have made S Andrew by the Wardrobe "their church" since moving into Apothecaries Hall. We continue warm relations with the Spectacle Makers and Upholders who, as ever, joined the carol service and participated in events through the year. There were a number of carol services, and the Midnight Mass at S Martin Ludgate was once again standing room only.

Fr Andrew Crosbie preached at the Patronal Festival at S Andrew's in November. He and other brother priests have supported me in celebrating the masses when I have been unavailable, and I am hugely grateful. Our participation as a parish in the City Catholics network has been helpful to us, and many from here have been to the "Wednesday Specials" at S Andrew Holborn where Bishop Jonathan gathers people from across the parishes which like us look to him for Episcopal Care. As a parish which maintains the historic view that the priesthood was instituted by Our Lord to the Apostles, all of whom were men, and that this having been the universal practice of the church catholic, it is not for the Church of England to alter, we nevertheless seek to work closely with all our sisters and brothers. We were therefore delighted when the Bishop of London attended the Fuellers' installation to preside at Evensong for us.

Ward Church

As Ward Church we maintain close relations with the Ward Club and the Members. Thanks to the knowledge of Churchwarden Martin Woods, work with the Ward on the future of the Castle Baynard Education Foundation was properly directed, and following the Ward Club AGM 2024, our offer to host the 2025 AGM was accepted. I continue as an ex-officio member of the Ward Club Committee and trustee of the Educational Foundation and the Alderman Samuel Wilson Fund.

Partnerships

It will be clear from what I have written that our key partnerships with the Coptic Orthodox Church, the Heritage Alliance and the Chinese Church are all going well. The instigation of regular meetings between myself, the churchwardens and His Eminence Archbishop Angaelos have helped us make sure that the church sharing arrangement at S Andrew by the Wardrobe is going smoothly. Similarly, Alex has been working to establish good communications with the Coptic Church Office.

Building Matters

Having been able to come back into S Andrew by the Wardrobe definitively at the beginning of the year, we have been pleased that the refurbishment works have provided us with a warm, welcoming and functioning church. The kitchen has been well used both by us and our Coptic partners, and the ability of Mr Churchwarden Ormond to produce canapes and drinks in profusion is becoming legend. We have become quite a destination for groups looking at the green heating system, hosting visits from the west country, Norway and as far afield as Southwark. This was why the Fuellers Company came to us for their Master's Installation service including a panel discussion on environmental issues. We continued to pressurise the main contractor to finish off a few small but annoying snagging matters and have still to resolve a recurrent fault on the fire alarm system which is overall too sensitive for the church despite clear instructions that we use incense in worship.

We began to consider what will be a major project at S Martin Ludgate and meanwhile began the renewal of the licence arrangements with the Chinese Church at S Martin Ludgate, concluded just into the new year (2025). Works to provide better internet connexion and more reliable heating in the gallery offices for our tenants, The Heritage Alliance were complex and took time, and thanks are due to Parish Administrator Alex Clark for all she did in that as in so much else.

Our long-standing tenants at S Ann's Vestry Hall, the Ancient Monuments Society, terminated their lease, and we entered into a negotiation for terminal dilapidations which was settled amicably after thorough work by the dilapidations surveyor.

Safeguarding

The PCC undertook joint safeguarding training at its meeting in July, and considers safeguarding at every meeting. I am grateful to Tom Ormond for his work as Parish Safeguarding Officer. We have ensured that our partners have taken account of safeguarding in their churches, and done simple but important things like putting up notices in the church toilets so that those who come to us know they can find help if they need it, and any who may come with ill intent know that we are building a culture in which all are taking safeguarding seriously and seeking to keep everyone safe, a place where we will look out for signs of abuse and act on concerns.

Looking Forward

With the completion of the works at S Andrew by the Wardrobe and the establishment of the church sharing agreement we are now ready to move forward in two ways. It is clear that a building project similar to in scope and slightly more costly is needed at S Martin Ludgate, (and we shall need to effect the repairs at the Vestry Hall). But this is to an end, and that is the growth of the Kingdom of God through the work of the church. By increasing the offering of worship and seeking more regularity we started to see the congregation grow a little. Advanced Sunday School and other devotional opportunities added to this. Our challenge now is to build on these beginnings to more intentional mission, ensuring that the visioning and sharing of our life and work which will be needed to raise funds for the building works will enhance our proclamation of the Gospel and our evangelization.

Thank you

None of this would be possible without the huge hard work of Alex in the office, the churchwardens, PCC members and all those who volunteer time effort and prayer to the life and work of our churches. I am hugely grateful. We have much that we have achieved, and much to do, in God's grace in the coming year.

From the London Diocesan Fund

The following note has been circulated by the London Diocesan Fund, the charity which gives corporate identity to the Diocese of London and of which as Archdeacon of London I am a trustee.

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

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

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

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

The Ven Luke Miller
Rector

REPORT ON THE ELECTORAL ROLL

As required under the Church Rules of Representation, whereby an Electoral Roll has to be completely renewed every sixth year, with 2025 being the year for such implementation, this has duly been completed, with all of those names entered on the previous Roll having now been deleted and the new Roll having now been updated, it contains only the names of those who, within the Rules, maintain a valid entitlement for their enrolment. Those names entered on the renewed Electoral Roll currently number thirteen, there being two who reside in the Parish.

Martin C Woods
Electoral Roll Officer

SAFEGUARDING REPORT

I was reappointed the Safeguarding Officer for St Andrew by the Wardrobe and St Martin Ludgate.

There have been no issues to report during the year at either Church. This has been documented at all PCC meetings where it remains a PCC agenda point.

The Parish Administrator, Clergy and Parish Safeguarding Officer have completed their necessary safeguarding training. Members of the PCC continue to do training as recommended. There was an "in person" meeting for members of the PCC to complete the basic safeguarding training together and the Diocese has offered other "in person" sessions to assist those unable to complete online.

The parish continues to use the Diocese Safeguarding Dashboard to monitor and record its safeguarding position. This is updated by the Safeguarding Officer and the Administrator as necessary. Good progress has been made and it has produced a Safeguarding Summary and Action Plan.

Details of the Safeguarding officer and policy are displayed on the notice boards of both churches as well as being accessible via the Websites home page.

Tom Ormond
Safeguarding Officer

REPORT ON THE PROCEEDINGS OF THE CITY DEANERY SYNOD

Throughout the year, the Synod met on three occasions. As has now been customary for many years, the Lord Mayor, Alderman Michael Mainelli, accompanied by the Lady Mayoress and the Mansion House Team, attended the first meeting which took place in February at the Hall of St Botolph's Bishopsgate.

Based on the Lord Mayor's theme for his year in office, "Connect to Prosper", the main topic was a presentation relating to Artificial Intelligence and the City: an Ethical Christian Perspective. The Area Dean introduced the Rev'd Dr Malcolm Brown who is the Director of Mission and Public Affairs for the Church of England, who identified three areas of anxiety related to the use of Artificial Intelligence. These were that it was moving at a pace, that it does things we cannot - in that it had immense capacity to develop, and that it tests the robustness of our anthropology. Dr Brown proceeded in offering a very interesting, detailed and complex analysis of these elements.

The Lay Vice-Chairman, Rory Anderson, presented the Lord Mayor with a King James Bible, to which he responded in thanking the Synod, and also outlined the early development of Artificial Intelligence and the concept of ethics, and in support of future participation, he looked forward to its further exploration within gatherings across the City.

Following the departure of the Mayoral Party, members of the Synod were provided with an opportunity to raise questions with Dr Brown, and the meeting expanded into an open discussion relating to the potential benefits, pitfalls and various matters concerning Artificial Intelligence.

A concern was highlighted regarding the genuineness or pretence of asylum seekers claiming conversion to Christianity, but Dr Brown responded that Baptism is offered to all that appear sincere, and that conversion is not seen as part of an asylum claim.

The meeting concluded in expressing thanks and good wishes to the Area Dean, The Rev'd Katherine Hedderley, for her past leadership, as this was her final attendance before moving on to be the Archdeacon of Charing Cross.

The second meeting, in June, was held following Choral Evensong at the Temple Church. It was a short meeting primarily to give thanks to Rory Anderson, who as Lay Vice-Chairman, had decided to step down after many years in office. Lay members of the Synod were pleased to unanimously elect Alex Rayner to succeed him, and Alex offered his thanks to everyone for their support. At the invitation of the Master of the Temple, a party followed in his garden, shared jointly by all members of both the City and Westminster (St Margaret's) Deaneries.

At the third meeting, held at St Andrew-by-the-Wardrobe, the main topic was focused on the Ecumenical Use of the City Churches. The initial presentation was offered by Sarah Alder providing details of the Taize Service held regularly at All Hallows-by-the-Tower. This was followed by The Rev'd Canon Jack Noble describing the partnership shared between St Giles, Cripplegate, St Joseph's R.C. Church, Wesley's Chapel and Jewin Welsh Church, all located within a very close proximity to each other. Assistant Pastor, Sebastian Matzer, from St Anne's Lutheran Church, described the variance in the styles of services and of the gathered community who worship together at St Mary-at-Hill. Finally, Fr David Ramzy from the Coptic Orthodox Church, known here as "The Sanctuary", provided an insight into the broad elements of their ministry, and their shared use of the facilities at St Andrew-by-the-Wardrobe.

An opportunity was provided for members to gain an understanding of the legal implications and necessity for the applying and obtaining of a Licence under Faculty, granted by the Chancellor, for such arrangements, which included any proposed structural changes to the fabric and the importation of additional fittings, all of which required DAC agreement before proceeding.

Finally, the Treasurer, Graham Mundy, presented the Annual Accounts, which demonstrated that the Deanery Synod continues to remain financially healthy.

Meetings of the Deanery Synod have continued to remain reasonably well attended, although there has been a noticeable decrease in numbers due to an unusual development whereby some churches have decided to formulate their own Synod, independent to that of the Deanery. However, as described above, all the meetings have been vibrant and informative, and the Deanery Synod continues to remain in good heart.

Martin C Woods
Deanery Synod Representative

ADMINISTRATOR'S REPORT

2024 was another year with lots going on. At St Andrew by the Wardrobe, Edyta and I continue to work together to make the day to day running of the partnership as smooth as possible. We have implemented a manual process for co-ordinating the two calendars, and whilst it works, the process could potentially be improved.

At St Martin Ludgate, it was decided early in 2024 that I would continue to be based at St Martin's instead of moving the office back to St Andrew's. This works well as it means that both churches will be open 5 days a week; I am at St Martin's 3 days with the other 2 days covered by the Church Watchers. St Andrew's has the Coptic Stewards 4 days a week with the other day covered by the Church Watchers. I have received numerous comments from visitors that they'd never been into St Martin's before as it had been shut, and they were pleased to see it open. I have continued to develop the relationship with The Heritage Alliance, and I feel that my presence in the church makes this process a lot easier and smoother. I continued to wrestle with the internet issue and after a couple of setbacks, the installation of fibre broadband was scheduled for early 2025.

I have also continued to build my relationship with the archdeaconry team and the PCC. I feel that this has also helped me grow in confidence in my role and I look forward to this continuing and developing more over the coming year.

Going forward into 2025, as a precursor to a larger renovation project, my office will be refurbished and be made more fit for purpose. I will be heavily involved in both projects, and I am looking forward to this.

My thanks as always go to the Rector, Churchwardens and PCC for their help and advice whenever I've needed it and their support throughout the year. 2024 was extremely challenging for me on a personal level and I was away from the office for quite a bit of the last quarter. The support that I received from them during this period was very much appreciated and made a huge difference. I look forward to working with them over the next 12 months.

Alexandra Clark
Parish Administrator

TREASURER'S REPORT

The refurbishment of St. Andrews's church was completed in 2023. There were some small further costs and a VAT refund in 2024. The net deficit in 2023 for the two parishes was £48529, which was reduced to £7771 for 2024. The situation of the two churches in the parish can be summarized as follows:

		<u>St Andrews</u>	<u>St. Martins</u>
Total income	£194178	62412	131766
Total expend	<u>201948</u>	<u>116839</u>	<u>85109</u>
Net surplus/(deficit)	(7771)	(54427)	46657
Plus: Rise in value of investments:	<u>4883</u>		
Total for year	(2888)		
Balance b/forward	<u>481342</u>		
<u>Net assets</u>	<u>478454</u>		

This is held as to:

General investments	219285
Shares in Clean for Good	<u>1</u>
	219286
Net balances at bank & debtors	<u>259168</u>
	<u>478454</u>

Of this £376327 is in restricted or designated funds and £102127 unrestricted. The Clean for Good shares were written down to £1 in 2022 but a dividend was declared which the church waived to help the staff in line with the purpose of the original investment.

Breakdown of income

St. Andrews

Incoming resources from donors (Note 2*)

Recurring grant £5134

Burial ground grant £2732

Both these grants are from diocesan bodies.

Collections & other income £4081

Total (2023 £12521) £11947

Donations for church refurbishment programme

and VAT recovered (Note 3) £13736 (2023 £407976)

Incoming resources from operating activities (note 4)

Church hire £6869

Church rent £15625

(Coptic Church)

Parish rates £9648

Total (2023 £30664) £32142

Interest and dividends £4587 36729

Total St Andrews income

(2023 £454906) £62412

St. Martins (note 6)

Radio mast £45260

Burial Ground grant £2949

Church hire £78175

(incl.arrears)

Collections and other income £5382

Total St. Martin's income (2023 £82625)	<u>£131766</u>
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<u>Total of all income</u> (2023 £537531)	<u>£194178</u>
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Breakdown of expenditure

St. Andrews

Resources expended relating to the work of the church (note 5)

Common Fund	£40575
Administration Costs	£25019
Church maintenance etc.	<u>£27563</u>
Total	£93157
Fundraising costs	£1497
Church refurbishment programme	<u>£22185</u>
Total (2023 £506976)	£116839

St. Martin's (note 6)

Common Fund	£40575
Church maintenance	<u>£44534</u>
Total (2023 £79184)	<u>£85109</u>
<u>Total of all expenditure</u> *2023 £586060)	£201948

*n.b. For Note descriptions, please see Annual Accounts Section

Robin Davies
Treasurer

ACCOUNTS FOR 2024

ST ANDREW-BY-THE-WARDROBE



with St Ann Blackfriars
and St Martin Ludgate

REPORT AND ACCOUNTS

31 DECEMBER 2024

Parish: St Andrew-by-the-
Wardrobe Queen Victoria
Street EC4V SDE

Rector: The Ven Luke Miller
St Andrews Hill EC4V SOE

Bankers: CAF Bank
25 King's Hill Ave King's Hill West Malling Kent ME19 4JQ

Fund manager CCLA Investment Management Ltd
One Angel Lane London EC4R 3AB

Council Members: The Ven Luke Miller (Chairman)
David Wheeler LVO
Tom Ormond (Lay Vice
Chair) Martin Woods
The Rev'd Prebendary Jonathan Osborne (Resigned
March 2024) Robin Davies
Laura Li (Appointed April 2024)
Alexander Rayner (Appointed April 2024)

REPORT OF THE PAROCHIAL CHURCH COUNCIL

31 DECEMBER 2024

The Parochial Church Council ('PCC') presents the annual report and accounts for the year ended 31 December 2024.

Responsibilities of the PCC

The PCC is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Parish as at the end of the financial year and of its income and expenditure for that period. In preparing those accounts, the PCC is required to select appropriate accounting policies, make judgements and estimates that are reasonable and prudent and state whether all accounting standards which they consider to be applicable have been followed. The PCC is also required to use a going concern basis in preparing the accounts unless this is inappropriate.

The PCC has the responsibility for ensuring that there are proper accounting records kept, and for taking such steps as are reasonably open to safeguard the assets of the Parish and to prevent and detect fraud and other irregularities.

Principal activity and review:

The PCC has the responsibility of cooperating with the Rector in promoting in the ecclesiastical parish of St Andrew by the Wardrobe the whole mission of the Church, pastoral, evangelistic, social and ecumenical. During 2024 the PCC believes it has met these objectives and will be maintained in the future.

Major risks:

The PCC believes that it has identified and reviewed all major risks that might affect the mission and has sufficient systems and procedures in place to mitigate those risks. In particular the PCC believes that the level of reserves held are sufficient and reasonable to maintain the mission.

Reserves Policy:

One year's income for the whole parish in the sum of £150,000 plus £30,000 (total £180,000) to take into account further capital works outside the church. Funds beyond this level will be designated to the capital project.

Investment Policy:

The PCC subcontracts the management of its funds to CCLA Investment Management Ltd. It is satisfied with the performance achieved during the year. The PCC is committed to review performance on a regular basis.

Trustee Remuneration

No members of the PCC receive any remuneration. Reasonable Clergy expenses are met. Other than this there were no related party transactions.

Financial Result:

The PCC made a loss of total income over expenditure on the General Fund of £2,888 due to the Refurbishment Project Expenditure. The Balance Sheet at 31st December 2024 showed total net assets of £478,454.

Council:

The members of the PCC during the year were as shown on the previous page.

All members of the PCC are either ex officio or are elected at the Annual Parochial Church Meeting in accordance with the Church Representation Rules. The Parish has adopted a policy of waiving the term limits that any person having served six years continuously.

Approved by the PCC on 25th March 2025 and signed on its behalf by:

The Ven Luke Miller
Rector



Report of the Independent Examiner to the PCC members of the Parish of St Andrew-by-the-Wardrobe

I report to the PCC members of the Parish of St Andrews-by-the-Wardrobe on my examination of the accounts for the year ended 31st December 2024.

Responsibilities and basis of report

The charity's trustees are responsible for the preparation of the accounts.

The charity trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to: i) examine the accounts under section 145 of the Charities Act, ii) to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and iii) to state whether particular matters have come to my attention

Basis of independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

the accounting records were not kept in accordance with section 130 of the Charities Act; or the accounts did not accord with the accounting records; or the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

A handwritten signature in black ink, appearing to be 'A Hedger', with a long horizontal line extending to the right.

Name: Andrew Hedger FCA

Address: Hildenborough,

Kent Date: 25th March 2025

NOTES	Yearta 31 December 2024				Yearta 31 December 2023	
	Designated Endowment			Unrestricted	Total	Total
	Restricted	Funds	Funds			
	£	£	£	£	£	£
Incoming resources						
2 Incoming resources from donors				11,947	11,947	12,521
3 Refurbishment Project Income	13,736				13,736	407,976
6 St Martin Ludgate				131,766	131,766	82,625
4 Incoming resources from operating activities				32,142	32,142	30,664
4 Income from investments				4,587	4,587	3,745
Total incoming resources	13,736			180,441	194,178	537,531
Resources expended						
Raising Funds				(1,497)	(1,497)	(1,516)
5 Expenditure on charitable activities		(3,331)		(89,826)	(93,157)	(75,325)
6 St Martin Ludgate				(85,109)	(85,109)	(79,084)
Refurbishment Project Expenditure	(22,185)				(22,185)	(430,135)
Other Expenditure						
Total resources expended	(22,185)	(3,331)		(176,432)	(201,948)	(586,060)
Net incoming (outgoing) resources	(8,449)	(3,331)		4,009	(7,771)	(48,529)
Transfers						
Gross transfers between funds - in						
Gross transfers between funds - out						
Other recognised gains / losses						
Valuation adjustments			3,062	1,821	4,883	18,289
Net movement in funds	(8,449)	(3,331)	3,062	5,830	(2,888)	(30,240)
BALANCES BROUGHT FORWARD	(23,296)	340	133,801	370,497	481,342	511,582
BALANCES CARRIED FORWARD	(31,745)	(2,991)	136,863	376,327	478,454	481,342

NOTES	31 December 2024		31 December 2023	
	£	£	£	£
INVESTMENT ASSETS				
COIF investment fund	82,422		80,600	
8 North Vestry Trust	136,863		133,801	
7 Investment in Clean For Good	<u>1</u>		<u>1</u>	
Total Investment Assets		219,286		214,402
CURRENT ASSETS				
Accounts Recievable	7,140		12,305	
Cash at bank	251,462		265,426	
Cash in Hand	<u>1,228</u>		<u>1,191.00</u>	
	259,830		278,922	
CREDITORS: amounts falling due within one year:				
	<u>662</u>		<u>11,982</u>	
	662		11,982	
NET CURRENT ASSETS		259,168		266,940
TOTAL ASSETS LESS CURRENT LIABILITES		478,454		481,342
ANALYSIS OF FUNDS				
Restricted Funds	(31,745)		(23,296)	
Designated	{2,991}		340	
Endowment Funds	136,863		133,801	
General Fund	<u>376,327</u>		<u>370,497</u>	
	478,454		481,342	

The accounts were approved by the Council and signed on its behalf by:-

The Ven Luke Miller 25th
March 2025



1 ACCOUNTING POLICIES

The principal accounting policies that have been adopted in the preparation of these accounts are given below.

