

ST MARGARET PATTENS CHURCH

England & Wales · Charity number 1181352

Details

Other names	GUILD CHURCH OF ST MARGARET PATTENS, GUILD CHURCH OF ST MARGARET PATTENS WITH ST GABRIEL FENCHURCH
Status	Registered
Legal form	Other
Registered	2018-12-21
Register	View on the Charity Commission register

Contact

Address	3 Prior Bolton Street London N1 2NX
Phone	02076236630
Email	info@stmargaretpattens.org
Website	www.stmargaretpattens.org

Activities

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

Activities: To provide a place of worship for all and a place of peace and tranquility in the middle of a busy city environment

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Religious Activities
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- City Of London

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£179,476	£136,567	-	-
2024-12-31	£172,625	£130,980	-	-
2023-12-31	£159,801	£121,148	-	-
2022-12-31	£110,582	£124,693	-	-
2021-12-31	£126,732	£103,454	-	-
2020-12-31	£129,965	£114,030	-	-

Trustees

Name	Role	Appointed
Rev ANDREW JAMES KEEP MA, STM	Chair	2019-04-11
ANTHONY BEN CHARLWOOD		2004-04-20
Felix Corbett		2023-04-27
Jennifer Anne Bryant-Pearson		2022-12-08
Richard Thomas Turner		2024-04-25
STEVEN MICHAEL JACKSON		2019-04-11
Sarah Hodge		2021-04-22

ST MARGARET PATTENS CHURCH

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Accounts

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS



THE GUILD CHURCH OF ST MARGARET PATTENS

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E-mail: info@stmargaretpattens.org Website: www.stmargaretpattens.org

Registered Charity No: 1181352

Annual Report of the Trustees and Financial Statements of the Guild Church Council of the Guild Church of St Margaret Pattens with St Gabriel Fenchurch for the year ended 31 December 2025

Guild Vicar:

The Revd. Andrew Keep
193 Foundling Court
Brunswick Centre
London WC1N 1QF

Bank:

HSBC plc.
1-3 Bishopsgate
London EC2N 3AQ

Independent Accountant:

Andrew Hedger FCA
52-54 Gracechurch Street
London EC3V 0EH

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

2025 REPORT and ACCOUNTS

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THE GUILD CHURCH COUNCIL OF ST MARGARET PATTEENS

Structure, Governance and Management

Membership of the Trustees

The church registered with the Charity Commission in 2018. At the Annual Meeting held in 2019 the composition of the Trustees (the Guild Church Council [GCC]) was amended to reflect more closely the provisions of the Church Representations Rules 2017.

Trustees who sit on the Guild Church Council are elected annually at the Annual Meeting, except for the Guild Vicar (Priest-in-Charge) and the Secretary (Parish Clerk), who are ex officio, in accordance with the Church Representation Rules. During the year, the following served as trustees on the Guild Church Council:-

Guild Vicar	The Reverend Andrew Keep Chairman of the GCC
Church Wardens	Mr Steven (Tom) Jackson Mrs Sarah Hodge Mr Felix Corbett Mr Richard Turner
Parish Clerk	Mr Tony Charlwood
Treasurer	Mr Steven (Tom) Jackson
Deanery Synod Representative	Ms Barbara Nicholson
GCC member	Mrs Jennifer Bryant-Pearson
Administrator	Ms Barbara Nicholson

Meetings Between full meetings of the Guild Church Council the Standing Committee is available to transact business subject to any directions given by the Guild Church Council. The members are the Guild Vicar and the Churchwardens with the Administrator in attendance.

The Finance Committee did not meet during the year, its business being transacted by the GCC

A Fabric Committee was established during 2012 to report to the Guild Church Council.

The Council met four times during the year (with most members physically present in church and some on Zoom).

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Aim and Purposes

The Guild Church of St Margaret Pattens exists to promote the gospel in and around the Guild Church and to minister to its two associated livery companies, the Worshipful Company of Basketmakers and the Worshipful Company of Pattenmakers. Also to provide a place of tranquility and peace to all people and of all faiths or none in the City of London. As such it provides a haven for all who benefit from its presence in the City open for extended hours, and it is used by schools for educational purposes and other organisations for meetings, rehearsals etc. To this end the Guild Church Council (GCC) considers that it fulfils its "Public Benefit" remit.

Objectives & Activities

The GCC is committed to enabling as many people as possible to worship at the church and become part of its wider community. Our services and worship embrace all through prayer, music and sacrament and the provision of a safe space for personal prayer and reflection in the busy City.

