



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	<u>£4081</u>
Total (2023 £12521)	<u>£11947</u>

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	<u>£9648</u>
Total (2023 £30664)	£32142
Interest and dividends	<u>£4587</u> <u>36729</u>

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	<u>£5382</u>

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