Basis of preparation of accounts

The accounts are prepared on the historical cost basis modified by the inclusion of investment assets at their market valuations at the balance sheet date. The accounts have been prepared in accordance with the Church Accounting Regulations 1997 as amended by the Church Accounting (Amendment) Regulations 2001 together with applicable accounting standards and the Charities SORP 2005.

Funds

All funds are available for application on the general purposes of the Parochial Church Council ('Council') unless they are designated as endowment funds which cannot be spent. Certain funds have been restricted by the Council for particular use and the balances on these are identified separately.

Incoming resources

Incoming resources from donors is recognised when received, and planned giving is recognised only when received; the applicable income tax recoverable is recognised when the claim is quantified and submitted. Grants are recognised when agreed by the grantor. Income from the use of church premises is recognised when agreed and paid by the occupier. A voluntary church rate is levied on certain property in the parish and the income is recognised when received. Income from investments is recognised when due and receivable.

Investments

Realised gains and losses on investments are recognised when investments are sold; unrealised gains or losses are included when the investment assets are revalued at the balance sheet date.

Resources expended

All resources expended are recognised when paid, and significant items of expenditure due but not paid are accrued at the balance sheet date.

Current assets

Amounts receivable but not paid at the balance sheet date are included in current assets as debtors less any provision applicable.

Reserves

One year's income for the whole parish in the sum of £150,000 plus £30,000 (total £180,000) to take into account further capital works outside the church. Funds beyond this level will be designated to the capital project.

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2024

(continued)

1 ACCOUNTING POLICIES**(continued) Fixed assets**

Consecrated and beneficed property of any kind is excluded from the accounts. Moveable church furnishings are accounted as inalienable property and stated at nil amount. All expenditure incurred on such property is treated as resources expended so is written off.

Equipment used within the church premises is written *off* when acquired, unless of a material amount in which case it is capitalised in fixed assets and depreciated over its useful life.

2 INCOMING RESOURCES FROM DONORS

	Yearta 31 December 2024 £	Year to 31 December 2023 £
Loose Collections	1,156	844
Donations and Alms Boxes	1,725	1,762
Recurring Grants	5,134	7,315
Burial Ground Grant	2,732	2,600
Legacies and Other Grants	1,200	
	<u>11,947</u>	<u>12,521</u>

3 REFURBISHMENT PROJECT INCOME

	Year to 31 December 2024 £	Yearta 31December 2023 £
Project Donations Phase 2	10,000	353,012
DCSM VAT Recovery	3,736	54,964
	<u>13,736</u>	<u>407,976</u>

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2024 (continued)

4 INCOMING RESOURCES FROM OPERATING ACTIVITIES

	Year to 31 December 2024	Year to 31 December 2023
	£	£
Church Hire	6,869	8,807
Church Hall Lettings		
London Coptic Church	15,625	1,868
Parish Rates	9,648	19,989
Interest & Dividends	4,587	3,745
	<u>36,729</u>	<u>34,409</u>

5 RESOURCES EXPENDED RELATING TO THE WORK OF THE CHURCH

	Year to 31 December 2024	Year to 31 December 2023
	£	£
Diocesan contribution	40,575	39,000
Administration costs	25,019	19,847
Sanctuary supplies	546	846
Services costs - music	620	1,404
Building maintenance	1,985	4,122
Cleaning	42	4
Miscellaneous	3,364	6,267
Light and Heat	1,366	1,689
Telephone, Internet, Website & Office	900	1,546
Examination Fees	600	600
Hall Expenses	<u>18,139</u>	<u></u>
	<u>93,157</u>	<u>75,325</u>

6 ST MARTIN LUDGATE

By means of a Pastoral Scheme dated 14th May 2019, St Martin Ludgate ceased to be a Guild and was placed in the parish of St Andrew by the Wardrobe as a Chapel of Ease. Its income and chattels became the possession of the PCC of the new parish thus formed on the date the Scheme came into effect.

INCOMING RESOURCES FROM ST MARTINS

31 Dec

Church Hire and Investment Income
Collections and Alms boxes
Radio Mast
Burial Ground Grant

—
=

EXPENDITURE RELATING TO ST MARTINS

Maintenance and Utilities
Common Fund

—
=

- 7 On 27 February 2017 The PCC acquired 25,000 B Shares of £1 fully paid in Clean For Good Ltd. It had previously acquired one ordinary share of £1 fully paid on 21 September 2016.

Clean for Good is a professional cleaning company whose aim is to improve the wages and work of City cleaners by:

- being a fully accredited Living Wage Employer ;
- investing in training staff and developing their skills;
- ensuring none of its staff has a zero-hours contract.

During 2022 it was decided to write down the value of the B shareholding to zero, although the

- 8 The PCC of St Martin Ludgate was the managing trustee for a trust that arose from the sale of The income is for 'furthering the religious and other charitable work of the church of England. In November 2020 the PCC passed a resolution to transfer the Trust into the name of St Andrew

Accounts



St Andrew by the Wardrobe

and

St Martin Ludgate

**ST ANDREW BY THE WARDROBE
WITH ST ANN BLACKFRIARS AND ST MARTIN LUDGATE
ST ANDREWS HILL &
QUEEN VICTORIA STREET
EC4V 5DE**

**ANNUAL REPORT FOR THE YEAR ENDING
DECEMBER 2023**

Registered Charity Number 1162335

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ADMINISTRATIVE INFORMATION - 2023

Rector and Archdeacon of London:	The Ven Luke Miller
NSM Curate:	The Rev'd Prebendary Jonathan Osborne
Churchwardens:	Martin Woods Tom Ormond
Bookkeeper:	Kevin Ogilvie
Treasurer:	Robin Davies
Parish Administrator:	Alexandra Clark
Parish Clerk (St Ann's):	Jennifer Maclean
Deanery Synod Representative:	Martin Woods
Parochial Church Council Members:	David Wheeler Robin Davies Ex-officio - Clergy, Churchwardens and Deanery Synod Representative
Electoral Roll Officer:	Martin Woods
Sidespeople:	Tom Ormond David Wheeler Martin Woods Robin Davies
Safeguarding Officer:	Tom Ormond
Bankers:	CAF Bank Ltd
Independent Examiner:	Andrew Hedger FCA Sevenoaks, Kent

AGENDA FOR THE ANNUAL PAROCHIAL CHURCH MEETING

St Andrew by the Wardrobe and St Martin Ludgate on 24th April 2024 at 6pm

ANNUAL MEETING OF PARISHIONERS

1. Welcome and Opening Prayer
2. Apologies for absence:
3. Minutes of the previous meeting
4. Election of Churchwardens
5. Close of meeting

ANNUAL PAROCHIAL CHURCH MEETING

1. Apologies for absence
2. Minutes of the previous meeting
3. Matters Arising from Minutes of last meeting
4. Reports
 - a. Rector's Report
 - b. Electoral Roll
 - c. Safeguarding Report
 - d. Fabric Report
 - e. Deanery Synod Report
 - f. Administrator's Report
 - g. Treasurer's Report
 - h. Finance Report and Accounts
5. Elections and Appointments
 - a. Election of PCC Members
 - b. Appointment of Independent Examiner
6. Any Other Business
7. Closing Prayer

Please note: The Annual Parochial Church Meeting will be followed by the first meeting of the newly elected Parochial Church Council.

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING 2023

St Martin Ludgate 26 April 2023

Present: Father Luke Miller (LM), Rector and Chair; Robin Davies (RD); Tom Ormond (TO); Martin Woods (MW); David Wheeler (DW)

In Attendance: Alexandra Clark (AC)

ANNUAL MEETING OF PARISHIONERS

1. Opening Prayer

Fr Luke opened all the meetings in prayer.

2. Apologies for absence

The Revd Preb Jonathan Osborne (JO). JO also sent a broader apology for his absence throughout the last year.

3. Minutes of the previous meeting

The minutes were read out by the Rector, accepted, and the vestry minute book was duly signed.

4. Election of Churchwardens

Tom Ormond and Martin Woods had been nominated and were duly re-elected.

5. Close of meeting

There being no other business, the meeting closed.

ANNUAL PAROCHIAL CHURCH MEETING

1. Apologies for absence:

The Revd Preb Jonathan Osborne

2. Minutes of the previous meeting

The minutes were accepted and duly signed.

3. Matters Arising.

None.

4. Reports

1.4.1 Rector's Report

The Rector's report was noted. LM thanked everyone for their work and support over the last year.

1.4.2 Electoral Roll

The Electoral Roll Report was noted.

1.4.3 Safeguarding Report

The Safeguarding Report was noted.

1.4.4 Fabric Report

The Fabric Report was noted. DW asked if once the SAbtW project had completed, whether there were any plans to update SML. LM said that it would need to be decided how much work was required and how far to go with it, whilst noting that it would not be as big an undertaking as SAbtW. MW suggested that we could look at a project to restore the organ.

LM took this opportunity to say that the SAbtW project was on schedule, however the contingency was going down a bit quicker than previously anticipated.

1.4.5 Deanery Synod Report

The Deanery Synod Report was noted.

1.4.6 Administrator's Report

The Administrator's Report was noted.

1.4.7 Treasurer's Report

The Treasurer's Report was noted.

1.4.8 Finance Report and Accounts

It was noted that the annual accounts were presented to and agreed by the PCC at a meeting on 28 March 2023 and had since been approved by the Independent Examiner.

5. Elections and Appointments

a. Election of PCC Members

LM suggested that the current PCC Members and other roles be voted in en bloc. All were in agreement. The Revd Preb Jonathan Osborne continues as a member; David Wheeler continues as Lay Vice-Chair; Robin Davies continues as Treasurer; Tom Ormond continues as Safeguarding Officer; and Martin Woods continues *ex officio* as Deanery Synod Representative. LM thanked everyone for taking on their respective roles.

b. Appointment of Sidespeople

LM said that he had been informed that these appointments should be done during the PCC meeting following the APCM and not during the APCM meeting itself.

c. Appointment of Independent Examiner

Fr Luke proposed that Andrew Hedger be re-appointed as Independent Examiner. All were in agreement.

6. Any Other Business

TO said that as Churchwarden he would like to extend thanks to LM, all present concurred.

7. Closing Prayer

Fr Luke led in prayer and closed the meeting.

RECTOR'S ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

Once again, I begin with huge thanks to all those who work so hard for the parish. Alex Clark has established the parish office in S Martin Ludgate, and this arrangement, which began because of the works in S Andrew's Church, has served us all well and will continue even now that the parish church is open again. The churchwardens are indefatigable and the members of the PCC give lots of time and effort to keeping us going. It is also those who do the "jobs without titles" whom I must thank – helping with sandwiches after the lunchtime masses, welcoming to church and above all being part of the small regular worshipping community on which it all hangs. So much of our City ministry is about the one off events, but the heartbeat of regular prayer and the offering of worship is the foundation of our life together.

We thought the refurbishment of S Andrew's would be all finished by S Ann's Day, and indeed we were able to have a lunchtime mass and a splendid evensong to mark the project, presided over by the Bishop of Fulham and with the Bishop of London present along with a full Church of supporters and well wishers. The scaffolding was down, the beautifully re-decorated church was looking fantastic (at least on the surface) and the gilding on the ceiling was gleaming in summer sunshine. It was not, however, yet finished and the work continued over the summer, and to be honest by the autumn it felt as though the builders had taken their feet off the accelerator pedal. Practical completion was achieved in time for S Andrew's Day, and the Coptic Diocese held their great opening event with another galaxy of bishops, archbishops and other ecumenical guests.

Even then snagging work and some items remain to be completed, and a major issue still to be resolved is the inappropriate fitting of smoke alarms to the church which we had explicitly warned would not work in the building given its use. Nevertheless, overall, the project has been a great success and we are learning how to dovetail the activities of the two communities in the one building.

I should say more about the duties beyond the parish which have taken a great deal of time in the year. My colleague the archdeacon of Charing Cross, Adam Atkinson, a good friend of the parish for many years, was made Bishop of Bradwell in the diocese of Chelmsford. It was a happy day when in my role as Prolocutor of the Convocation of Canterbury I represented the lower clergy at his consecration in Westminster Abbey, but for all the help of the acting archdeacons there has been much more for me to do for some time. The Northern and Southern Prolocutors take it in turns to be chair of the House of Clergy and my turn began again in November during the debates on living in love and faith which have so exercised the church. I have tried to contribute in ways which support all clergy of all view points in the complexities which have been posed. As a Traditional Catholic parish (in our case under the Episcopal care of the Bishop of Fulham) we at S Andrew's have received strong support and guidance from our bishop that we should take no action that would undermine the nature of the sacrament of marriage as being for life, and between a man and a woman. At the same time our churches seek to welcome all people. Meanwhile I have also been involved in the national church in the governance review, and across a wide range of subjects including safeguarding in the Archbishops' Council, a review of the role of clergy in the church today, in legislative business and campaigning to mitigate the possible effects of the "Protect Duty" government is seeking to establish for public venues.

During the year Fr Tim Handley, our neighbour at S James Garlickhythe, another of the parishes in the City Catholics "cluster", was appointed to be the vicar of S James Sussex Gardens in Paddington. That is another church I know not only as archdeacon but having been pastoral assistant there for a year before going to seminary in 1987 to 1988! I have offered some of the cover at S James's.

After very many years at the Vestry Hall, the Ancient Monuments Society common now known as Historic People and Places, gave up their lease. During the last quarter of the year we began the process of putting together a terminal schedule of dilapidations which will be the duty of HP&P to fund, and consideration of the future of the Vestry Hall will be something for 2024. Meanwhile at S Martin Ludgate, the Heritage

Alliance have been settling into the offices on the gallery, and the Chinese church has been growing again, continuing a slow but steady recovery following covid.

Our partnerships with Livery companies continued to be strong. The Farriers joined the Spectacle Makers and the Upholders with offices in Apothecaries Hall and have made us their church. These companies along with the Blacksmiths had good representation at the parish and ward carol service, the day after the Apothecaries had filled the building for their own service. S Martin Ludgate also had a round of carol services, once again hosting the British Slovene Society among others. The Scriveners have historic links with S Martin Ludgate which we hope are being rekindled. I have been in receipt of much hospitality including from the Mercers', who of course are one of our Patrons.

The Rector is an ex officio member of the Ward Club committee. Alderman Ian Luder retired and we the church welcomed his successor Alderwoman Martha Grekos. As the Ward Church it is very good to continue to have strong links with the Club and with the elected members.

New partnerships, and the continuation of old ones, hard work by many, and the considerable effort of the renovation project characterised 2023. It was good to be able to increase the amount of regular worship in the parish and to look forward to doing so again in 2024. We have not been able to do everything; it would have been very good to get the Advanced Sunday school up and running again properly, and to focus a little on building the numbers attending church. But what we have been able to do has been done by Grace and guided by God. It is for me a precious thing to be able to go into one or other of the churches usually around 7:30am each morning to say matins, and there to pray for the parish and for us all that we may grow together in faith in love and in numbers of those believing. Do please join this prayer that we may be more fully committed to God in all that we do, for the work is His and not ours, and in all things He gives the increase.

The Ven Luke Miller
Rector

REPORT ON THE ELECTORAL ROLL

Those names entered on the Electoral Roll number thirteen, being an increase of two from the previous year. Two reside in the Parish.

Martin C Woods
Electoral Roll Officer

SAFEGUARDING REPORT

I was re-appointed the Safeguarding Officer for St Andrew by the Wardrobe and St Martin Ludgate for a fourth year. There have been no issues to report during the year at either Church. This has been documented at all PCC meetings and remains a PCC agenda necessity.

The Parish Administrator, Clergy and Parish Safeguarding Officer have completed their necessary safeguarding training and members of the PCC are continuing to do basic online training as recommended. There will be an 'in person' session to assist those unable to complete online.

The PCC continue to use the Diocese "safeguarding dashboard" with its aims to make safeguarding simpler for parishes. This is updated by the Safeguarding Officer and the Administrator as necessary. Good progress has been made and it has produced a Safeguarding Summary and Action Plan.

St Martins Ludgate hosted a meeting of Diocesan safeguarding officers where we were addressed by the Bishop of London and afterwards completed the latest safeguarding workshop.

Details of the Safeguarding policy have been updated and are displayed on the notice boards of both churches as well as being accessible via the website's home page.

Tom Ormond
Safeguarding Officer

FABRIC REPORT

St Andrew by the Wardrobe

The renovation project finally completed in November 2023 although some snagging items still need to be completed. The Coptic Orthodox Church have taken over the day to day running of the church which includes maintenance and paying for the utilities. Issues remain with the fire alarm system which are being investigated.

St Martin's Ludgate

Repairs to the drainpipe have been completed and no further issues have been reported. It was discovered that the gallery offices have underfloor heating and this has now been serviced and is in operation.

Future Works

At SAbtW the remaining snagging items will be completed. A decision will be made about how to address the issues with the fire alarm.

At SML, the QI has been requested to carry out a review of the building to see how it works on a day to day basis, including current alarm installations etc, and to provide a report on what requires attention.

Alexandra Clark
Parish Administrator

REPORT ON THE PROCEEDINGS OF THE CITY DEANERY SYNOD

Throughout the year, the Synod met on three occasions. As has been customary for many years, the Lord Mayor, The Rt.Hon.Alderman Nicholas Lyons, accompanied by the Lady Mayoress and the Sheriffs, attended as guests at the first Meeting in January.

The main topic was focused on the tercentenary of Sir Christopher Wren - a multifaceted celebration of Wren's theology and architecture. Neil MacGregor, Patron of Wren 300, art historian and former director of the National Gallery and British Museum, gave an articulate presentation of Wren's role in rebuilding the City after the Great Fire, and in turn rebuilding the relationship between the Citizens and God after the Civil War, in which thousands had died. He outlined Wren's family background in that his Father was Dean of Windsor and Uncle the Bishop of Ely, explaining his theology of seeking to create a "sacred space" which would be open and accessible in which all Citizens could come together in which they could both see and hear the preacher, and be able to sit with God.