The GCC seeks to provide services reflecting the annual cycle of prayer as prescribed by the Church of England and additionally embracing a cycle of services for our two livery companies and has done so in 2025 in an open church or through the medium of YouTube on the internet. Therefore, the GCC promotes throughout the year:

- Prayer and worship on a regular basis;
- Provision of education, counselling and pastoral care;
- Mission and outreach.

To facilitate this work the GCC keeps the building open to anyone to visit from 7.00am to 4.30pm Monday to Friday.

St Margaret Pattens is part of a "hub" of churches in the area including All Hallows-by-the-Tower and St Mary-at-Hill promoting the gospel and Christian values.

Achievement and Performance

Prayer & worship

The GCC holds a service of Holy Communion on Thursday throughout the year open to all. There are also occasional services of Choral Evensong scattered throughout the year. All are welcome to attend our worship and are encouraged to become part of the church community. Services currently are held with a mixture of people attending in the congregation and on YouTube during the year, with numbers attending holding up well.

There are 66 members of the church on the Church Electoral Roll (see later report of the Electoral Roll Officer). As the church is situated in the City of London where there is little residential accommodation, the majority of the congregation is from the working population, few of whom live within the City. The weekly attendance is very variable as the congregation usually attend in their lunchtime and attendance is governed by the vagaries of work, meetings etc. (see above)

Special services are held for our two livery companies at various times during the year. (see above)

The church is open for individual prayer and contemplation (by those of all faiths and none) daily during the week. (see above)

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Provision of education, counselling and pastoral care

The church welcomes visits from primary schools in and around London. The schools visit the church, learn about key historical events in the City of London, and learn about the fabric of the church and its history, Christopher Wren and the Fire of London. (The Guild Vicar and the Administrator are both DBS checked.)

Counselling is provided by the Guild Vicar and the Administrator. They are available, both by appointment and open access (as available) to hear peoples' problems and offer spiritual advice and guidance.

Mission & outreach

See above relating to schools.

The church has provided accommodation for the Indian Orthodox Church on Sundays, they hold a service each Sunday for residents of Indian ethnic origin in Greater London and on other occasions. The GCC is still formalising the relationship and the IOC will be at St Margaret Pattens under a Licence under Faculty in 2026, for which negotiations are being finalised.

It also caters for choir and brass band rehearsals and other uses of the church by community groups such as Alcoholics Anonymous.

Ministry

It has often been difficult to define what a church is- buildings, people, ideas, hierarchy, those regularly in attendance and those infrequently- all have validity, but perhaps one of the better definitions is protest and people gathered around a table celebrating the holy mysteries of the Eucharist. This works well for St Margaret Pattens, where Thursday lunchtime is very much the focal point of the churches life. Around the moments of the sacrament are clustered musicians, singers, administration, meetings, discussions, laughter and disappointment, small fabric repairs, coffee chats, visitors- all held together in something quite beyond us.

The past year has seen not only a holding up of numbers but a modest increase. The congregation invariably feels "quorate" not only for hymn singing, but for welcoming new people and visitors, finding someone to discuss or deal with something, and for calling for a homily. Thanks for this go to all the team. Since the pandemic the choir has sung weekly, and we are proud and grateful for all the Director of Music does, not only for set piece services but for the beauty of music on any dull wet February- perhaps the real acid test of quality.

Our Administrator, Barbara Nicholson, requires most special mention. Day by day, working often late, not only fielding every curious new requirement of her, but maintaining her sense of humour amongst it all. Money and administration kept on top of brilliantly, and always an eye to the bigger picture of finance and well-being, and people knowing a friendly welcome lies within the vestry. She has especially battled and achieved profitable use of the building, in a competitive and challenging City market. For a part time vicar a cornerstone of the operation.

Money is a challenge for any church, but we have more than kept our heads above water due to generosity, imagination, carefulness and sound bookkeeping. Not only the Treasurer, but a diverse number of people are responsible for this not insignificant achievement.

The coffee stall provides a daily soft boundary with the hectic City, so that our doors are never shut hard during the working week. We are thankful for Ray and Raj for providing a starting point for engagement with those walking by and for an unusual friendly security. Their contribution goes cheerfully beyond their rent. It has also led us to open our baptism and confirmation registers again this year which is an encouragement to all.

Those at a greater distance can now participate through YouTube, which is an improvement on the old Zoom connection. Thanks due to our tech literate church warden, and others who assist.

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The high point of the Friends of St Margaret Pattens year was the summer party, which we made also a Patronal Festival. Not only are the Friends friends of the fabric of the church but under our chair's drive seek to be always friends of each other. We value the links they strengthen with the City Corporation and the Livery Companies.

