



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.

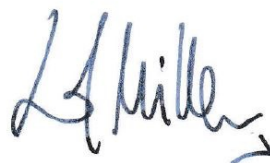
Council:

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		
NOTES	Restricted £	Designated Funds £	Endowment Funds £	Unrestricted £	Total £	Total £
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

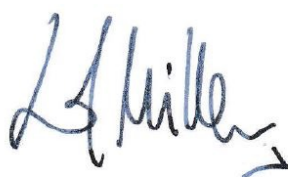
**ST ANDREW-BY-THE-WARDROBE
BALANCE SHEET AT 31 DECEMBER 2021**

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NOTES	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
	<hr/> 12,029 <hr/>	<hr/> 15,888 <hr/>

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	-
	<hr/> 432,160 <hr/>	<hr/> - <hr/>

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)

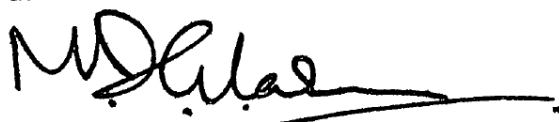
Unaudited Financial Statements for the Year Ended
31 March 2021

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.

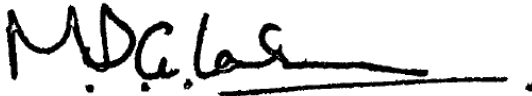
The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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>