The Lord Mayor responded with thanks for such an informative presentation, expressing appreciation for the expression of faith worked out day by day in the City Churches, and for the visible witness bequeathed by Wren of all the many towers which continue to shape the skyline of the City. He was presented with a Bible by the Lay-Chairman, on behalf of the Synod, before the Civic party had to depart.

The Meeting continued with presentations from Helen Vigors, Heritage Project Manager of Wren 300 and Kevin Rogers, Director of Property Support in the Diocese, focusing on education for children involving school visits to the City Churches, and outlining the need for funding to further promote such opportunities

for continuing development. The Area Dean concluded with thanks to the participants, reflecting on Wren's approach in his ability to inspire mission and ministry.

The second Meeting in June was preceded by Choral Evensong at St Stephen Walbrook. The business element of the Meeting was relatively short, the triennial term of the Standing Committee having concluded, the sole item was to elect the Lay Vice Chairman and a new Committee. The House of Laity confirmed the re-election of Rory Anderson (uncontested), the other members elected being Simon Congdon, Hugh Gittings, Terence Smith, Ranti Williams and Martin Woods. The House of Clergy elected the Rev'ds David Armstrong, Alison Joyce, Paul Kennedy, Jack Noble and Taylor Wilton-Morgan. Di Robertshaw was re-elected Secretary and Graham Munday re-elected Treasurer. There followed a party in the garden of St Stephen's, which provided a happy opportunity for members to meet socially.

The business of the third meeting was primarily a consideration of the topic "Living in Love and Faith" which, as had been expected, for some was contentious and the cause of much emotion. The Archdeacon of London outlined the history behind the debate and presented an overview of the synodical process which is ongoing, with an explanation that the Church has remained deeply and gravely divided over this issue. Whilst proposing no change to the doctrine of marriage, General Synod had agreed to ask the House of Bishops to work further on prayers of "Living in Love and Faith" to be used with same-sex couples in long term stable relationships, but inclusive of pastoral guidance for clergy and pastoral assurance that any changes would include a structure for both clergy and laity of differing views to continue to be able to live out their Christian lives in the Church of England. There was particular concern amongst the clergy as to whether use of the prayers would be fully authorised or not, and the risk of any legal challenges which they might face upon their decision to use, or conversely not, to use them. The Archdeacon explained that pastoral guidance will continue to be debated, and that it remains unlikely that any formal decision would be reached before the November 2025 Meeting of the General Synod.

Deanery Synod members were then provided with an opportunity to offer their own reflections on the matter, but urged to listen to others' points of view with sensitivity. The aim was not to reach any specific agreement, but simply to understand the breadth of opinions and views. Twenty members from both Houses of Clergy and Laity spoke, some giving personal testimonies, which were balanced equally and all of which were respectful.

The Meeting concluded with Georgina Graham, Operations Manager for the Archdeaconry, alerting parishes to ensure that they maintain vigilance over churchyards and any land for which they are the custodian, to ensure that there are not any unauthorised encroachments or developments.

Meetings of the City Deanery Synod continue to be well attended, vibrant, informative, and the Synod remains in good heart.

Martin C Woods
Deanery Synod Representative

ADMINISTRATOR'S REPORT

I have now completed a full year as Parish Administrator and what a year it has been!

The restoration project at St Andrew by the Wardrobe has finally been completed bar the last few bits of snagging. The completion of the project has meant that I have been heavily involved in completing the various final reports for the organisations who gave grants. My thanks go to the other members of the project team for their assistance with this, in particular Bob Wilson and Carole Patey.

Now that St Andrew's has re-opened the Coptic Church have taken over the day to day running of the building. So far this is working well however my opposite number and I are finding there are still issues with co-ordinating the church diary and the Coptic diary. It is partly a difficulty with how google calendars

work, but the process for taking bookings could be a lot smoother and this is something that I will continue to work with the Coptic Office on resolving.

At St Martin Ludgate, there are a few issues that the tenant would like resolved, mainly the wi-fi and heating. I have been investigating the various options for wi-fi and this should be resolved and running in 2024. With regards to the heating, underfloor heating has been discovered in their offices and is now working. It hasn't fully resolved the problem so I will continue to work with the tenant and our plumber to see if there is a suitable solution.

There is a possibility that there will be a 'minor' refurbishment project at St Martin's, and I am working with Fr Luke and Bob Wilson (QI) to define our requirements, and which of these are 'must haves' and which are 'nice to haves'. If this is something that does go ahead, I would be heavily involved from the start.

I have enjoyed the last year and feel that my confidence in my role as parish administrator has increased. I have made some improvements to some of the processes that I carry out which have made some of the tasks a bit more organised. There are still some frustrations, particularly with regards to having to chase for information that I need but perhaps I need to learn to be a bit more patient!

My thanks as always go to the Rector, Churchwardens and PCC for their help and advice whenever I've needed it and their support throughout the year. I look forward to working with them over the next 12 months.

Alexandra Clark
Parish Administrator

TREASURER'S REPORT

As with 2021 and 2022 these figures are overshadowed by the refurbishment of St. Andrews's church which was completed in 2023. There may be further costs and a VAT refund in 2024. The net cost in 2023 was £22159. The situation of the two churches in the parish can be summarized as follows:

		<u>St Andrews</u>	<u>St. Martins</u>
Total income	£537531	454906	82625
Total expend	<u>586060</u>	<u>506976</u>	<u>79084</u>
Net surplus/(deficit)	(48529)	(52070)	3541
Plus: Rise in value of investments:	<u>18289</u>		
Total for year	(30240)		
Balance b/forward	<u>511582</u>		
<u>Net assets</u>	<u>481342</u>		

This is held as to:

General investments	214401
Shares in Clean for Good	<u>1</u>
	214402
Net balances at bank & debtors	<u>266940</u>
	<u>481342</u>

Of this £110845 is in restricted or designated funds and £370497 unrestricted. The Clean for Good shares were written down to £1 in 2022 but a dividend was declared which the church waived to help the staff in line with the purpose of the original investment.

Breakdown of income

St. Andrews

Incoming resources from donors (Note 2*)

Recurring grant £7315

Burial ground grant £2600

Both these grants are from diocesan bodies.

Other donations and similar £2606

Total £12521

Donations for church refurbishment programme and VAT recovered (Note 3) £407976

Incoming resources from operating activities (note 4)

Church hire £0

Church rent £1868

Letting of hall £8807

Parish rates £19989

Total £30664

Interest and dividends £3745 34409

Total St Andrews income £454906

St. Martins (note 6)

Radio mast £43276

Burial Ground grant £2600

Other income £36749

Total St. Martin's income £82625

Total of all income £537531

Breakdown of expenditure:

St. Andrews

Resources expended relating to the work of the church (note 5)

Common Fund £39000

Administration Costs £19847

Church maintenance etc. £16478

Total £75325

Fundraising costs £1516

Church refurbishment programme £430135

Total £506976

St. Martin's (note 6)

Common Fund £39000

Church maintenance £40084

Total £79184

Total of all expenditure £586060

*n.b. For Note descriptions, please see Annual Accounts Section

Robin Davies
Treasurer

ST ANDREW-BY-THE-WARDROBE



with St Ann Blackfriars
and St Martin Ludgate

REPORT AND ACCOUNTS

31 DECEMBER 2023

Parish:	St Andrew-by-the-Wardrobe Queen Victoria Street, EC4V 5DE
Rector:	The Ven Luke Miller St Andrews Hill EC4V 5DE
Bankers:	CAF Bank 25 King's Hill Ave, King's Hill, West Malling, Kent ME19 4JQ
Fund manager	CCLA Investment Management Ltd One Angel Lane, London EC4R 3AB
Council Members:	The Ven Luke Miller (Chairman) David Wheeler LVO (Lay Vice Chair) Tom Ormond Martin Woods The Rev'd Prebendary Jonathan Osborne Robin Davies

REPORT OF THE PAROCHIAL CHURCH COUNCIL

31 DECEMBER 2023

The Parochial Church Council ('PCC') presents the annual report and accounts for the year ended 31 December 2023.

Responsibilities of the PCC

The PCC is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Parish as at the end of the financial year and of its income and expenditure for that period. In preparing those accounts, the PCC is required to select appropriate accounting policies, make judgements and estimates that are reasonable and prudent and state whether all accounting standards which they consider to be applicable have been followed. The PCC is also required to use a going concern basis in preparing the accounts unless this is inappropriate.

The PCC has the responsibility for ensuring that there are proper accounting records kept, and for taking such steps as are reasonably open to safeguard the assets of the Parish and to prevent and detect fraud and other irregularities.

Principal activity and review:

The PCC has the responsibility of cooperating with the Rector in promoting in the ecclesiastical parish of St Andrew by the Wardrobe the whole mission of the Church, pastoral, evangelistic, social and ecumenical. During 2023 the PCC believes it has met these objectives and will be maintained in the future.

Major risks:

The PCC believes that it has identified and reviewed all major risks that might affect the mission and has sufficient systems and procedures in place to mitigate those risks. In particular the PCC believes that the level of reserves held are sufficient and reasonable to maintain the mission.

Reserves Policy:

One year's income for the whole parish in the sum of £150,000 plus £30,000 (total £180,000) to take into account further capital works outside the church. Funds beyond this level will be designated to the capital project.

Investment Policy:

The PCC subcontracts the management of its funds to CCLA Investment Management Ltd. It is satisfied with the performance achieved during the year. The PCC is committed to review performance on a regular basis.

Trustee Remuneration

No members of the PCC receive any remuneration. Reasonable Clergy expenses are met. Other than this there were no related party transactions.

Financial Result:

The PCC made a loss of total income over expenditure on the General Fund of £30,240 due to the Refurbishment Project Expenditure. The Balance Sheet at 31st December 2023 showed total net assets of £481,342.

Council:

The members of the PCC during the year were as shown on the previous page.

All members of the PCC are either ex officio or are elected at the Annual Parochial Church Meeting in accordance with the Church Representation Rules. The Parish has adopted a policy of waiving the term limits that any person having served six years continuously.

Approved by the PCC on 12th March 2024 and signed on its behalf by:

The Ven Luke Miller
Rector



Report of the Independent Examiner to the PCC members of the Parish of St Andrew-by-the-Wardrobe

I report to the PCC members of the Parish of St Andrews-by-the-Wardrobe on my examination of the accounts for the year ended 31st December 2023.

Responsibilities and basis of report

The charity's trustees are responsible for the preparation of the accounts.

The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to: i) examine the accounts under section 145 of the Charities Act, ii) to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and iii) to state whether particular matters have come to my attention

Basis of independent examiner's statement

The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants of England and Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

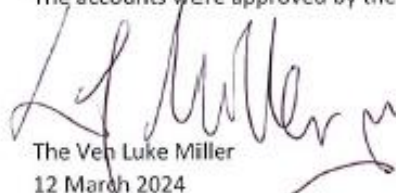


Name: Andrew Hedger FCA
Address: Hildenborough, Kent
Date: 12th March 2024

NOTES	Year to 31 December 2023				Year to 31 December 2022	
	Restricted £	Designated Funds £	Endowment Funds £	Unrestricted £	Total £	Total £
Incoming resources						
2 Incoming resources from donors	-	-	-	12,521	12,521	24,563
3 Refurbishment Project Income	407,976	-	-	-	407,976	267,831
6 St Martin Ludgate	-	-	-	82,625	82,625	87,900
4 Incoming resources from operating activities	-	-	-	30,664	30,664	64,148
4 Income from investments	-	-	-	3,745	3,745	6,993
Total incoming resources	407,976	-	-	129,555	537,531	451,434
Resources expended						
Raising Funds	-	-	-	(1,516)	(1,516)	(1,558)
5 Expenditure on charitable activities	-	-	-	(75,325)	(75,325)	(95,652)
6 St Martin Ludgate	-	-	-	(79,084)	(79,084)	(58,682)
Refurbishment Project Expenditure	(425,138)	(4,997)	-	-	(430,135)	(794,155)
Other Expenditure	-	-	-	-	-	-
Total resources expended	(425,138)	(4,997)	-	(155,925)	(586,060)	(950,047)
Net incoming (outgoing) resources	(17,162)	(4,997)	-	(26,370)	(48,529)	(498,612)
Transfers						
Gross transfers between funds - in	-	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-	-
Other recognised gains / losses						
Valuation adjustments	-	-	11,506	6,783	18,289	(37,808)
Net movement in funds	(17,162)	(4,997)	11,506	(19,587)	(30,240)	(536,420)
BALANCES BROUGHT FORWARD	(6,134)	5,337	122,295	390,084	511,582	1,048,002
BALANCES CARRIED FORWARD	(23,296)	340	133,801	370,497	481,342	511,582

NOTES	31 December 2023		31 December 2022	
	£	£	£	£
INVESTMENT ASSETS				
COIF investment fund	80,600		73,817	
8 North Vestry Trust	133,801		122,295	
7 Investment in Clean For Good	<u>1</u>		<u>1</u>	
Total Investment Assets		214,402		196,113
CURRENT ASSETS				
Accounts Receivable	12,305		150	
Cash at bank	265,426		318,135	
Cash in Hand	1,191		-	
	<u>278,922</u>		<u>318,285</u>	
CREDITORS: amounts falling due within one year:				
	11,982		2,816	
	<u>11,982</u>		<u>2,816</u>	
NET CURRENT ASSETS		266,940		315,468
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>481,342</u>		<u>511,581</u>
ANALYSIS OF FUNDS				
Restricted Funds	(23,296)		(6,134)	
Designated	340		5,337	
Endowment Funds	133,801		122,295	
General Fund	<u>370,497</u>		<u>390,084</u>	
	<u>481,342</u>		<u>511,582</u>	

The accounts were approved by the Council and signed on its behalf by:-


The Ven Luke Miller
12 March 2024

1 ACCOUNTING POLICIES

The principal accounting policies that have been adopted in the preparation of these accounts are given below.

Basis of preparation of accounts

The accounts are prepared on the historical cost basis modified by the inclusion of investment assets at their market valuations at the balance sheet date. The accounts have been prepared in accordance with the Church Accounting Regulations 1997 as amended by the Church Accounting (Amendment) Regulations 2001 together with applicable accounting standards and the Charities SORP 2005.

Funds

All funds are available for application on the general purposes of the Parochial Church Council ('Council') unless they are designated as endowment funds which cannot be spent. Certain funds have been restricted by the Council for particular use and the balances on these are identified separately.

Incoming resources

Incoming resources from donors is recognised when received, and planned giving is recognised only when received; the applicable income tax recoverable is recognised when the claim is quantified and submitted. Grants are recognised when agreed by the grantor. Income from the use of church premises is recognised when agreed and paid by the occupier. A voluntary church rate is levied on certain property in the parish and the income is recognised when received. Income from investments is recognised when due and receivable.

Investments

Realised gains and losses on investments are recognised when investments are sold; unrealised gains or losses are included when the investment assets are revalued at the balance sheet date.

Resources expended

All resources expended are recognised when paid, and significant items of expenditure due but not paid are accrued at the balance sheet date.

Current assets

Amounts receivable but not paid at the balance sheet date are included in current assets as debtors less any provision applicable.

Reserves

One year's income for the whole parish in the sum of £150,000 plus £30,000 (total £180,000) to take into account further capital works outside the church. Funds beyond this level will be designated to the capital project.

1 ACCOUNTING POLICIES (continued)

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. Moveable church furnishings are accounted as inalienable property and stated at nil amount. All expenditure incurred on such property is treated as resources expended so is written off.

Equipment used within the church premises is written off when acquired, unless of a material amount in which case it is capitalised in fixed assets and depreciated over its useful life.

2 INCOMING RESOURCES FROM DONORS

	Year to 31 December 2023 £	Year to 31 December 2022 £
Loose Collections	844	510
Donations and Alms Boxes	1,762	2,228
Recurring Grants	7,315	16,103
Burial Ground Grant	2,600	5,000
Legacies and Other Grants	-	722
	<u>12,521</u>	<u>24,563</u>

3 REFURBISHMENT PROJECT INCOME

	Year to 31 December 2023 £	Year to 31 December 2022 £
Project Donations Phase 2	353,012	112,300
DCSM VAT Recovery	54,964	155,531
	<u>407,976</u>	<u>267,831</u>

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2023 (continued)

4 INCOMING RESOURCES FROM OPERATING ACTIVITIES

	Year to 31 December 2023 £	Year to 31 December 2022 £
Church Hire	8,807	10,778
Church Hall Lettings	-	1,700
London Coptic Church	1,868	-
Parish Rates	19,989	51,670
Interest & Dividends	3,745	6,993
	<u>34,409</u>	<u>71,141</u>

5 RESOURCES EXPENDED RELATING TO THE WORK OF THE CHURCH

	Year to 31 December 2023 £	Year to 31 December 2022 £
Diocesan contribution	39,000	45,000
Administration costs	19,847	17,972
Sanctuary supplies	846	70
Services costs - music	1,404	605
Building maintenance	4,122	75
Cleaning	4	408
Miscellaneous	6,267	3,991
Light and Heat	1,689	919
Telephone, Internet, Website & Office	1,546	1,312
Examination Fees	600	300
Clean for Good	-	25,000
	<u>75,325</u>	<u>95,652</u>

6 ST MARTIN LUDGATE

By means of a Pastoral Scheme dated 14th May 2019, St Martin Ludgate ceased to be Guild Church and was placed in the parish of St Andrew by the Wardrobe as a Chapel of Ease. Its income and chattels became the possession of the PCC of the new parish thus formed on the date the Scheme came into effect.

INCOMING RESOURCES FROM ST MARTINS

	Year to 31 December 2023 £	Year to 31 December 2022 £
Church Hire and Investment Income	31,823	40,555
Collections and Alms boxes	4,926	1,572
Radio Mast	43,276	45,773
Burial Ground Grant	2,600	
	<u>82,625</u>	<u>87,900</u>

EXPENDITURE RELATING TO ST MARTINS

Maintenance and Utilities	40,084	28,682
Common Fund	39,000	30,000
	<u>79,084</u>	<u>58,682</u>

- 7 On 27 February 2017 The PCC acquired 25,000 B Shares of £1 fully paid in Clean For Good Ltd. It had previously acquired one ordinary share of £1 fully paid on 21 September 2016.

Clean for Good is a professional cleaning company whose aim is to improve the wages and working conditions of City cleaners by:

- being a fully accredited Living Wage Employer;
- investing in training staff and developing their skills;
- ensuring none of its staff has a zero-hours contract.

During 2022 it was decided to write down the value of the B shareholding to zero, although the B shares are still held.

- 8 The PCC of St Martin Ludgate was the managing trustee for a trust that arose from the sale of the North Vestry. The income is for 'furthering the religious and other charitable work of the church of England' within St Martin Ludgate. In November 2020 the PCC passed a resolution to transfer the Trust into the name of St Andrew's.