The Pattenmakers and Basketmakers have continued to be not so much visitors for special services as part of the fabric of our ongoing life, through personalities, through their churchwardens, the museum displays, vestry storage arrangements, and not least their generosity. The joint dinner after the Carol Service brought things together again particularly cheerfully.

Over the centuries people have wandered into the church, and they continue to do so as much today. We seek to be inclusive in both old and new meanings of the term. Some of them keep coming back, sometimes for a few months as their circumstances determine, some for a few years, and some even for decades. What they receive hopefully should be quite beyond them. I first wandered into the church in 2013, and somehow kept wandering in and then found myself part of it. I received something beyond myself, and certainly more than I ever desired or deserved.

Reverend Andrew Keep
Guild Vicar
February 2026

Music report for 2025

The choir, in 2025, has continued to serve the church by providing high quality music for every Thursday lunchtime and other special services. Choir numbers remain stable (typically between 8 and 12 singers), with more singers joining for the special services and evensongs, where we perform more varied and challenging music.

As usual January started with a flourish of activity beginning with the Epiphany service, followed by King Charles the Martyr and Candlemas. Choral highlights Howells Here is the Little Door for Epiphany, the Temperley's version of The Evening Hymn of King Charles and Eccard's Presentation of Christ in the temple. On Thursday 13th February we had a joyful Baptism service for Ray Clark and his future daughter-in-law Eleanor, performing William Lloyd Webber's Prince of Peace mass, Tallis's O Lord Give thy Holy Spirit, Rutter's Lead Kindly Light, concluding with Herbert Murrill's Carillon for Organ. At the beginning of March we had our Ash Thursday Choral Eucharist, performing Byrd's Four Part Mass and Miserere Mei.

At our Music & Readings for Passiontide service on Maundy Thursday we performed a classic repertoire including Jacob Handl's Ecce quomodo, Bruckner's Christus Factus Est, Blow's Salvator Mundi and Lotti's Crucifixus. On May 29th we celebrated Ascension Day at lunchtime with the choir singing Ascendens Christus by Jacob Handl and Harold Darke's Communion Service in F amongst other things. This was followed by the Pattenmakers' Ascension Day service in the evening. We sang Wood's O Rex Gloriam and Stanford's Magnificat in B flat.

We dedicated our July Evensong to Hans Rashbrook's memory close to the first anniversary of his death where we were joined by some of his friends. The music we sang included Alec Roth's Hatfield Responses, Stanford's Mag and Nunc in B flat, Ola Gjeilo's Ubi Caritas and the voluntary Carillon by Herbert Murrill which paid homage to his avid bellringing activities!

In the Autumn term the choir performed two evensongs. The first was for Michaelmas service including Orlando di Lasso's Tibi Christe Splendor Patris and Tertius Noble's setting in B minor. The second was for St Cecilia and the music included Balfour Gardiner's Evening Hymn, William Byrd's Gaudeamus Omnes and Herbert Howell's Collegium Regale. In October the Harvest Choral Eucharist was celebrated with Charles Stanford's Communion Service in C and Fear not O land by William Harris. Later in October the Basketmakers' annual service took place where the choir sang Bruckner's Locus Iste, John Ireland Jubilate Deo in F and Purcell's Rejoice in the Lord alway.

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November saw our annual service of Remembrance and the music included William Harris's Holy is the True Light, Purcell's Thou knowest Lord and Burgon's Nunc Dimittis. We were very happy to be joined by Hannah Scales again on trumpet for this event. I was very grateful to Tom Shorter who deputised for me as this was the day of my father's funeral.

In December we had our Music and Readings for Advent with traditional hymns, readings and choral numbers, which included Gibbons This is the Record of John, Jacob Handl's Ecce Conciplies and Charles Wood's O thou the central orb. At our annual lunchtime Christmas carol service we performed Goldsmid's A tender shoot, John Rutter's All the stars looked down amongst others. For the Livery Festival of Carols in the evening, as well as the usual Christmas carols and readings, we sang music including John Rutter's There is a flower, Morton Lauridson's O magnum mysterium and Ian Crawford's Sussex Carol

We have performed a record amount of music this year in terms of number of services and repertoire. As ever, I have organised a range of social events such as the bring and share lunch, pub trips and drinks and nibbles after services to facilitate the building of strong friendships amongst choir members and increasingly with members of the congregation. I hope that this will grow next year with the support of the church. I would like to express my thanks to all the loyal choir members with who I have worked to cover the music for all the services. This has meant that the church has been able to enjoy choral music at every single service. Our choir is unique to the City in that we are the only amateur choir that provides all the regular music in such a wonderful Wren acoustic. My huge thanks go to the singers for their regular and sustained commitment and hope to see the church grow and develop as a community.