Accounts



St Andrew by the Wardrobe

and

St Martin Ludgate

**ST ANDREW BY THE WARDROBE
WITH ST ANN BLACKFRIARS AND ST MARTIN LUDGATE
ST ANDREWS HILL &
QUEEN VICTORIA STREET
EC4V 5DE**

**ANNUAL REPORT FOR THE YEAR ENDING
DECEMBER 2022**

Registered Charity Number 1162335

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Treasurer's Report	11
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ADMINISTRATIVE INFORMATION - 2022

Rector and Archdeacon of London:	The Ven Luke Miller
NSM Curate:	The Rev'd Prebendary Jonathan Osborne
Churchwardens:	Martin Woods Tom Ormond
Bookkeeper:	Kevin Ogilvie
Treasurer:	Robin Davies
Parish Administrator:	Laura Li (until Aug '22) Alexandra Clark (from Oct '22)
Parish Clerk (St Ann's):	Jennifer Maclean
Deanery Synod Representative:	Martin Woods
Parochial Church Council Members:	David Wheeler Robin Davies Ex-officio - Clergy, Churchwardens and Deanery Synod Representative
Electoral Roll Officer:	Martin Woods
Sidespeople:	Tom Ormond David Wheeler Martin Woods Robin Davies
Safeguarding Officer:	Tom Ormond
Bankers:	CAF Bank Ltd
Independent Examiner:	Andrew Hedger FCA Sevenoaks, Kent

AGENDA FOR THE ANNUAL PAROCHIAL CHURCH MEETING

St Andrew by the Wardrobe and St Martin Ludgate on 26th April 2023 at 6pm

ANNUAL MEETING OF PARISHIONERS

1. Welcome and Opening Prayer
2. Apologies for absence:
3. Minutes of the previous meeting
4. Election of Churchwardens
5. Close of meeting

ANNUAL PAROCHIAL CHURCH MEETING

1. Apologies for absence
2. Minutes of the previous meeting
3. Matters Arising from Minutes of last meeting
4. Reports
 - a. Rector's Report
 - b. Electoral Roll
 - c. Safeguarding Report
 - d. Fabric Report
 - e. Deanery Synod Report
 - f. Administrator's Report
 - g. Treasurer's Report
 - h. Finance Report and Accounts
5. Elections and Appointments
 - a. Election of PCC Members
 - b. Appointment of Sidespeople
 - c. Appointment of Independent Examiner
6. Any Other Business
7. Closing Prayer

Please note: The Annual Parochial Church Meeting will be followed by the first meeting of the newly elected Parochial Church Council.

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING St Andrew by the Wardrobe 20 April 2022

Present: Father Luke Miller, Rector and Chair; Robin Davies; Tom Ormond; Martin Woods
In Attendance: Laura Li

ANNUAL MEETING OF PARISHIONERS

1. Opening Prayer

Fr Luke opened all the meetings in prayer

2. Apologies for absence

The Revd Preb Jonathan Osborne; Peter Livock

3. Minutes of the previous meeting

The minutes were read out by the Rector, accepted, and the minute book was duly signed.

4. Election of Churchwardens

Tom Ormond and Martin Woods had been nominated and were duly elected.

5. Close of meeting

There being no other business, the meeting closed.

ANNUAL PAROCHIAL CHURCH MEETING

1. Apologies for absence:

The Revd Preb Jonathan Osborne; Peter Livock

2. Minutes of the previous meeting

The minutes were accepted and duly signed.

3. Matters Arising.

None.

4. Reports

1.4.1 Rector's Report

The Rector's report was noted. Fr Luke thanked Laura Li for her work and efforts during another difficult year and this was echoed by the Churchwardens.

1.4.2 Electoral Roll

The Electoral Roll Report was noted.

1.4.3 Safeguarding Report

The Safeguarding Report was noted.

1.4.4 Fabric Report

The Fabric Report was noted. Fr Luke added that the building works are a little behind and St Andrew by the Wardrobe is now due to reopen in May. The costs have gone up in response to essential changes in the works specification. The PCC is monitoring the project.

At St Martin Ludgate, things are by and large well after the Quinquennial Inspection, but attention does need to be given to the damaged cornice.

1.4.5 Deanery Synod Report

The Deanery Synod Report was noted.

1.4.6 Administrator's Report

The Administrator's Report was noted.

1.4.7 Treasurer's Report

The Treasurer's Report was noted. It was stated that the shares in Clean for Good cannot be realised at £25001 and this should be corrected in next year's accounts. Robin Davies proposed the shares be shown as £1 so there is a record of having them and the £25000 written off as a grant. Seconded by Tom Ormond.

1.4.8 Finance Report and Accounts

It was noted that the annual accounts were presented to the PCC at a meeting on 28 March and had since been approved by the Independent Examiner.

1.4.9 Clean for Good Progress Report

The Clean for Good Progress Report and accounts were noted.

5. Elections and Appointments

a. Election of PCC Members

Fr Luke suggested that the current PCC Members and Secretary be voted in en bloc. All were in agreement. The Revd Preb Jonathan Osborne continues as a member; David Wheeler continues as Lay Vice-Chair; Robin Davies continues as Treasurer; Tom Ormond continues as Safeguarding Officer; and Martin Woods continues *ex officio* as Deanery Synod Representative. Laura Li continues as Secretary but does not sit on the PCC.

b. Appointment of Sidespeople

Fr Luke suggested that the current sidespeople be re-elected en bloc. All were in agreement. The following were appointed: Tom Ormond; David Wheeler; Martin Woods; and Robin Davies.

c. Appointment of Independent Examiner

Fr Luke proposed that Andrew Hedger be re-appointed as Independent Examiner. Seconded by Martin Woods.

6. Any Other Business

None

7. Closing Prayer

Fr Luke led in prayer and closed the meeting.

RECTOR'S ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

I must begin with thanks to all those who support the parish with all their hard work. The churchwardens, PCC members, and congregation who volunteer time energy and effort. In the parish office in 2022 we bade farewell to Laura Li who had been with us since 2018, and welcomed Alex Clark who is very quickly becoming very much part of the team.

Laura had become for a while the face of the Church of England environmental agenda as a video in which she featured describing the new heating system at S. Andrew by the Wardrobe was shown at General Synod and featured on the Church of England website. Phase one of the restoration project was completed in late September, but we remained closed at S. Andrew's as we were successful in obtaining £250,000 community infrastructure neighbourhood funding to enable the phase two works to begin early in 2023. Our indefatigable fundraisers Tessa Hilda, and Carol Patey, have raised the grants we have needed for the whole project, which began serious planning right back in 2020.

The air source heat pumps make S. Andrew by the Wardrobe one of the very first carbon neutral churches in the UK and the first in the City. We have been visited by the Corporation's Environmental Committee and have also been featured by the Mayor of London's Anchor Institutions programme, part of the London Recovery Board of the Greater London Authority on which I sit. The church has thus had a national ecclesiastical, and a pan-London civil society profile.

The death of Her late Majesty Queen Elizabeth II was marked at S. Martin's with a book of condolence and many people came into pray in the days of national mourning. In my capacity as Faith and Belief lead for London Resilience (from which I have subsequently stood down) I helped organise the chaplaincy to the queue for the lying in state. It was as Archdeacon that I attended the service in Saint Paul's the day after the Queen's death, but it meant that the parish was represented, as was the Ward by Alderman Ian Luder. I am pleased also to report that His Majesty very graciously appointed me and all the late Queen's chaplains to be chaplains to the King.

Services, concerts and other activities have continued at S. Martin Ludgate. The monthly Monday mass became twice a month and has doubled its congregation from 4 or 5 to 8 to 10. Of course, we would like this to grow but it is a start. The numbers of special, livery and Carol services have increased. Thanks to Churchwarden Martin Woods, a young musician gave a concert in the church, the beginning of a renewal here of musical performance. I record my own thanks once more for being able to launch my book on Fr George Congreve at S. Martin's in February 2022 with talks to a very full church.

Advanced Sunday School has not taken place in the year because of a lack of capacity but we will get going with a new programme once the building works have been completed at S. Andrews.

Negotiations for the licence under faculty with the Heritage Alliance to use the gallery offices at S. Martin Ludgate were concluded and a happy partnership has developed. This, and Alex working from the vestry, means that the church is open each day during working hours. This is supported by the Friends of City Churches for whose help we are very grateful indeed.

There is a pattern here of private prayer. Each morning I open the church about 7:30 for matins, which is said alone, but all through the day people come in and, whatever their motive for doing so, the prayerful atmosphere and the presence of the Blessed Sacrament at the heart of the church in the Tabernacle brings people to intercession and devotion. The prayers left in the prayer box are prayed each week. The image of Our Lady and a pricket stand enables those who do not have a lexicon of articulate prayer to use candles and to make the prayer of love.

I have continued, as Rector, to seek to build relationships and have been welcomed to the hospitality of the Parish Clerks, the Apothecaries, our patrons the Mercers, and the Farrier's who have moved into

Apothecaries Hall and officially made S. Andrew by the Wardrobe their company church. I serve as an external trustee on the Stationers Hall Charitable Trust, and I am pleased that relations with that Company have been warmer. We look forward to a good collaboration over the open house weekend in 2023. I have been appointed chaplain to the Blacksmiths - an honorary role but one which connects that Company firmly with parish. I sit as Rector on the committee of the Castle Baynard Ward Club and have given the Ward regular updates on the parish and the work at S. Andrew's which many members of the Club generously supported with their donations for which we are most grateful. I also sit on the two small education charities associated with the Ward. The trustees are exploring with the charity commission closing the charities and expending the endowments which now only make very small grants.

We are very pleased to be part of the City Catholics cluster of churches. That is, those churches in the city Deanery which maintain adherence to the historic succession of episcopacy within the Church of England and for theological reasons do not admit the sacramental ministry of women. However, in matters of non sacramental worship there is no barrier and the Rt Rev'd Rose Hudson Wilkin preached at St. Martin Ludgate, the Rev'd Jacqui Miller led a carol service, and livery chaplains also took livery services. The Catholic movement in the Church of England was delighted when a good friend of the parish, Fr Paul Thomas, was consecrated Bishop of Oswestry at Canterbury Cathedral, a service at which I was privileged to act in my role as Prolocutor of the Convocation of Canterbury.

To conclude, briefly to report to the parish, that I continue my work as Archdeacon of London, and my national responsibilities within the General Synod, through which I am a member of the Archbishops' Council and a number of national committees. Some of my other responsibilities have been noted in passing.

Our work is the cure of souls and the extension of the Kingdom of God in this place. I am enormously grateful to all those who by their volunteering and hard work enable that mission to be undertaken. With all the opportunity that we have, and all the tasks before us, this must on a human level be the work of a team, and I renew my thanks to you all for everything that you do; but we should always remember that it is God who gives the increase, and He who leads us in our service of Him so that we may grow in faith, in love, and in numbers of those believing.

The Ven Luke Miller
Rector

REPORT ON THE ELECTORAL ROLL

Those names entered on the Electoral Roll for 2023 number eleven, there being a decrease of one from last year, due to the ordination of Stephen Miller. There have been no additions. Two reside in the parish.

Martin C Woods
Electoral Roll Officer

SAFEGUARDING REPORT

I was re-appointed the Safeguarding Officer for St Andrew by the Wardrobe and St Martin Ludgate for a third year. There have been no issues to report. This has been documented at all PCC meetings where there is a Safeguarding point on each agenda.

The Parish Administrator, Clergy and Parish Safeguarding Officer have completed their necessary safeguarding training and members of the PCC are continuing to do basic on-line training as recommended.

The PCC has implemented the Diocese "safeguarding dashboard" with its aims to make safeguarding simpler for parishes. This was completed by the Safeguarding Officer and the Administrator. Due to the good progress made at Level 1 this dashboard promoted us to level 2. It has produced a Safeguarding Summary and Action Plan that can be progressed to the next level.

Details of the St Andrew's and St Martin's Safeguarding policy have been updated and are displayed on the notice boards and are also accessible via the website's home page.

Tom Ormond
Safeguarding Officer

FABRIC REPORT

St Andrew by the Wardrobe

Following the successful completion of phase one of the re-servicing works, St Andrew by the Wardrobe has now been completely rewired and fitted with a new heating system. The successful installation of air source heat pumps supported by electric radiators means that the church is now carbon neutral – once the electricity is purchased from the 'Green Grid.'

The lighting system has also been renewed and upgraded with a digitally controlled LED system supporting and enhancing the refurbished traditional chandeliers.

Fundraising for Phase 2 of the works has been successful, and the project is moving on directly to fit an equal access ramp; complete refurbishment of the parish room and kitchen, install new toilets; and redecorate the interior of the church. It is planned to be completed by early summer.

As a result of the redecoration the six banners which hang in the Nave have been taken down and estimates are currently being obtained to have them professionally cleaned by a textile conservator. Approaches to the relevant Livery Companies will be made for help with the costs. The digital Organ will need to be checked and rebalanced and the main speakers relocated.

St Martin's Ludgate

The electrics have been recently checked.

Work planned for the immediate future

Repair to the downpipe on the east end of the south elevation which belongs to the building next door, and which has been leaking for a considerable length of time, is being planned.

Problems with some of the plaster cornice will need to be addressed with the forthcoming QI for the church.

Much rubbish from the church has been sorted and cleared by the Churchwardens.

Maintenance and repair work needs to be carried out on the heating system.

The organ advisor to look at the organ and to obtain estimates for repairs.

Long Term, a new lighting system and redecoration to be planned and budgeted for.

David Wheeler
Vice Lay Chair

REPORT ON THE PROCEEDINGS OF THE CITY DEANERY SYNOD

Throughout the year, the Synod met on three occasions, with business matters being relatively light. As is customary, the Lord Mayor, Alderman Vincent Keaveny, the Lady Mayoress and the Sheriffs attended as guests at the first meeting in January.

The main topic was a presentation entitled "Caring for God's Earth - responding to the City's Climate Strategy". Representatives from St James' Piccadilly, Eco Church and Rothschild & Co spoke, offering from their own very differing perspectives, an outline of their policies towards reaching net zero carbon emissions by 2030, a goal shared by the Synod and in line with the national C of E commitment.

In a response, the Lord Mayor cited parallel aims within the Corporation, which he believed were achievable, and thanked the City Churches which had demonstrated such a commitment in playing a share through contributing towards the City's hopeful achievement. He was presented with a Bible by the Lay-Chairman before the Civic party had to depart.

Catherine McGuinness, Chairman of the Corporation's Policy and Resources Committee, had been invited to address the Synod, and she spoke about the actions being taken by the Corporation with respect to planning for new buildings and how, where there is a will, older buildings, even such as churches, can undergo sensitive eco-friendly development. There followed an informal discussion, raising questions, but also formulating ideas.

The second Meeting, in June, which was in the form of a party, was held by the invitation of the Master of the Temple in his garden, preceded by Choral Evensong in Temple Church. The only item of business was to elect a City Deanery governor for Aldgate School, which being uncontested, Beverley Ryan was re-elected to serve a further four year term.

The main topic for the third Meeting in October was "Ministering to the unseen City". The Rev'd Josh Harris reflected on the founding mission of the City's Guild Churches and of opportunities to reach out to "hidden" workers who may be less visible, such as cleaners and construction workers, all of whom may work at unsocial hours. Representatives from the Tamar Project spoke about how their project was helping those similarly out of sight, but who had been victims of sex-trafficking and modern-day slavery. Synod members raised the issues of provision of warm spaces in winter and support to the homeless, marginalised and vulnerable. Within an ensuing discussion, a suggested variation of approach towards "hidden" workers could be in welcoming people first and forming a relationship, then to assess their needs, and subsequently to develop a programme which would be tailored to suit them.

Meetings of the City Deanery Synod continue to be well attended, vibrant, informative, and the Synod remains very much in good heart.

Martin C Woods
Deanery Synod Representative

ADMINISTRATOR'S REPORT

I started working as the Parish Administrator for St Andrew by the Wardrobe and St Martin Ludgate in October 2022. Having spent the last 20+ years in Banking, it is a complete change of course for me but one that I am looking forward to taking on.

The first few months were challenging as unfortunately due to circumstances, there had been no formal handover or training. The previous administrator has been very generous with her time and has patiently answered all my email questions. She also very kindly came to London to spend some time with me to impart her knowledge. I am enjoying the nature of the work and I think that it allows the natural born organiser in me to come out. It is nice dealing with a variety of things on a daily basis and I am learning more about the ways of the Church as I go on.

Due to the refurbishment works at St Andrew by the Wardrobe, I have been based at St Martin Ludgate. Whilst I can see that the number of people in the City is still not back to pre pandemic levels, I have been pleasantly surprised by the number of people coming into the church. Once St Andrew's has re-opened in July 2023, I will continue to be based at St Martin's as it will be good to have the church open on the days that I work.

Looking forward to the year ahead, as well as continuing my learning of the cycle of the Church, we also have to re-opening of St Andrew's to look forward to. As Phase 2 of the project starts in earnest, I will be more involved with the reporting etc which whilst I am sure it will have challenges, I am looking forward to.

A huge thank you must go to Martin Woods who has helped enormously with me getting to grips with some aspects of the job. It is always nice when he pops into the office. I also extend my thanks to Virginia Hopson who was so helpful with her advice on the organising of the Parish and Ward Carol Service, it was invaluable. A final thank you must go to Fr Luke, who despite his time constraints is always there for help and guidance whenever it is needed.

Alexandra Clark
Parish Administrator

TREASURER'S REPORT

As with 2021 these figures are overshadowed by the refurbishment of St. Andrews's church which will not be completed until 2023. The situation of the two churches in the parish can be summarized as follows:

		<u>St Andrews</u>	<u>St. Martins</u>
Total income	£451,436	363,536	87,900
Total expend	<u>950,047</u>	<u>891,365</u>	<u>58,682</u>
Net surplus/(deficit)	(498,610)	(527,829)	29,218
Less: Fall in value of investments:			
	(37,810)		
Balance b/forward	<u>1,048,002</u>		
<u>Net assets</u>	<u>511,582</u>		

This is held as to:

General investments	196,112
Shares in Clean for Good	<u>1</u>
	196,113
Net balances at bank	
& debtors	<u>315,468</u>
	<u>511,582</u>

Of this £121,498 is in restricted or designated funds leaving the balance of £390,084 unrestricted.

Note: Some totals do not directly add up due to rounding differences.

Notes:

Breakdown of income

St. Andrews

Incoming resources from donors (Note 2)

Recurring grant £16,103

Burial ground grant £5,000

Both these grants are from diocesan bodies.

Other donations and similar £3,460

Total £24,563

Donations for church refurbishment programme
and VAT recovered (Note 3) £267,831

Incoming resources from operating activities (note 4)

Church hire £1,700

Letting of hall £10,778

Parish rates £51,670

Total £64,148

Interest and dividends £6,995

Total £71,143

St. Martins (note 6)

Radio mast £45,773

Church hire &

investment income £42,127

Total income £87,900

Total of all income £451,436

Breakdown of expenditure

St. Andrews

Resources expended relating to the work of the church (note 5)

Common Fund	£45,000
Church administrator/bookkeeping (Ministry costs)	£17,972
Church maintenance etc.	£7,680
Conversion of investment in Clean for Good to grant	<u>£25,000</u>
Total	£95,652
Fundraising costs	£1,558
Church refurbishment programme	<u>£794,155</u>
Total	£891,365

St. Martin's (note 6)

Common Fund	£30,000
Church maintenance	<u>£28,682</u>
Total	<u>£58,682</u>
<u>Total of all expenditure</u>	£950,047

Notes:

It is expected that the refurbishment of St. Andrews will be completed by St. Ann's Day July 26th. The total expected project cost is £427,370 less recoverable VAT = £375,370. This is covered by grants and other funding. (See page 1 of the financial report.)

Robin Davies
Treasurer

Accounts



St Andrew by the Wardrobe

and

St Martin Ludgate

**ST ANDREWS HILL
& QUEEN VICTORIA STREET
EC4V 5DE**

**ANNUAL REPORT FOR THE YEAR ENDING
DECEMBER 2021**

Registered Charity Number 1162335

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ADMINISTRATIVE INFORMATION - 2022

Rector and Archdeacon of London:	The Ven Luke Miller
NSM Curate:	The Rev'd Prebendary Jonathan Osborne
Churchwardens:	Martin Woods Tom Ormond
Bookkeeper:	Kevin Ogilvie
Treasurer:	Robin Davies
Parish Administrator:	Laura Li
Parish Clerk (St Ann's):	Jennifer Maclean
Deanery Synod Representative:	Martin Woods
Guild Church Council Members:	David Wheeler Robin Davies Ex-officio - Clergy, Churchwardens and Deanery Synod Representative
Electoral Roll Officer:	Martin Woods
Sidespeople:	Tom Ormond David Wheeler Martin Woods Robin Davies
Safeguarding Officer:	Tom Ormond
Bankers:	CAF Bank Ltd
Independent Examiner:	Andrew Hedger FCA Sevenoaks, Kent

AGENDA FOR THE ANNUAL PAROCHIAL CHURCH MEETING

St Andrew by the Wardrobe and St Martin Ludgate on 20th April 2022 at 6pm

ANNUAL MEETING OF PARISHIONERS

1. Welcome and Opening Prayer
2. Apologies for absence:
3. Minutes of the previous meeting
4. Election of Churchwardens
5. Close of meeting

ANNUAL PAROCHIAL CHURCH MEETING

1. Apologies for absence
2. Minutes of the previous meeting
3. Matters Arising from Minutes of last meeting
4. Reports
 - a. Rector's Report
 - b. Electoral Roll
 - c. Safeguarding Report
 - d. Fabric Report
 - e. Deanery Synod Report
 - f. Administrator's Report
 - g. Treasurer's Report
 - h. Finance Report and Accounts
 - i. Clean for Good Progress Report and Accounts
5. Elections and Appointments
 - a. Election of PCC Members
 - b. Appointment of Sidespeople
 - c. Appointment of Independent Examiner
6. Any Other Business
7. Closing Prayer

Please note: The Annual Parochial Church Meeting will be followed by the first meeting of the newly elected Parochial Church Council.

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING

St Andrew by the Wardrobe 21 April 2021

Present: Father Luke Miller, Rector and Chair; Tom Ormond; The Revd Preb Jonathan Osborne; David Wheeler; Martin Woods

In Attendance: Laura Li

Annual Meeting of Parishioners

1. Opening Prayer

Fr Luke opened all the meetings in prayer

2. Apologies for absence

Robin Davies; Jennifer Maclean

3. Minutes of the Previous Meeting

The minutes were read out by the Rector, accepted and the minute book was duly signed.

4. Election of Churchwardens

Tom Ormond and Martin Woods had been nominated and were duly elected.

5. Close of meeting

There being no other business, the meeting closed.

Annual Parochial Church Meeting

1. Opening Prayer.

2. Apologies for absence:

Robin Davies; Jennifer Maclean

3. Minutes of the previous meeting

The minutes were accepted and duly signed.

4. Matters Arising.

None.

5. Reports

a. Rector's Report

Fr Luke referred to his written report. He added that City Churches are joining together in clusters, which can do more jointly than any one individual church. St Andrew's is in the City Catholics cluster. They put on a series of lectures called Lent with the Latin Doctor about the Confessions of St Augustine, which was well attended.

b. Electoral Roll

The Electoral Roll Report was noted. Fr Luke mentioned that we cannot build up a large congregation as his duties as Archdeacon of London take up a lot of his time and attention. However, it would be good to strengthen our numbers with people who get pastoral care elsewhere

c. Safeguarding Report

The Safeguarding Report was noted

d. Fabric Report

The Fabric Report was noted. The Rector added the report was put together with the help of David Wheeler.

e. Deanery Synod Report

The Deanery Synod Report was noted.

f. Administrator's Report

The Administrator's Report was noted.

g. Treasurer's Report

The Treasurer's Report was noted.

h. Finance Report and Account

It was noted that the annual accounts were presented to the PCC at a meeting on 23 March and had since been approved by the Independent Examiner.

i. Clean for Good Progress Report

The Clean for Good Progress Report was noted. Fr Luke drew attention to the accounts, which have been included with the report this year.

6. Elections and Appointments

a. Election of PCC Members

Fr Luke suggested that the current PCC Members and Secretary be voted in en bloc. All were in agreement. The Revd Preb Jonathan Osborne continues as a member; David Wheeler continues as Lay Vice-Chair; Robin Davies continues as Treasurer; Tom Ormond continues as Safeguarding Officer; Laura Li continues as Secretary and Martin Woods continues *ex officio* as Deanery Synod Representative.

b. Election of Deanery Synod Representatives

Martin Woods noted that he continues as Deanery Synod Representative until 2023.

c. Appointment of Sidespeople

Fr Luke suggested that the current sidespeople be re-elected en bloc. All were in agreement. The following were appointed: Tom Ormond; David Wheeler; Martin Woods; and Robin Davies.

d. Appointment of Independent Examiner

Fr Luke suggested that Andrew Hedger be re-appointed as Independent Examiner. All were in agreement.

7. Any Other Business

None

8. Closing Prayer

The Rector declared the meeting closed.

RECTOR'S ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The fast pace of life in any parish church means that writing an annual report in the spring looking back over the year to the preceding December is always a bit of an exercise in realising how far we have come even since New Years' Day. As I write S Andrew's church is a building site. Since the second half of December we have moved all of our services and activities to S Martin Ludgate. A great deal of the year 2021 was spent in preparation for the beginning of the long-awaited restoration project. The Heads of Terms with the Coptic Orthodox Church were finalised at last, and the faculty was obtained. Our fundraising team have worked hard to gather external grants and we are particularly grateful to the City Churches Grants Committee for the considerable funds which enabled the phase one works to begin. The Apothecaries, Blacksmiths, Spectacle Makers, Upholders, Parish Clerks and Ward Club have all rallied round to support us, and the PCC has designated a very considerable amount of its reserves to the project. The revision of our reserves policy which this led to is not in our accounts.

The building works have marked the ending of two particularly longstanding relationships. Saint George's Indian Orthodox church ceased in the church at the point at which we closed for the building works. They have made a happy arrangement at S Margaret Pattens in the City as their main place of worship, but they may well occasionally come to us for anniversary services and memorials.

The other is our link with the English Chamber Choir. Many of the choir's members now come from further west in London and the closure of the church has been the moment at which they have formally ceased to see S Andrew by the Wardrobe as their home. We look forward nevertheless to welcoming them back for services from time to time. There was a poignant moment at the end of the ward and parish Carol service when for the last time as the "resident choir" the ECC sang for us.

It was very good once again to be able to have a round of carol services and to welcome amongst others, the Apothecaries, the British Slovene Society, and of course the Ward Club with our 'local' Liveries. Midnight mass was celebrated at S Martin Ludgate. The mention of the ward club is a moment to mark the thanks which we owe to Virginia Hopson, who served two years as Chairman of the Ward Club during the pandemic and whose support for the Ward Church could not have been more full. She has been a regular worshipper, helped us to engage well with the Club and has been personally an indefatigable volunteer and supporter in many of the parish activities.

On St Ann's Day in July we were able to celebrate mass in the churchyard of S Ann Blackfriars. That was not our only outdoor liturgy: Carols on the Hill was a fantastic new initiative to hold an outdoor carol service amongst those gathered outside the pubs on S Andrews Hill enjoying a post work drink. Supported by Tom Daggett from S Pauls Cathedral and Archdeacon Adam Atkinson, an old upright piano and a few service sheets turned the hill into a joyful place of praise. It is an example of what is possible by way of outreach and mission in our extraordinary setting. While it is frustrating that we lack capacity to capitalise on such opportunities, as we work together we will build what we need to be able to make the most of them.

One way to build capacity has been to work with other local churches and the City Catholics network has enabled us to do that. In addition to sharing some festival services, we had a joint Lent group in which the clergy of the various churches lead sessions on the study of S Augustine's *Confessions*.

For much of 2021 pandemic restrictions remained in place but we have been able to be open both churches – often with the welcome support of the church watchers of the Friends of City Churches - and to hold a full round of services. As always, the church has been open for individual prayer almost every day from around 7:30 in the morning when I go into church to say matins until around 6:30pm. A steady trickle of people pass through the building in order to make their devotions. I remain most grateful to the small congregation of those who are around in the City who have continued to make public worship and witness possible.

Advanced Sunday School has met in person and online. In addition to the Lent Group mentioned above, highlights of the programme have been a guided conversation between myself and Archbishop Angaelos, a presentation on the architectural history of the church and particularly the contributions of Banister Fletcher, father and son, and Marshall Sissons, and I was grateful to be able to offer a talk on Fr George Congreve.

The Ancient Monuments Society and the Friends of Friendless Churches have completed their process of separating their operations as a result of growth in both organisations. They continue to be our tenants at St. Ann's Vestry Hall and to maintain their library on the north gallery. The rent review of the Vestry Hall is continuing and it is a frustration that we have not yet managed to bring that to a conclusion. The Tallis Scholars music library continues to be used and stored in the south gallery.

Laura Li continues her work. She has largely had to work from home, or from a laptop at various hot desks in both the Old Deanery and S Martin Ludgate and has cheerfully and efficiently kept the administration of the parish on a sound footing. we owe her a great debt of gratitude for all that she does to keep the show on the road.

During the year we were able to begin the process of building a relationship with the Heritage Alliance who will become our tenants in the offices on the galleries at S Martin Ludgate. In setting this up and in working through the preliminaries for the building project as also for the day-to-day management of the parish I am deeply grateful to those who give time and energy to the parochial church council.

Even more importantly are those who come to pray. Those who formed the regular congregations and those whom we do not know but who pop into the church to light a candle will make a private prayer. "More things are wrought by prayer than this world dreams of" and we know that our work has an internal importance because of all that is done.

Our vision for S Andrew by the Wardrobe is that the church can continue to serve its local business and civic community while being restored to become a hub for a thriving ecumenical partnership and a centre of significant activity for the Coptic Orthodox Church.

In closing therefore I commend to all friends of S Andrew's the project prayer:

Father you have taught us that unless the Lord build the house, they that labour do but labour in vain; hear us we beseech thee as we commend unto thy power the restoration of this house of prayer. May our endeavours be to thy glory, our work prospered for thy kingdom, and our service acceptable in thy sight. Give us the means to complete what we have begun, the wisdom to plan what is best and the courage to undertake it. Protect from all injury those whose labour achieves the work; guide those who direct it; and bless our community through it; that your church may grow in Faith and Love and numbers of those believing, in and through Christ our Lord. Amen

The Ven Luke Miller
Rector

REPORT ON THE ELECTORAL ROLL

There are currently twelve names on the Electoral Roll, with an increase of one from last year. Three reside within the parish.

Martin C Woods
Electoral Roll Officer

SAFEGUARDING REPORT

I was re-appointed the Safeguarding Officer for St Andrew by the Wardrobe and St Martin Ludgate for a second year. There have been no issues to report.

The Parish Administrator, Clergy and Parish Safeguarding Officer have completed their necessary safeguarding training and members of the PCC are continuing to do basic on line training as recommended.

A safeguarding self-assessment issued by the City of Hackney Safeguarding Children Partnership (CHSCP) has been completed which was issued to all safeguarding partners and relevant agencies in the City of London and London Borough of Hackney.

The PCC agreed to adopt the new "safeguarding dashboard" with its aims to make safeguarding simpler for parishes and to measure 'safeguarding excellence' with parish data being automatically collected and reported at archdeaconry and diocesan levels.

Details of the St Andrew's Safeguarding policy are displayed on the notice boards and also accessible via the website's Home page.

Tom Ormond
Safeguarding Officer

FABRIC REPORT

St Andrew by the Wardrobe

The work to renew the heating and electrical wiring in St Andrew by the Wardrobe began just before Christmas. The project will cost over £1m in total, and comprises two phases:

Phase 1 – currently in progress. Due to complete in May 2021, this will tackle the urgently needed electrical rewiring to replace existing defective system, plus new low-energy lighting scheme incorporating restoration of existing historic fittings, and new fire detection/alarm system. The new electric heating system will use air source heat pumps sited in the roof space and rapidly responding electric radiators in the nave and galleries. Other works include roof repairs and thermal upgrade, asbestos removal and refitting the kitchen, renewing floor coverings, plumbing and electrics.

Phase 2 – subject to fundraising This phase will make the building fully accessible, creating an external access ramp, plus associated re-landscaping to create a new external seating area. The new kitchen will be completed and the parish room will be refurbished to provide a welcoming space. The chapel will be reordered as a flexible meeting/event space/office. Redesign and renewal of the WCs will provide fully accessible facilities, including baby change. A basic AV system will be installed. Finally, restoration of the fine joinery and redecoration.

The proposals have been carefully designed by Edwards Wilson Architects and Surveyors, highly experienced in heritage conservation, to minimise any adverse impact on the heritage significance of St Andrew's, including its historic skyline and panelled interior.

Once the works are completed the building will reopen with a partnership with the Egyptian Coptic Orthodox Church, who will occupy the building as tenants. St Andrew's will combine use for regular Anglican worship and educational activities with a new role as the Coptic Diocese's London Ministry Hub. As well as bringing a new and diverse faith community to this historic location, it will provide a base for the Copt's City Mission social action for the homeless. Open daily, the church will welcome tourists, schools and the community, offering a rich and diverse cultural experience. St Andrew's will flourish as a centre for worship and for the support of the wider community - and be an oasis of calm in the heart of the City of London.

Fundraising continues and we are very grateful for the contributions which have so far been received and which have made this possible.

St Martin Ludgate

At the time of writing – April 2022 – we have just received the Report from the Quinquennial inspection undertaken on 1st March 2021 by our architect, Margaret Davies.

The report highlights an urgent need to address the safety of the cornice, and then to take forward further inspection work and remedial action. An action plan is being drawn up to address less urgent items as well as some further issues which have come to light since the inspection:

- a. The building next door has a down pipe at the party wall in the southeast party wall and water is running down the church wall when it rains.
- b. The lights in the southwest lobby are permanently on.
- c. Ensuring the entrance buzzer and CCTV systems are working.

Laura Li
Parish Administrator

REPORT ON THE PROCEEDINGS OF THE CITY DEANERY SYNOD - 2021.

The Deanery Synod, which would normally meet three times throughout the year, met together on a total of four occasions, but still within many of the restrictions of the Coronavirus pandemic, there is relatively little of specific relevance to report.

The first meeting in January took place via zoom, with the only formal business being the election for the next three years of the Standing Committee. Rory Anderson was confirmed as Lay Chairman, the office remaining uncontested. Dialogue continued with representatives of several parishes responding to the impact of the pandemic in terms of the effect it has had upon their current pastoral ministry, curtailing of opportunities for mission, an unusual Christmas, and uncertainties for the future.

In place of an otherwise formal meeting, the Synod met again in February, this time in person, having invited the Lord Mayor and other City Corporation members to visit and to present an outline of their proposals to "relaunch" business activities within the square mile in 2021. Although it was difficult to visualise how the church might positively respond to some of their initiatives, it was an interesting presentation.

In the Spring, at the invitation of the Master of the Temple, members of the Synod gathered informally in his garden, preceded by Choral Evensong, for a party, which provided an opportunity for conversation and for welcoming a number who had been newly elected. This took the place of an otherwise formal meeting.

At the final meeting in October, Bishop Ric Thorpe introduced the Diocesan Vision 2030. Synod broke out into smaller groups to discuss and to report back describing experiences within their respective parishes, identifying post covid problems, but also citing initiatives and opportunities which could be developed within a structure which some saw as likely to be very different to that which many of us had been used to.

All the meetings were well attended and the Deanery Synod continues to remain in good heart.

Martin C Woods
Deanery Synod Representative

ADMINISTRATOR'S REPORT

The year 2021 was my third year at St Andrew by the Wardrobe and no two years have been the same. The country started to return to normal after the periods of lockdown and St Andrew's slowly did the same.

Despite the lifting of restrictions, the City remained quieter than is the norm and the usual hire activity ceased. Nonetheless there was still plenty to keep us busy!

No agreement having been reached with the Stationers' Company about their continued occupation of St Martin Ludgate the management and administration of the church was returned to the PCC and the Parish Office.

There was a lot to do to become familiar with the building, put in place our own policies and procedures and manage the bookings that we inherited from the Stationers. We had a temporary administration assistant, Tanja Raaste, for a period of several weeks over the summer to help with this work.

The other main activity keeping the administration occupied is of course supporting the building project. This included running a consultation exercise and speaking at our November Advanced Sunday School about the perils of working in a building with faulty electrics and freezing cold loos!

Despite being the sole employee at St Andrew's I can only function effectively as part of a team. I would like to extend my thanks to Churchwardens Martin Woods and Tom Ormond for their help and support. Thank you to Virginia Hopson, Chairman of the Castle Baynard Ward Club 2021, whose help at the end of year services was invaluable. And my thanks, of course, to the Rector. Although he is much occupied wearing his archidiaconal hat Fr Luke is always available to give advice and guidance whenever needed.

The year ended with our Parish and Ward Carol service and the very next day we closed for Phase 1 of the building works. Having got back into the office after all the lockdowns I am now without abode again for the duration of the works. I do, however, look forward to returning to a building with much more hospitable facilities.

Laura Li
Parish Administrator

TREASURER'S REPORT

The financial situation of the two churches in the parish can be summarized as follows:

		<u>St Andrews</u>	<u>St. Martins</u>
Total income	£610898	516035	94863
Total expend	<u>330390</u>	<u>275102</u>	<u>55288</u>
Net surplus	280508	240933	39575

Rise in value of investments

51758

332266

Balance b/fd 715736

Net assets 1048002

This is held as to:

General investments 413922

Shares in Clean for Good 25001

438923

Net balances at bank

& debtors 609079

1048002

Of this £689452 is in restricted or designated funds leaving the balance of £358550 unrestricted.

Notes:

Breakdown of income

St. Andrews

Breakdown of the £516035:

Recurring grant £5816

Burial ground grant £5000

Both these grants are from diocesan bodies.

Other donations and similar £1213

Total of the last 3 £12029

Donations for church refurbishment programme £432160

Church hire £950

Letting of hall £18617

Parish rates £45128

Total of the last 4 £64695

Interest and dividends £7151

St. Martins

Breakdown of the £94863:

Radio mast- £66775

Church hire & investment inc £28088

Breakdown of expenditure

St. Andrews

Breakdown of the £275102:

Fundraising costs £1400

Common Fund £45000

Church administrator and bookkeeping (Ministry costs) £10941

Church maintenance etc. £11562

Church refurbishment programme £206134

Misc. £ 65

St. Martin's

Breakdown of the £55288:

Common Fund £30000

Church maintenance £25129

Misc. £159

ACCOUNTS FOR 2021

ST ANDREW-BY-THE-WARDROBE



with St Ann Blackfriars
and St Martin Ludgate

REPORT AND ACCOUNTS

31 DECEMBER 2021

Parish:	St Andrew-by-the-Wardrobe Queen Victoria Street, EC4V 5DE
Rector:	The Ven Luke Miller St Andrews Hill EC4V 5DE
Bankers:	CAF Bank 25 King's Hill Ave, King's Hill, West Malling, Kent ME 19 4JQ
Fund manager	CCLA Investment Management Ltd 80 Cheapside London EC2V 6DZ
Council Members:	The Ven Luke Miller (Chairman) David Wheeler LVO (Lay Vice Chair) Tom Ormond Martin Woods The Rev'd Prebendary Jonathan Osborne Robin Davies

REPORT OF THE PAROCHIAL CHURCH COUNCIL**31 DECEMBER 2021**

The Parochial Church Council ('PCC') presents the annual report and accounts for the year ended 31 December 2021.