Rupert Perkins
Director of Music
March 2026

Deanery synod report

1. Introduction

There are normally three meetings of the City Deanery Synod in the year – one in January or February when the Lord Mayor and Sheriffs are in attendance for the beginning of the meeting, one in the Summer, and one in October. The summer meeting is usually Evensong at the Temple Church, followed by drinks in the Master's garden at the Temple Church.

Representation on the Synod varies according to the number of persons on the church electoral roll. For example, St Helen's Bishopsgate, owing to its large weekday and Sunday congregations, has a large number. St Mary-at-Hill, our parish Church, has two representatives, and St Margaret Pattens has one.

Apart from Synod business, the meetings often include talks and presentations from a variety of speakers on diverse topics.

2. Meetings 2025 (8 January, 18 June and 2 October 2025)

The 8 January meeting was held at St Lawrence Jewry Church, (SLJ) with the Lord Mayor Alderman Alastair King, the Lady Mayoress and Sheriffs all in attendance for the first part of the meeting.

The Lord Mayor addressed the meeting, stressing the importance of the churches at the heart of the City's spiritual and cultural heritage, as places for prayer and contemplation, for visitors to take in a coffee and bask in the beauty of lunchtime recitals. They are also a hub for different groups to come together, Dutch, Norwegian, Romanian, Orthodox, Coptic amongst others.

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He also commended the Square Mile Churches Project with the Deanery looking forward to a sustainable future and actively reducing the churches' carbon footprint.

His aims for the Mayoral year included growing communities in the City, which since November had seen the Latino community use SLJ, and plans were being made for Muslim and Jewish employees to gather for their respective activities.

The Lord Mayor concluded with a reminder of the City Corporation motto: Domine Dirige Nos – Lord guide us.

The speaker on the main topic, People and Places, was Charles Saumerez Smith (CSS) (Former CEO, Royal Academy and former director of the National Gallery). He delivered an interesting presentation focusing on the role of 'Craft Skills' in the making of Wren Churches, related to the next phase of the City Churches development in a multicultural arena.

As an architectural historian, CSS outlined how the study of architecture looks not only at design but also aimed to consider how buildings were paid for, the type and source of stone used, the masons, labourers etc. in the details of the churches' construction, i.e. not just the familiar names but the actual craftsmen as well.

He reflected on the circumstances leading to change and the City folklore - how the devastation of the Great Fire of London (1666) led to Wren's role in developing a plan within a week to rebuild the City with the limitations of maintaining the existing street pattern. 87 churches were burnt down and 39 rebuilt with excellent records kept including surveys, plans, and accounts.

For example, SLJ's records indicated how decisions were made, who was employed and the materials used, but mainly identified the architects, and not so often the skilled craftsmen who executed their designs.

CSS also explored the long history of change in building use and liturgy and how this shaped the buildings we have today. In the 1950's the City Principal Architect undertook the task to rebuild churches destroyed or damaged in the December 1940 bombing raids in the WW II Blitz. Different decisions were made as to the rebuilding or use of each church. SLJ was destroyed and rebuilt to the Wren design, some were rebuilt to more modern designs alongside their ancient remains, whilst others were repurposed in line with post-war societal changes. Whether the Great Fire or more recently City bombings, disasters have affected the City churches but Londoners have always remained resilient throughout.

The current focus has now moved to the best way to preserve the City churches, including through the Square Mile Churches project.

There was a Q&A session with CSS and Helen Vigors, (previously Wren 300 Heritage Project Manager, now Square Mile Churches Project Manager). Helen outlined the project which runs to the end of 2026, with funding secured from the National Heritage Lottery Fund. All City churches are onboard and participating in different parts of the project, church energy audits, conservation plans plus working with schools and the Royal Academy of Engineers to look at 'Heat Sources in the City' across 12 churches, of which St. Margaret Pattens was one.

Interesting details arising from the Q and A were:

Very few records of craftsmen or even architects involved in the rebuild after the war, were kept. The rebuilds maintaining the Wren/Hawksmoor etc. style were looked down on by the mainstream architectural establishment as non-progressive and backward looking, and as a result were not formally studied, nor considered to be relevant, worthy of note or of comprehensive record keeping. This was a time where the predominant focus was on new styles and sloughing off the past, with an emphasis on Brutalist structures such as the South Bank group of buildings.

Finally, in terms of modern record keeping, CSS advised that electronic records are not necessarily superior to physical hard copy, as they are easily deleted, vulnerable to cyber-attack, and often not backed up.