Responsibilities of the PCC

The PCC is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Parish as at the end of the financial year and of its income and expenditure for that period. In preparing those accounts, the PCC is required to select appropriate accounting policies, make judgements and estimates that are reasonable and prudent and state whether all accounting standards which they consider to be applicable have been followed. The PCC is also required to use a going concern basis in preparing the accounts unless this is inappropriate.

The PCC has the responsibility for ensuring that there are proper accounting records kept, and for taking such steps as are reasonably open to safeguard the assets of the Parish and to prevent and detect fraud and other irregularities.

Principal activity and review:

The PCC has the responsibility of cooperating with the Rector in promoting in the ecclesiastical parish of St Andrew by the Wardrobe the whole mission of the Church, pastoral, evangelistic, social and ecumenical. During 2021 the PCC believes it has met these objectives and will be maintained in the future. The PCC is a charity currently exempted from registration with the Charity Commission.

Major risks:

The PCC believes that it has identified and reviewed all major risks that might affect the mission and has sufficient systems and procedures in place to mitigate those risks. In particular the PCC believes that the level of reserves held are sufficient and reasonable to maintain the mission.

Reserves Policy:

All Funds are held to assist in the costs associated with the planned renovation of the church and to provide three months' of unrestricted payments.

Investment Policy:

The PCC subcontracts the management of its funds to CCLA Investment Management Ltd. It is satisfied with the performance achieved during the year. The PCC is committed to review performance on a regular basis.

Trustee Remuneration

No members of the PCC receive any remuneration. Reasonable Clergy expenses are met. Other than this there were no related party transactions.

Financial Result:

The PCC made a surplus of total income over expenditure on the General Fund of £332,259 due to the Capital Project. The Balance Sheet at 31st December 2021 showed total net assets of £1,047,995.

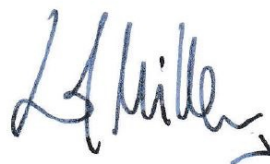
Council:

The members of the PCC during the year were as shown on the previous page.

All members of the PCC are either ex officio or are elected at the Annual Parochial Church Meeting in accordance with the Church Representation Rules. The Parish has adopted a policy of waiving the term limits that any person having served six years continuously.

Approved by the PCC on 11th April 2022 and signed on its behalf by:

The Ven Luke Miller
Rector



Report of the Independent Examiner to the PCC members of the Parish of St Andrew-by-the-Wardrobe

I report to the PCC members of the Parish of St Andrews-by-the-Wardrobe on my examination of the accounts for the year ended 31st December 2021.

Responsibilities and basis of report

The charity's trustees are responsible for the preparation of the accounts.

The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to: i) examine the accounts under section 145 of the Charities Act, ii) to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and iii) to state whether particular matters have come to my attention

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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 those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- i) accounting records were not kept in accordance with section 130 of the Charities Act or
- ii) the accounts do not accord with the accounting records

I have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached

Signed:



Name: Andrew Hedger FCA
Address: Sevenoaks, Kent
Date: 11th April 2022

ST ANDREW-BY-THE-WARDROBE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

				Year to 31 December 2021		Year to 31 December 20
	Restricted	Designated	Endowment	Unrestricted	Total	Total
	£	Funds	Funds	£	£	£
NOTES						
Incoming resources						
2 Incoming resources from donors	-		-	12,029	12,029	15,888
3 Refurbishment Project Income	432,160				432,160	-
6 St Martin Ludgate				94,863	94,863	68,252
4 Incoming resources from operating activities	-		-	64,695	64,695	69,127
4 Income from investments	-			7,151	7,151	8,727
Total incoming resources	432,160		-	178,738	610,898	161,994
Resources expended						
Raising Funds				(1,400)	(1,400)	(1,400)
5 Expenditure on charitable activities				(67,503)	(67,503)	(66,664)
6 St Martin Ludgate				(55,288)	(55,288)	(58,564)
Refurbishment Project Expenditure	(89,080)	(117,054)		-	(206,134)	-
Other Expenditure	-		-	(65)	(65)	-
Total resources expended	(89,080)	(117,054)	-	(124,256)	(330,390)	(126,629)
Net incoming (outgoing) resources	343,080	(117,054)	-	54,482	280,508	35,365
Transfers						
Gross transfers between funds - in		300,000			300,000	
Gross transfers between funds - out				(300,000)	(300,000)	
Other recognised gains / losses						
Valuation adjustments	-		17,402	34,357	51,758	135,580
Net movement in funds	343,080	182,946	17,402	(211,161)	332,266	170,945
BALANCES BROUGHT FORWARD	25,001		121,024	569,711	715,736	544,791
BALANCES CARRIED FORWARD	368,081	182,946	138,426	358,550	1,048,002	715,736

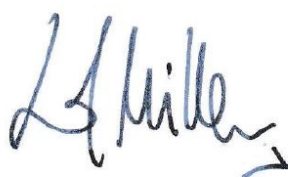
**ST ANDREW-BY-THE-WARDROBE
BALANCE SHEET AT 31 DECEMBER 2021**

Page 5

<u>NOTES</u>	31 December 2021		31 December 2020	
	£	£	£	£
INVESTMENT ASSETS				
COIF investment fund	275,496		241,140	
8 North Vestry Trust	138,426		121,024	
7 Investment in Clean For Good	25,001		25,001	
Total Investment Assets		438,923		387,165
CURRENT ASSETS				
Accounts Recievable	15,000		3,397	
Cash at bank	680,225		325,277	
	695,225		328,674	
CREDITORS: amounts falling due within one year:	86,146		103	
	86,146		103	
NET CURRENT ASSETS		609,079		328,571
TOTAL ASSETS LESS CURRENT LIABILITES		1,048,002		715,736
7 ANALYSIS OF FUNDS				
Restricted Funds	368,081		25,001	
Designated	182,946		-	
Endowment Funds	138,426		121,024	
General Fund	358,550		569,711	
	1,048,002		715,736	

The accounts were approved by the Council and signed on its behalf by:-

The Ven Luke Miller
11 April 2022



1 ACCOUNTING POLICIES

The principal accounting policies that have been adopted in the preparation of these accounts are given below.

Basis of preparation of accounts

The accounts are prepared on the historical cost basis modified by the inclusion of investment assets at their market valuations at the balance sheet date. The accounts have been prepared in accordance with the Church Accounting Regulations 1997 as amended by the Church Accounting (Amendment) Regulations 2001 together with applicable accounting standards and the Charities SORP 2005.

Funds

All funds are available for application on the general purposes of the Parochial Church Council ('Council') unless they are designated as endowment funds which cannot be spent. Certain funds have been restricted by the Council for particular use and the balances on these are identified separately.

Incoming resources

Incoming resources from donors is recognised when received, and planned giving is recognised only when received; the applicable income tax recoverable is recognised when the claim is quantified and submitted. Grants are recognised when agreed by the grantor. Income from the use of church premises is recognised when agreed and paid by the occupier. A voluntary church rate is levied on certain property in the parish and the income is recognised when received. Income from investments is recognised when due and receivable.

Investments

Realised gains and losses on investments are recognised when investments are sold; unrealised gains or losses are included when the investment assets are revalued at the balance sheet date.

Resources expended

All resources expended are recognised when paid, and significant items of expenditure due but not paid are accrued at the balance sheet date.

Current assets

Amounts receivable but not paid at the balance sheet date are included in current assets as debtors less any provision applicable.

Reserves

The PCC sets its reserves policy at one year's income for the whole parish in the sum of £150,000 plus £30,000 (total £180,000)

1 ACCOUNTING POLICIES (continued)

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. Moveable church furnishings are accounted as inalienable property and stated at nil amount. All expenditure incurred on such property is treated as resources expended so is written off.

Equipment used within the church premises is written off when acquired, unless of a material amount in which case it is capitalised in fixed assets and depreciated over its useful life.

2 INCOMING RESOURCES FROM DONORS

	Year to 31 December 2021 £	Year to 31 December 2020 £
Planned giving	-	-
Loose Collections	723	164
Donations and Alms Boxes	489	360
Recurring Grants	5,816	15,295
Burial Ground Grant	5,000	-
Tax recoverable on Gift Aid	-	69
	12,029	15,888

3 REFURBISHMENT PROJECT INCOME

	Year to 31 December 2021 £	Year to 31 December 2020 £
Project Donations Phase 1	5,460	-
Project Donations Phase 2	416,700	-
Project Donations Administration Costs	10,000	-
	432,160	-

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2021 (continued)

4 INCOMING RESOURCES FROM OPERATING ACTIVITIES

	Year to 31 December 2021 £	Year to 31 December 2020 £
Church Hire	950	2,303
Church hall lettings	18,617	15,661
Parish rates	45,128	51,163
Interest & Dividends	7,151	8,727
	<u>71,845</u>	<u>77,854</u>

5 RESOURCES EXPENDED RELATING TO THE WORK OF THE CHURCH

	Year to 31 December 2021 £	Year to 31 December 2020 £
Diocesan contribution	45,000	45,000
Ministry costs	10,941	14,527
Sanctuary supplies		463
Services costs - music	792	-
Building maintenance	1,223	2,287
Cleaning	3,184	1,933
Miscellaneous	3,449	60
Flowers and Catering		133
Light and Heat	948	870
Telephone, Internet, Website & Office	1,366	1,390
Examination Fees Fees	600	-
	<u>67,503</u>	<u>66,664</u>

6 ST MARTIN LUDGATE

By means of a Pastoral Scheme dated 14th May 2019, St Martin Ludgate ceased to be Guild Church and was placed in the parish of St Andrew by the Wardrobe as a Chapel of Ease. Its income and chattels became the possession of the PCC of the new parish thus formed on the date the Scheme came into effect.

INCOMING RESOURCES FROM ST MARTINS

	Year to 31 December 2021 £	Year to 31 December 2020 £
Income from transferred bank account		
Church Hire and investment income	28,089	23,374
Burial Ground		2,750
Legacy		10,014
Radio Mast	66,775	32,114
	<u>94,863</u>	<u>68,252</u>

EXPENDITURE RELATING TO ST MARTINS

Upkeep of service	159	-
Maintenance and Utilities	25,129	28,564
Common Fund	<u>30,000</u>	<u>30,000</u>
	<u>55,288</u>	<u>58,564</u>

- 7 On 27 February 2017 The PCC acquired 25,000 B Shares of £1 fully paid in Clean For Good Ltd. It had previously acquired one ordinary share of £1 fully paid on 21 September 2016.

Clean for Good is a professional cleaning company whose aim is to improve the wages and working conditions of City cleaners by:-

- being a fully accredited Living Wage Employer ;
- investing in training staff and developing their skills;
- ensuring none of its staff has a zero-hours contract.

The investment is valued at the lesser of cost or net realisable value.

- 8 The PCC of St Martin Ludgate was the managing trustee for a trust that arose from the sale of the North Vestry. The income is for 'furthering the religious and other charitable work of the church of England' within St Martin Ludgate. In November 2020 the PCC passed a resolution to transfer the Trust into the name of St Andrew's.

CLEAN FOR GOOD PROGRESS REPORT

Clean for Good's fourth year 2020-21 began in the midst of an unprecedented crisis arising from the spread of Covid-19. The company's customer base fell from 45 to 37 contracts over the year and eventually a handful of employees who could not be redeployed on other contracts had to be let go. Cleaners were paid 100% wages, whether working or furloughed, throughout the year. New contracts due to start after 1st April 2021 almost restore the company back to the workload it had on 1st April 2020. And at the end of March 2021, Clean for Good had 39 employees, a mix of full-time and part-time and including three Managers.

The changes have accelerated Clean for Good's established direction of travel towards larger contracts on average, which frees up management capacity for greater future growth.

Net turnover for 2020-21 was £585,000, 16% higher than the previous year (£505,000) and the fourth consecutive year of growth. The company achieved a profit of just over £34,000 (5%), the second consecutive annual profit.

The company continues to push for systemic change in the UK's cleaning sector. It continues to expand its public profile with regular blogs, social media engagement, networking and new initiatives. In the spring of 2021 it ran Poetry for Good, the first ever national poetry competition to celebrate the UK's key workers, received nearly 500 entries and achieved national media coverage.

In June 2021, Clean for Good was recognised as one of the Living Wage Foundation's national Living Wage Champions 2021 for its commitment to paying the Living Wage in a sector renowned for low pay.

The UK economy is still recovering from the 2020-21 pandemic and so the market remains uncertain. Clients are still assessing their premises requirements, and this may take months, if not years, to work out. However, sales activity started to return at the end of 2021, new contracts have already been won and Clean for Good will continue to work for growth in the current year and beyond.

Further information can be found at www.cleanforgood.co.uk or by contacting the Managing Director, Charlie Walker at manager@cleanforgood.co.uk



Laura Li

Parish Administrator

From information provided in the Clean for Good Annual Impact Report 2020 - 2021

CLEAN FOR GOOD ACCOUNTS MARCH 2021

CLEAN FOR GOOD LIMITED

Registered Number
09889100
(England and Wales)

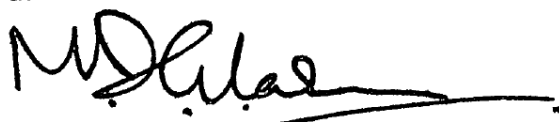
Unaudited Financial Statements for the Year Ended
31 March 2021

Amended

These accounts:

- replace the original accounts
- are now the statutory accounts
- are prepared as they were at the date of the original accounts
- The only changes to these original accounts are additional disclosures included in the notes.

Signed:



LAWSON, Martin David Geoffrey
Director
Registered Company No. 09889100



CLEAN FOR GOOD LIMITED

Directors' Report

The directors present their report and the financial statements of the company for the year ended 31 March 2021.

The directors who served during the year were as follows:

LAWSON, Martin David Geoffrey

MILLER, Luke Jonathan, The Venerable (Georgina Graham, Alternate from Jan 2021)

THORLBY, Timothy Henry

The report of the directors has been prepared taking advantage of the small companies exemptions of Section 415A of the Companies Act 2006.

By order of the board:

A handwritten signature in black ink, appearing to read 'M.D. Lawson', followed by a horizontal line.

LAWSON, Martin David Geoffrey

Director

31 May 2021

CLEAN FOR GOOD LIMITED

Profit and Loss Account for the year from 1 April 2020 to 31 March 2021

	Notes	2021 £	2020 £
Gross profit		174,869	153,842
Administrative expenses		(138,934)	(142,158)
Interest payable and similar charges		(1,738)	(1,271)
Profit or loss before taxation		<u>34,197</u>	<u>10,413</u>
Profit/(loss) for the year		<u>34,197</u>	<u>10,413</u>

CLEAN FOR GOOD LIMITED
Balance Sheet as at
31 March 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	7		-		31
			<u>-</u>		<u>31</u>
Current assets					
Debtors	10	15,191		8,316	
Cash at bank and on hand		92,095		91,412	
		<u>107,286</u>		<u>99,728</u>	
Creditors amounts falling due within one year	11	<u>(29,170)</u>		<u>(40,841)</u>	
Net current assets (liabilities)			<u>78,116</u>		<u>58,887</u>
Total assets less current liabilities			<u>78,116</u>		<u>58,918</u>
Creditors amounts falling due after one year			-		(15,000)
Net assets			<u>78,116</u>		<u>43,918</u>
Capital and reserves					
Called up share capital			91,003		91,003
Profit and loss account			(12,887)		(47,085)
Shareholders' funds			<u>78,116</u>		<u>43,918</u>

The company was entitled to exemption from audit for this reporting period under section 477 of the Companies Act 2006 relating to small companies.

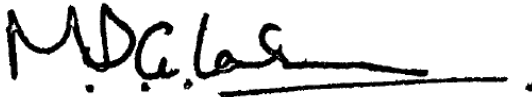
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime. The directors have chosen to not file a copy of the company's profit and loss account.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with section 444(2A).

The financial statements were approved and authorised for issue by the Board of Directors on 31 May 2021, and are signed on its behalf by:

A handwritten signature in black ink, appearing to read 'M.D.G. Lawson', followed by a horizontal line.

LAWSON, Martin David Geoffrey
Director

Registered Company No. 09889100

CLEAN FOR GOOD LIMITED

Notes to the Financial Statements for the year ended 31 March 2021

1. STATUTORY INFORMATION

The company is a private company limited by shares and registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. COMPLIANCE WITH APPLICABLE REPORTING FRAMEWORK

The financial statements have been prepared in compliance with FRS 102 Section 1A as it applies to the financial statements for the period and there were no material departures from the reporting standard.

3. ACCOUNTING POLICIES

Property, plant and equipment policy

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided on all tangible fixed assets as follows:

Revenue recognition policy

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

Foreign currency translation and operations policy

Transactions in foreign currencies are initially recognised at the rate of exchange ruling at the date of the transaction. At the end of each reporting period foreign currency monetary items are translated at the closing rate of exchange. Non-monetary items that are measured at historical cost are translated at the rate ruling at the date of the transaction. All differences are charged to profit or loss.

Government grants and other government assistance policy

Government grants received were primarily related to the Coronavirus Job Retention Scheme with a small amount claimed via the Statutory Sick Pay Rebate Scheme.

Employee benefits policy

Contributions to defined contribution plans are expensed in the period to which they relate.

4. DIRECTORS' REMUNERATION

One director of the company received remuneration from the company totalling £39,799 in the year in the form of salary and pension contributions.

5. EMPLOYEE INFORMATION

	2021	2020
Average number of employees during the year	37	37

6. TAXATION

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period.

Clean for Good takes its responsibilities as a corporate citizen seriously, including the payment of corporation tax. This statement provides additional information which aims to ensure that Clean for Good Limited meets the standards and requirements of the Fair Tax Mark's UK Small Business Standard. We were awarded the Fair Tax Mark for a period of 12 months in November 2020, and intend to re-apply each year.

Tax Policy

The Company is committed to paying all the taxes that we owe in accordance with the spirit of all tax laws that apply to our operations. We believe that paying our taxes in this way is the clearest indication we can give of being responsible participants in society. We will fulfil our commitment to paying the appropriate taxes that we owe by seeking to pay the right amount of tax, in the right place, and at the right time. We aim to do this by ensuring that we report our tax affairs in ways that reflect the economic reality of the transactions that we undertake during the course of our trade.

We will not seek to use those options made available in tax law, or the allowances and reliefs that it provides, in ways that are contrary to the spirit of the law. Nor will we undertake specific transactions with the sole or main aim of securing tax advantages that would otherwise not be available to us based on the reality of the trade that we undertake. The company will never undertake transactions that would require notification to HM Revenue & Customs under the Disclosure of Tax Avoidance Schemes Regulations or participate in any arrangement to which it might be reasonably anticipated that the UK's General Anti-Abuse Rule might apply.

We believe tax havens undermine the UK's tax system. As a result, whilst we may trade with customers and suppliers genuinely located in places considered to be tax havens, we will not make use of those places to secure a tax advantage, and nor will we take advantage of the secrecy that many such jurisdictions provide for transactions recorded within them. Our accounts will be prepared in compliance with this policy and will seek to provide all the information that users, including HM Revenue & Customs, might need to properly appraise our tax position.

7. PROPERTY, PLANT AND EQUIPMENT

	Total £
Cost or valuation	
At 01 April 20	370
At 31 March 21	370
Depreciation and impairment	
At 01 April 20	339
Charge for year	31
At 31 March 21	370
Net book value	
At 31 March 20	31

8. DIVIDENDS PROPOSED AND PAYABLE

Ownership and Structure

The Company is a private limited company, originally established in 2015, with the principal activity of general building cleaning services; however, from an ethical standpoint.

Shareholders with more than 10% of the Company are as follows:

Church Mission Society ("CMS") – 32.97%

The Parish of St Andrew by the Wardrobe ("PSAW") – 27.47%

Stephen Hubner – 16.48%

Centre for Theology & Community ("CTC") – 10.99%

David Ingall – 10.99%

Only CMS, PSAW, and CTC, can vote on the distribution of dividends – and all three charities share this voting power equally.

The registered office address of the Company is also the trading address of company.

9. FURTHER INFORMATION REGARDING THE COMPANY'S FINANCIAL POSITION

Reporting of Corporation Tax liability:

Average profit before tax:	7,411
Average expected corporation tax (19%):	1,408
Adjusted by:	
Accelerated capital allowances:	-
Disallowable expenses:	197
Pension adjustments:	133
Less Losses carried forward:	(7,741)
Average current tax charge:	-

As at 31 March 2021, the Company had no deferred tax assets or liabilities; and over the three years 2019 to 2021, there were no movements in deferred tax expensed or credited to the profit and loss account.

Notes to table

1. Accelerated capital allowances – The accounting treatment of capital assets is usually different than the tax treatment allowable. This is because, in the accounts, an asset is depreciated over its useful economic life. Whereas capital allowances – are set rules in tax law – applied to the type of asset rather than the economic life of the asset (generally speaking). The differences, however, between the depreciation rate in the accounts and capital allowances claimed in the corporation tax return – are only timing differences – as eventually, the accumulative depreciation and the capital allowances claimed will equal one another.
2. Disallowable expenses – some business expenses, although entirely appropriate for inclusion in the reporting entity's accounts, are not allowed as a deduction against taxable income when calculating the tax liability. Examples of such expenses are: client entertaining; fines and penalties; and capital expenditure (which is subject to capital allowances instead).
3. Pension adjustments – tax relief is given on a paid basis. If there is a pension creditor or accrual in the accounts (i.e. not yet paid), then this will be adjusted for in computing the taxable profits/losses of the reporting entity.
4. Losses carried forward – tax losses can be carried forward and relieved against future profits, so that the correct amount of tax is applied to the overall historic profits generated. Once the tax losses have all been used, tax will then become chargeable on the profits generated thereafter.

10. DEBTORS

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

2021	2020
£	£

This page does not form part of the statutory financial statements

Trade debtors / trade receivables	14,635	2,116
Prepayments and accrued income	556	6,200
Total	<u>15,191</u>	<u>8,316</u>

11. CREDITORS WITHIN ONE YEAR

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

	2021	2020
	£	£
Trade creditors / trade payables	3,397	3,788
Taxation and social security	25,173	35,628
Accrued liabilities and deferred income	600	1,425
Total	<u>29,170</u>	<u>40,841</u>

Accounts



**ST ANDREWS HILL
& QUEEN VICTORIA STREET
EC4V 5DE**

**ANNUAL REPORT FOR THE YEAR ENDING
DECEMBER 2020**

Registered Charity Number 1162335

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ADMINISTRATIVE INFORMATION - 2020

Rector and Archdeacon of London:	The Ven Luke Miller
NSM Curate:	The Rev'd Prebendary Jonathan Osborne
NSM Curate:	The Rev'd Neil Bunker (until 30.6.20)
Churchwardens:	Martin Woods Tom Ormond
Bookkeeper:	Kevin Ogilvie
Treasurer:	Paul Nicholas (until 30.9.20) Robin Davies (from 30.9.20)
Parish Administrator:	Laura Li
Parish Clerk (St Ann's):	Jennifer Maclean
Deanery Synod Representative:	Martin Woods
Guild Church Council Members:	David Wheeler Robin Davies Ex-officio - Clergy, Churchwardens and Deanery Synod Representative
Electoral Roll Officer:	Martin Woods
Sidespeople:	Tom Ormond David Wheeler Martin Woods Robin Davies
Safeguarding Officer:	Tom Ormond
Bankers:	CAF Bank Ltd
Independent Examiner:	Andrew Hedger FCA Sevenoaks, Kent

AGENDA FOR THE ANNUAL PAROCHIAL CHURCH MEETING

St Andrew by the Wardrobe on 21st April 2021 at 6pm

ANNUAL MEETING OF PARISHIONERS

1. Welcome and Opening Prayer
2. Apologies for absence:
3. Minutes of the previous meeting
4. Election of Churchwardens
5. Close of meeting

ANNUAL PAROCHIAL CHURCH MEETING

1. Opening Prayer
2. Apologies for absence
3. Minutes of the previous meeting
4. Matters Arising from Minutes of last meeting
5. Reports
 - a. Rector's Report
 - b. Electoral Roll
 - c. Safeguarding Report
 - d. Fabric Report
 - e. Deanery Synod Report
 - f. Administrator's Report
 - g. Treasurer's Report
 - h. Finance Report and Accounts
 - i. Clean for Good Progress Report
6. Elections and Appointments
 - a. Election of PCC Members
 - b. Election of Deanery Synod Representative
 - c. Appointment of Sidespeople
 - d. Appointment of Independent Examiner
7. Any Other Business
8. Closing Prayer

Please note: The Annual Parochial Church Meeting will be followed by the first meeting of the newly elected Parochial Church Council.

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING

St Andrew by the Wardrobe 30th September 2020

Present: Father Luke Miller, Rector and Chair; Robin Davies; Tom Ormond; David Wheeler; Martin Woods

In Attendance: Laura Li; Kevin Ogilvie

1. Annual Meeting of Parishioners

1.1 Opening Prayer

Fr Luke opened all the meetings with the Angelus.

1.2 Apologies for absence:

Jennifer Maclean; Paul Nicholas, The Revd Preb Jonathan Osborne.

1.3 Minutes of the Previous Meeting

The minutes were read out by the Rector, accepted and signed.

1.4 Election of Churchwardens

Tom Ormond and Martin Woods had been nominated and were duly elected.

1.5 Close of meeting

There being no other business, the meeting closed.

2. Annual Parochial Church Meeting

2.1 Opening Prayer.

2.2 Apologies for absence:

Jennifer Maclean; Paul Nicholas, The Revd Preb Jonathan Osborne.

2.3 Minutes of the previous meeting

The minutes were accepted. The minute book was duly signed after the close of the meeting.

2.4 Matters Arising.

None.

2.5 Reports

2.5.1 Rector's Report

Fr Luke referred to his written report and commented that this present year has been unique because of the Covid-19 pandemic and the end of 2019 is even more distant than usual. Much is very much already in the past and there is no need to dwell on it. Business has moved on with the help of all present.

Fr Luke thanked everybody for their work in support of the parish in the previous year.

2.5.2 Electoral Roll

The Electoral Roll Report was noted.

2.5.3 Safeguarding Report

The Safeguarding Report was noted. The Rector added that there has been some difficulty obtaining the DBS check for the Safeguarding Officer. All PCC members, as trustees of a charity, may also need to be DBS checked.

2.5.4 Fabric Report

The Fabric Report was noted. The Rector added that the unsafe circuits identified at the electrical inspection have been disabled.

2.5.5 Deanery Synod Report

The Deanery Synod Report was noted.

2.5.6 Administrator's Report

The Administrator's Report was noted.

2.5.7 Finance Report

Fr Luke noted that the world has changed in the relatively short time since the accounts were drawn up and the City may not return to pre-Covid-19 levels until 2023/24. We are not so reliant as other parishes on cafés and congregational giving and our income has largely continued e.g. from the Parish Rate. But we must look at how our finances are structured and the future use of the building. The potential partnership with the Coptic Church would bring in some income. Fr Luke ended by thanking Kevin Ogilvie for the work he had done on bookkeeping and producing the accounts.

Kevin referred to his written report and added that when the accounts were examined the Independent Examiner felt they were in good order. The benefit of using the same independent examiner is that he understands how the parish works and can easily identify any problems. It was easy to incorporate the St Martin within Ludgate finances into our accounts with Andrew Hedger's help.

2.5.8 Annual Accounts

It was noted that the annual accounts were presented to the PCC at a meeting on 16 September and approved.

2.5.9 Clean for Good Report

In addition to the report from Clean for Good, the Rector noted:

The investment of £25,001 was recognised as a grant, although technically it is an investment. Clean for Good are just going into profit, so the investment may see some return. St Andrew by the Wardrobe hold 25 ordinary shares and 1 class A share.

Fr Luke is a director of the company but delegated this role to Martin Sargeant, who has continued since his retirement. Georgina Graham, the Operations Manager, may take on this role in future.

Martin Woods asked that Georgina report to the APCM. Robin Davies stated that Clean for Good should provide us with a copy of their accounts each year.

3. Elections and Appointments

3.1 Election of PCC Members

Fr Luke noted Paul Nicholas' wish to stand down and suggested that the remaining PCC Members be voted in en bloc. All were in agreement. David Wheeler and Robin Davies were thus elected.

Martin Woods remains a member *ex officio* as Deanery Synod representative. David Wheeler continues as Lay Vice-chair. Tom Ormond continues as Safeguarding Officer.

Father Neil Bunker resigned his licence here in June. Fr Luke noted his support for the parish and expressed his thanks to Fr Neil.

3.2 Appointment of Deanery Synod Representative

Martin Woods was appointed as Deanery Synod Representative for three years to 2023.

3.3 Appointment of Sidespeople

Fr Luke suggested that the current sidespeople be re-elected en bloc. All were in agreement. The following were appointed: Tom Ormond; David Wheeler; Martin Woods; and Robin Davies.

3.4 Appointment of Independent Examiner

Martin Woods proposed that Andrew Hedger be re-appointed as Independent Examiner; seconded by Tom Ormond. All were in agreement.

Fr Luke noted that Paul Nicholas had resigned as Treasurer. Robin Davies volunteered to take on the role of Treasurer in a supervisory capacity with Kevin Ogilvie continuing to do the bookkeeping.

3.5 Any Other Business

None

4. Adoption of Policies

4.1 Safeguarding Policy

The safeguarding policy was agreed by email and signed on 22 July 2020. The policy was formally acknowledged and ratified.

5. Any Other Business

Martin Woods congratulated Fr Luke on his appointment as an Honorary Chaplain to HM the Queen and thanked him for all the work he does for us, in addition to his duties as Archdeacon, guiding us pastorally and spiritually.

6. Closing Prayer

The Rector closed the meeting with prayer.

RECTOR'S ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

In recent times St Andrew by the Wardrobe has not celebrated a full triduum: the ceremonies of Maundy Thursday, Good Friday and Easter Day have been kept in other churches by our congregation, and I have been elsewhere in the Archdeaconry. It must be a very long time since the Easter Vigil was celebrated here. By Easter 2020 the churches were closed as a result of the pandemic and so I celebrated an Easter Vigil in the Rectory garden. We were all beginning to learn how to live stream services and we put the video onto Twitter. It gained a great deal of interest and about 50 people watched it live and overall around 900 people saw the video or part of it. Perhaps one of our biggest services ever! It was an extraordinary example of the way in which the difficult times of 2020 were both disruptive of so much that we hold dear but also taught us new things.

During the pandemic the church has been open for individual prayer (whenever that has been legal and with a covid risk assessments in place) almost every day from around 7:30 in the morning when I go into church to say matins until around 6:30pm. A steady trickle of people pass through the building in order to make their devotions. Using the permission which has been given during the pandemic I have been saying a private mass in the church most weekdays and so the round of prayer has been sustained and indeed enhanced in these last months. The monthly Monday Mass has also continued whenever possible and I am most grateful to the small congregation of those who are around in the City who have continued to make public worship and witness possible.

Christmas of course was very different and most of the carol services did not take place. Our friends in the livery companies joined in with the online livery carols which the City churches and Livery Companies combined to put together. Nevertheless, a very happy Parish and Ward Carol service took place with the Alderman and Chair and members of the Ward Club representatives of the Spectacle Makers, Upholders Blacksmiths and Apothecaries all present. I should particularly like to note the support during the year of the Chair of the Ward Club who has attended the monthly Monday Mass whenever possible and being very strong in her support of the Ward church.

Advanced Sunday school has been revived and we had a splendid talk from the ecclesiastical furniture designer Luke Hughes on the economics and design of 17th century church woodwork. This lecture was given in that part of the year in which we were able to gather personally and a good number were present in the church and more online. During Lent a fine lecture by the Reverend Douglas Dales on Saint Bonaventure had to be entirely held online.

Behind the scenes, a major work of 2020 was continuing the scoping work for the major restoration project. There will be much to report in the 2021 Rector's report about how this is going forward and the fundraising challenge which we have identified. We continue to look forward to developing relationships with the Coptic Orthodox Church. This will mean a shift in the long-established use of the church on Sundays by Saint George's Indian Orthodox church. I met with their priest and management committee to explain the situation and discuss options with them.

Other established users of the church have been inhibited by the pandemic restrictions. Although we were able to have a choir for the Carol service, the English Chamber choir has been unable to rehearse for most of the year. The Ancient Monuments Society and the Friends of Friendless Churches are going through a process of separating their operations as a result of growth in both organisations but continue to be our tenants at St. Ann's Vestry Hall and to maintain their library on the north gallery. The Tallis Scholars music library continues to be used and stored in the south gallery.

Members of the PCC have learned how to conduct meetings electronically and the business of the church has gone forward. We owe huge thanks to Laura Li who continues her work in the parish office. During the pandemic year she has largely had to work from home but has cheerfully and efficiently kept the administration of the parish on a sound footing.

We continue to work with the Archdeaconry of London too seek a good arrangement for the use of Saint Martin Ludgate and discussions with the Stationers Company around the details of that continued during the year. There has been some frustration all sides that we have not yet completely resolved this, and it is being given continued focus.

Our vision for S Andrew by the Wardrobe is that the church can continue to serve its local business and Civic community while being restored to become a hub for a thriving ecumenical partnership and a centre of significant activity for the Coptic Orthodox Church. Our ability to do this has been enhanced by our joining together with other local Anglo-Catholic churches in a cluster or informal network known as 'City Catholics'. The cluster is already enabling us to do more together than we could each do individually. An initial fruit was mutual support of one another's Christmas services. There will be more to report on this in next year's report.

All in all, despite the pandemic the church is in good heart and looking forward to what will be the most extraordinary time in 2021. Right at the end of the year we passed through the sorrowful 80th anniversary of the night of 29th and 30th December 1940 when the Wren church was destroyed in the Blitz. Just as S Andrew by the Wardrobe was the last church rebuilt after the Great Fire of London, it was also the last church to be rebuilt after the blitz: a great survivor for Christ's Kingdom. While the repairs that followed the destruction of the Second World War now need major works, 2020 saw us at last poised to undertake them and to launch into the next phase of the life of this ancient and enduring House of God. In closing therefore I commend to all friends of S Andrew's the project prayer:

Father you have taught us that unless the Lord build the house, they that labour do but labour in vain; hear us we beseech thee as we commend unto thy power the restoration of this house of prayer. May our endeavours be to thy glory, our work prospered for thy kingdom, and our service acceptable in thy sight. Give us the means to complete what we have begun, the wisdom to plan what is best and the courage to undertake it. Protect from all injury those whose labour achieves the work; guide those who direct it; and bless our community through it; that your church may grow in Faith and Love and numbers of those believing, in and through Christ our Lord. Amen

The Ven Luke Miller
Rector

REPORT ON THE ELECTORAL ROLL

There are currently eleven names entered on the Electoral Roll, there being three residing in the parish.

Martin C Woods
Electoral Roll Officer

FABRIC REPORT

Very little actual work has taken place on the building in the last year. The state of the electrical system has continued to be monitored and a number of circuits have been deliberately disabled for safety reasons. During the closure of the church in the covid lockdown care was taken to make sure that the tops were run every now and again to reduce the risk of legionella.

This seeming lack of activity however masks major work which has gone on to scope the project for the refurbishment of the church. This will comprise the installation of disabled access , the rewiring and re lighting of the church; a new heating system which will run from electricity and include a green heat transfer system mounted in the roof to reduce carbon emissions. The toilets and servery will be refurbished and the church re decorated. Fund raising has been put in place and a fundraising team appointed, and our quinquennial inspecting architect, Bob Wilson, is providing project management. By the end of 2020 the first phase of scoping the work had begun and this is likely to continue through 2021 in the hope that we can begin on site in the latter part of the year.

The Ven Luke Miller
Rector

SAFEGUARDING REPORT

I was re-appointed the Safeguarding Officer for St Andrew by the Wardrobe. There have been no issues to report. Discussions continue with the Diocese regarding DBS checks for the PCC. A need has been identified for the PCC and Parish Administrator to undergo basic safeguarding training. Clergy safeguarding training is up to date.

In early 2021 I completed the C of E National Safeguarding Team's "Basic Safeguarding Awareness course". I also completed The Diocese of London's "Safeguarding Children level 1" and "Safeguarding Adults level 1 and 2".

Details of the St Andrew's Safeguarding policy are displayed on the notice boards and also accessible via the website's Home page.

Tom Ormond
Safeguarding Officer

REPORT ON THE PROCEEDINGS OF THE CITY DEANERY SYNOD - 2020.

Due to the Coronavirus Pandemic, the normal schedule was disrupted, and as opposed to the normality of three Meetings, the Deanery Synod met only twice throughout the year.

The first Meeting having taken place before the lockdown restrictions, as is customary, the Lord Mayor, The Right Honourable Alderman William Russell, the Lady Mayoress, the Sheriffs and their consorts were warmly welcomed by the Area Dean. Tributes were paid to Stephen Finch, a previous Lay Chairman, and the Rev'd Prebendary David Paton, a previous Area Dean, both of whom had recently died.

The main topic was focused on the Diocesan Vision 2030 with presentations from the Rev'd Adam Atkinson, Director of Mission within the Two Cities (subsequently Archdeacon of Charing Cross), and Georgina Graham, responsible for Operations Management, both of whom spoke upon identification of seven geographical areas in the City, with new buildings, residential and office accommodation, retail, the "Culture Mile" and an expectation of new employment for over 100,000 people, with the opportunities that this Vision would bring for a vibrant ministry within the City Deanery.

The Lord Mayor responded in outlining common themes between both the Diocesan Vision 2030 and the City Plan 2036 and expressed his encouragement towards the many enterprises in which the Deanery was engaging and thanked the Synod for the gift of a Bible.

Following the Mayoral departure, the topic continued in a broader discussion identifying needs of publicity, both electronic in addition to traditional, use of buildings as valuable assets, and sharing resources, such as equipment and staff expertise.

The summer Meeting having been cancelled, the Synod met in the autumn for the first time electronically via Zoom. The Meeting was almost entirely devoted to a comprehensive presentation by Deputy Catherine McGuinness (also Vice-President of Castle Baynard Ward Club), who chairs the City's Policy and Resources Committee, entitled "The current and future development of the City - Towards the City Plan 2036". In summary, she spoke of the heavy impact of Covid 19, but detailed how the Corporation had stepped in with, among other projects, the offering of financial advice, provision of emergency funding, and securing accommodation for the homeless. In a positive prediction, she explained that plans were well advanced for encouraging business back into the City, coupled with an ambition for developments consisting of high quality architecture, improved transport links, and provision of world class services. In conclusion, she extended a warm invitation to receive any input which the Synod may have to offer, and in thanking her, the Area Dean offered a willing assurance that the Synod would look forward to any opportunity of working alongside the City Corporation.

Following a difficult period of almost ten months, together with restrictions continuing to remain in place, the Synod has remained in good heart.

Martin C Woods
Deanery Synod Representative

ADMINISTRATOR'S REPORT

The pandemic meant that there was not the usual activity at St Andrew by the Wardrobe. The Church was closed between March and July and the Parish Office closed again in December whilst the Church remained open for private prayer.

During the first lockdown I produced a podcast about the history and architecture of St Andrew's for a Corporation of London initiative to maintain interest in the City.

Reopening the Church in July, enabled us to organise the first lecture of our revived Advanced Sunday School. This involved learning how to use Facebook ads and trailing 30 feet of cables through St Ann's Chapel and into the Church so we could broadcast over Zoom. Having the ability to broadcast online meant we were able to manage reduced numbers in physical attendance due to social distancing and keep up healthy audience numbers.

And just before we went into the second lockdown we managed to hold our socially distanced joint Parish and Ward carol service.

I ended the year learning the intricacies of Gift Aid managing to meet the deadline for claiming back the tax for 2016. A claim for years 2017 – 2020 will follow next year.

Laura Li
Parish Administrator

TREASURER'S REPORT

The financial situation of the two churches in the parish can be summarized as follows:

		<u>St Andrews</u>	<u>St. Martins</u>
Total income	£161994	93742	68252
Total expend.	<u>126629</u>	<u>68065</u>	<u>58564</u>
Net surplus	35365	25677	9688

Rise in value of investments

135580

170945

Balance b/fd 544791

Net assets 715736

This is held as to:

General investments 362164

Shares in Clean for Good 25001

387165

Balances at bank 328571

715736

Of this £146025 is in restricted funds leaving the balance of £569711 unrestricted.

Notes:

St. Andrews income

Of the £93742 above (122134 Prior year) we can account for £82119 as follows:

9795 recurring grant-Prior year (PY) 41133

5500 burial ground grant-PY 2750

Both these grants are from diocesan bodies.

15661 church hire-similar to PY

51163 parish rates-ditto

St. Martins income

Of the £68252 we can account for £51657 as follows:

32114 radio mast-PY 16057

19543 church hire-PY 7107

St. Andrews expenditure

The £68065 comprises:

45000 to Common Fund

12921 for church administrator and bookkeeping

10144 for church maintenance etc.

The main difference from last year is that there were £12514 in major repairs

St. Martin's expenditure

The £58564 comprises:

30000 to Common Fund

28564 for church maintenance and architect's fees

Robin Davies
Treasurer

ACCOUNTS FOR 2020

ST ANDREW-BY-THE-WARDROBE



with St Ann's Blackfriars

REPORT AND ACCOUNTS

31 DECEMBER 2020

Parish:	St Andrew-by-the-Wardrobe Queen Victoria Street, EC4V 5DE
Rector:	The Ven Luke Miller St Andrews Hill EC4V 5DE
Bankers:	CAF Bank 25 King's Hill Ave, King's Hill, West Malling, Kent ME 19 4JQ
Fund manager	CCLA Investment Management Ltd 80 Cheapside London EC2V 6DZ
Council Members:	The Ven Luke Miller (Chairman) David Wheeler LVO (Lay Vice Chair) Paul Nicholas (resigned 30th September 2020) Tom Ormond Martin Woods The Rev'd Prebendary Jonathan Osborne The Rev'd Neil Bunker (resigned 30th June 2020) Robin Davies

REPORT OF THE PAROCHIAL CHURCH COUNCIL**31 DECEMBER 2020**

The Parochial Church Council ("PCC") presents the annual report and accounts for the year ended 31 December 2019.

Responsibilities of the PCC

The PCC is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Parish as at the end of the financial year and of its income and expenditure for that period. In preparing those accounts, the PCC is required to select appropriate accounting policies, make judgements and estimates that are reasonable and prudent and state whether all accounting standards which they consider to be applicable have been followed. The PCC is also required to use a going concern basis in preparing the accounts unless this is inappropriate.

The PCC has the responsibility for ensuring that there are proper accounting records kept, and for taking such steps as are reasonably open to safeguard the assets of the Parish and to prevent and detect fraud and other irregularities.

Principal activity and review:

The PCC has the responsibility of cooperating with the Rector in promoting in the ecclesiastical parish of St Andrew by the Wardrobe the whole mission of the Church, pastoral, evangelistic, social and ecumenical. During 2019 the PCC believes it has met these objectives and will be maintained in the future. The PCC is a charity currently exempted from registration with the Charity Commission.

Major risks:

The PCC believes that it has identified and reviewed all major risks that might affect the mission and has sufficient systems and procedures in place to mitigate those risks. In particular the PCC believes that the level of reserves held are sufficient and reasonable to maintain the mission.

Reserves Policy:

All Funds are held to assist in the costs associated with the planned renovation of the church and to provide three months' of unrestricted payments.

Investment Policy:

The PCC subcontracts the management of its funds to CCLA Investment Management Ltd. It is satisfied with the performance achieved during the year. The PCC is committed to review performance on a regular basis.

Trustee Remuneration

No members of the PCC receive any remuneration. Reasonable Clergy expenses are met. Other than this there were no related party transactions.

Financial Result:

The PCC made a surplus of total income over expenditure on the General Fund of £170,945. The Balance Sheet at 31st December 2020 showed total net assets of £715,736.

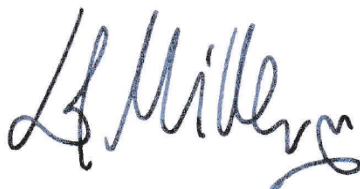
Council:

The members of the PCC during the year were as shown on the previous page.

All members of the PCC are either ex officio or are elected at the Annual Parochial Church Meeting in accordance with the Church Representation Rules. The Parish has adopted a policy of waiving the term limits that any person having served six years continuously.

Approved by the PCC on 21 April 2021 and signed on its behalf by:

The Ven Luke Miller
Rector



Report of the Independent Examiner to the PCC members of the Parish of St Andrew-by-the-Wardrobe

I report to the PCC members of the Parish of St Andrews-by-the-Wardrobe on my examination of the accounts for the year ended 31st December 2020.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Name: Andrew Hedger FCA
Address: Sevenoaks, Kent
Date: 21 April 2021

ST ANDREW-BY-THE-WARDROBE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

Page

			Year to 31 December 2020		Year to 31 December 2018
NOTES	Restricted	Endowment	Unrestricted	Total	Total
	£	Funds	£	£	£
		£			
Incoming resources					
2 Incoming resources from donors	-	-	15,888	15,888	47,787
3 Other voluntary incoming resources				-	22
6 St Martin Ludgate			68,252	68,252	123,606
4 Incoming resources from operating activities	-	-	69,127	69,127	65,019
4 Income from investments	-		8,727	8,727	9,306
Total incoming resources	-	-	161,994	161,994	245,740
Resources expended					
Raising Funds			(1,400)	(1,400)	(1,400)
5 Expenditure on charitable activities			(66,664)	(66,664)	(96,997)
6 St Martin Ludgate			(58,564)	(58,564)	(42,756)
Management and administration	-	-	-	-	-
Total resources expended	-	-	(126,629)	(126,629)	(141,153)
Net incoming (outgoing) resources	-	-	35,365	35,365	104,587
Valuation adjustments	-	121,024	14,556	135,580	33,937
Net movement in funds	-	121,024	49,921	170,945	138,524
BALANCES BROUGHT FORWARD	25,001	-	519,790	544,791	406,267
BALANCES CARRIED FORWARD	25,001	121,024	569,711	715,736	544,791

ST ANDREW-BY-THE-WARDROBE
BALANCE SHEET AT 31 DECEMBER 2020

Page 5

NOTES	31 December 2020		31 December 2019	
	£	£	£	£
INVESTMENT ASSETS				
COIF investment fund	241,140		226,583	
8 North Vestry Trust	121,024			
7 Investment in Clean For Good	25,001		25,001	
Total Investment Assets		387,165		251,584
CURRENT ASSETS				
Accounts Recievable	3,397		-	
Cash at bank	325,277		293,207	
	328,674		293,207	
CREDITORS: amounts falling due within one year:	103		-	
	103		-	
NET CURRENT ASSETS		328,571		544,791
TOTAL ASSETS LESS CURRENT LIABILITES		715,736		544,791
7 ANALYSIS OF FUNDS				
Restricted Funds		25,001		25,001
Endowment Funds		121,024		-
General Fund		569,711		519,790
		715,736		544,791

The accounts were approved by the Council and signed on its behalf by:-

The Ven Luke Miller
 21 April 2021



1 ACCOUNTING POLICIES

The principal accounting policies that have been adopted in the preparation of these accounts are given below.

Basis of preparation of accounts

The accounts are prepared on the historical cost basis modified by the inclusion of investment assets at their market valuations at the balance sheet date. The accounts have been prepared in accordance with the Church Accounting Regulations 1997 as amended by the Church Accounting (Amendment) Regulations 2001 together with applicable accounting standards and the Charities SORP 2005.

Funds

All funds are available for application on the general purposes of the Parochial Church Council ('Council') unless they are designated as endowment funds which cannot be spent. Certain funds have been restricted by the Council for particular use and the balances on these are identified separately.

Incoming resources

Incoming resources from donors is recognised when received, and planned giving is recognised only when received; the applicable income tax recoverable is recognised when the claim is quantified and submitted. Grants are recognised when agreed by the grantor. Income from the use of church premises is recognised when agreed and paid by the occupier. A voluntary church rate is levied on certain property in the parish and the income is recognised when received. Income from investments is recognised when due and receivable.

Investments

Realised gains and losses on investments are recognised when investments are sold; unrealised gains or losses are included when the investment assets are revalued at the balance sheet date.

Resources expended

All resources expended are recognised when paid, and significant items of expenditure due but not paid are accrued at the balance sheet date.

Current assets

Amounts receivable but not paid at the balance sheet date are included in current assets as debtors less any provision applicable.

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020 (continued)

1 ACCOUNTING POLICIES (continued)**Fixed assets**

Consecrated and beneficed property of any kind is excluded from the accounts. Moveable church furnishings are accounted as inalienable property and stated at nil amount. All expenditure incurred on such property is treated as resources expended so is written off.

Equipment used within the church premises is written off when acquired, unless of a material amount in which case it is capitalised in fixed assets and depreciated over its useful life.

2 INCOMING RESOURCES FROM DONORS

	Year to 31 December 2020 £	Year to 31 December 2019 £
Planned giving	-	30
Loose Collections	164	1,980
Donations and Alms Boxes	360	1,035
Recurring Grants	15,295	43,883
Other funds generated	-	859
Tax recoverable on Gift Aid	69	
	15,888	47,787

3 OTHER VOLUNTARY INCOMING RESOURCES

	Year to 31 December 2020 £	Year to 31 December 2018 £
Statutory Fees	-	22
	-	22

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020 (continued)

4 INCOMING RESOURCES FROM OPERATING ACTIVITIES

	Year to 31 December 2020 £	Year to 31 December 2019 £
Church Hire	15,661	13,760
Church hall lettings	2,303	3,047
Parish rates	51,163	48,212
Administration Reimbursement		
Interest & Dividends	8,727	9,305
	<u>77,854</u>	<u>74,324</u>

5 RESOURCES EXPENDED RELATING TO THE WORK OF THE CHURCH

	Year to 31 December 2020 £	Year to 31 December 2018 £
Diocesan contribution	45,000	49,732
Ministry costs	14,527	20,940
Sanctuary supplies	463	750
Services costs - music	-	150
Building maintenance	2,287	1,623
Cleaning	1,933	2,819
Miscellaneous	60	3,910
Flowers and Catering	133	191
Light and Heat	870	2,122
Telephone, Internet, Website & Office	1,390	1,912
Legal Fees	-	1,735
Maintenance	-	12,514
	<u>66,664</u>	<u>98,398</u>

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2020 (continued)

6 ST MARTIN LUDGATE

By means of a Pastoral Scheme dated 14th May 2019, St Martin Ludgate ceased to be Guild Church and was placed in the parish of St Andrew by the Wardrobe as a Chapel of Ease.

Its income and chattels became the possession of the PCC of the new parish thus formed on the date the Scheme came into effect.

INCOMING RESOURCES FROM ST MARTINS

	Year to 31 December 2020 £	Year to 31 December 2019 £
Income from transferred bank account		73,885
Church Hire and investment income	23,374	33,663
Burial Ground	2,750	
Legacy	10,014	
Radio Mast	32,114	16,057
	68,252	123,605

EXPENDITURE RELATING TO ST MARTINS

Upkeep of service	649	1,311
Maintenance and Utilities	27,916	20,151
Common Fund	30,000	21,294
	58,564	42,756

- 7 On 27 February 2017 The PCC acquired 25,000 B Shares of £1 fully paid in Clean For Good Ltd. It had previously acquired one ordinary share of £1 fully paid on 21 September 2016.

Clean for Good is a professional cleaning company whose aim is to improve the wages and working conditions of City cleaners by:-

- being a fully accredited Living Wage Employer ;
- investing in training staff and developing their skills;
- ensuring none of its staff has a zero-hours contract.

The investment is valued at the lesser of cost or net realisable value.

- 8 The PCC of St Martin Ludgate was the managing trustee for a trust that arose from the sale of the North Vestry. The income is for 'furthering the religious and other charitable work of the church of England' within St Martin Ludgate. In November 2020 the PCC passed a resolution to transfer the Trust into the name of St Andrew's.

CLEAN FOR GOOD PROGRESS REPORT

Clean for Good is an ethical office and workspace cleaning company for London. It is a business with a social purpose, established by a group of churches and Christian charities in 2017 to demonstrate how a professional cleaning company can deliver a good service whilst also providing fair and dignified work for the cleaners. St Andrew-by-the-Wardrobe is one of Clean for Good's founding investors and Fr Luke remains a Director of the Company.

The company finished its third full year of operation in March 2020 with 45 clients, nearly 50 employees, a net turnover of over £500,000 and made its first annual profit, albeit a small one, demonstrating its commercial viability. Clients include churches, charities, businesses and public sector bodies.

Clearly, since March 2020, Clean for Good has had to navigate a very challenging year, along with everybody else. All but two of its customers closed their buildings at the start of the first national Lockdown and this heralded a year of huge disruption and uncertainty. Adopting the principle of solidarity, and by working closely with customers and employees, the company has survived and looks set to finish the year slightly smaller, but in good health. As a Living Wage Employer, the business has paid its employees the full London Living Wage at all times, whether working or furloughed, and has been able to retain most of its team through the year.

Clean for Good was recognised in Spring 2020 for the second year running as one of the NatWest's Top 100 social businesses in the UK and also one its 'Top 25 Newcomers'. Clean for Good has been one of the UK's fastest growing social businesses. The company also became the first cleaning company in the UK to be awarded the Fair Tax Mark in Autumn 2020.

Further information can be found at www.cleanforgood.co.uk or by contacting the Managing Director, Tim Thorlby at manager@cleanforgood.co.uk

Tim Thorlby
Managing Director



CLEAN FOR GOOD ACCOUNTS

Registered number: 09889100

Clean for Good Limited

ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2020

Prepared By:

Simon Porter & Co Accountants Ltd
1 Prospect Street
Caversham
Reading
RG4 8JB

Clean for Good Limited

**ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2020**

DIRECTORS

Martin Lawson
Luke Miller (alternate Martin Sargeant)
Timothy Thorlby

REGISTERED OFFICE

East Crypt, St George-in-the-East
14 Cannon Street Road
London
E1 0BH

COMPANY DETAILS

Private company limited by shares registered in EW - England and Wales, registered number 09889100

ACCOUNTANTS

Simon Porter & Co Accountants Ltd
1 Prospect Street
Caversham
Reading
RG4 8JB

Clean for Good Limited

ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2020

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Clean for Good Limited

BALANCE SHEET AT 31 MARCH 2020

	Notes	2020 £	2019 £
FIXED ASSETS			
Tangible assets	2	31	155
CURRENT ASSETS			
Debtors	3	8,316	4,917
Cash at bank and in hand		<u>91,412</u>	<u>74,199</u>
		99,728	79,116
CREDITORS: Amounts falling due within one year	4	<u>54,099</u>	<u>43,888</u>
NET CURRENT ASSETS		45,629	35,228
TOTAL ASSETS LESS CURRENT LIABILITIES		45,660	35,383
PROVISIONS FOR LIABILITIES AND CHARGES	6	<u>1,738</u>	<u>1,878</u>
NET ASSETS		<u>43,922</u>	<u>33,505</u>
CAPITAL AND RESERVES			
Called up share capital	7	91,003	91,003
Profit and loss account		<u>(47,081)</u>	<u>(57,498)</u>
SHAREHOLDERS' FUNDS		<u>43,922</u>	<u>33,505</u>

For the year ending 31 March 2020 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have decided not to deliver to the registrar a copy of the company's profit and loss account.

Approved by the board on 12 May 2020 and signed on their behalf by

.....
Martin Lawson
Director

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2020**

1. ACCOUNTING POLICIES

1a. Basis Of Accounting

The accounts have been prepared under the historical cost convention.

The accounts have been prepared in accordance with FRS102 - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006 .

1b. Going Concern

The company has sufficient cash resources to meet its working capital requirements. The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. They continue to believe that the going concern basis of accounting is appropriate in preparing the annual financial statements.

1c. Depreciation

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Equipment straight line 33%

1d. Pension Costs

The company operates a defined contribution pension scheme. The pension charge represents the amounts payable by the company to the fund in respect of the year.

2. TANGIBLE FIXED ASSETS

	Equipment	Total
	£	£
Cost		
At 1 April 2019	370	370
At 31 March 2020	<u>370</u>	<u>370</u>
Depreciation		
At 1 April 2019	215	215
For the year	<u>124</u>	<u>124</u>
At 31 March 2020	<u>339</u>	<u>339</u>
Net Book Amounts		
At 31 March 2020	<u>31</u>	<u>31</u>
At 31 March 2019	<u>155</u>	<u>155</u>

Clean for Good Limited

3. DEBTORS

	2020	2019
	£	£
Amounts falling due within one year		
Trade debtors	2,115	2,233
Other debtors	3,390	-
Prepayments	427	239
Accrued income	2,384	2,445
	<u>8,316</u>	<u>4,917</u>

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other taxation and social security	35,624	23,141
Loans	15,000	15,000
Trade creditors	2,050	3,507
Accruals	1,425	2,240
	<u>54,099</u>	<u>43,888</u>

5. EMPLOYEES

	2020	2019
	No.	No.
Average number of employees	37	29

6. PROVISIONS FOR LIABILITIES

	2020	2019
	£	£
Pensions	1,738	1,878
	<u>1,738</u>	<u>1,878</u>

Clean for Good Limited

7. SHARE CAPITAL

	2020	2019
	£	£
Allotted, issued and fully paid:		
3 ordinary shares of £ 1 each	3	3
91000 B shares of £ 1 each	<u>91000</u>	<u>91000</u>
	<u>91,003</u>	<u>91,003</u>
 New shares issued during period:		
B shares of £ 1 each		<u>10000</u>
	<u>-</u>	<u>10,000</u>