The 18 June meeting was held at the Temple Church, preceded by a beautiful Choral Evensong, and followed by drinks in the Temple Garden by the kind invitation of the Master of the Temple, Robin Griffith-Jones.

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The 2 October meeting was held at St Magnus the Martyr. The main presentation topic was the “Capital Vision 2030 – Growing more Racially Just”, presented by Dr Lisa Adjei, Head of Racial Justice Priority since early 2025. Her role addresses systemic racial disparities by transforming culture and structures, encouraging inclusion, and supporting Global Majority Heritage (GMH) communities across the Diocese. The Diocese is committed to becoming a more racially just Church as part of its 2030 vision. Specifically:

- Fostering a culture of love, fairness, equity, and justice
- Facilitating learning to understand the injustice of racism
- Breaking institutional barriers to engender race equality
- Truth-telling to confront the legacy of slavery and systemic racism

Lisa outlined her journey as a scientist, then biochemist studying for a PhD, then changing direction to Tear Fund and then on to the ‘pathway of justice’. She strives to seek this pathway through:

- **Education**

Including awareness and anti-racism training to understand the history and shared journey. Working on the issues of minority space and helping those with a lack of confidence to grasp opportunities.

Training interviewers to recognize unconscious bias and use anti-racism strategies to offer equal opportunities;

- **Participation**

Representation, mentoring and provision of pastoral care and trauma counselling;

- **Structures and Governance**

Trying to ascertain what stops people from joining the church, using outreach and groups, together with the provision of good governance training and upskilling of support staff;

- **Advocacy**

Recognising the duty of care to look outward and use your voice as leverage in society.

Dr. Lisa outlined London-specific issues, such as youth safety and violence, health inequalities, refugees and asylum seekers. The following topics for thought and discussion were raised:

- Embedding/living out racial justice in your community. How do we achieve this?
- In a richly international community is any hospitality sensitive to cultural differences and acceptable to varying communities?
- Are the homeless supported with breakfast and social support?
- Are the City institutions, dignitaries and chaplains seen to help refugees?
- How are the hidden workers, cleaners and night economy workers cared for? It was noted that St. Katharine Cree which seeks to represent the community of lower paid City workers, offers free language support classes and meals.
- Are Mandarin and Japanese speaking professionals supported to share the gospel?
- Are safeguarding policies translated into other languages so that expectations of behaviour are clear?
- Understanding and communication of each other’s professional activities
- One attendee raised the point that amongst young people in education, one of the worst outcome groups includes poor white British boys, who feel very disenfranchised. This is a reminder that not all inequality is racial, and that we also have to be on guard from creating narratives which can be hijacked to suit the agendas of divisive groups.

Dr. Lisa explained that hub resources were in development, to create a one-stop page to help all people flourish. Unconscious bias training is going to be overhauled. Education in the history of the UK and its place in the world is paramount, so individuals are in a position of informed context, relationships and individual Journeys. A willingness towards repentance and acknowledgement of mis-steps needs work and building strong relationships to walk alongside people is very important.

Dr. Lisa concluded that history is complex and posturing frequent, it is difficult to be aware of everything and

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humility is needed.

3. London Diocesan Fund Investment Review

In both the June and October meetings, following the concerns raised in the previous year's Deanery Synod meetings, there were updates on the City Burial Fund's decrease in investment income, and the solution to this diminution.

The City Burial Fund (CBF) is a restricted fund, held by the London Diocesan Fund (LDF) and all the City Deanery churches are beneficiaries of the CBF. The primary purpose of the CBF is to generate income, rather than capital growth. The investment target is CPI + 3.5% over the medium term.

The LDF decided to reallocate, in the Diocese's pursuit of net zero, the CBF's investment to a Fund in 2024 with a yield of only 1.1%, after exiting a highly performing fund which derived growth partially from fossil fuels. Following representation by the Deanery Synod Standing Committee (DSSC) in meetings with the Diocese of London Finance team, the CBF investment has been moved to the CCLA Church of England Investment Fund with a yield of 2.8%.

Additionally, it has been agreed that the Director of Finance for the Diocese will both review the fund performance and meet with the DSSC on an annual basis.

4. Future Meetings in 2026

There was a meeting on 14 January 2026 and future meetings will be held on 2 July, which will include elections to the Standing Committee, and 8th October. I offered SMP as a future venue for a Synod meeting as these take place in a different church each time and this would raise the profile of the church within the Diocese.

5. Conclusions and Observations.

- (a) Deanery Synod meetings provide an excellent opportunity for representatives of both laity and clergy to meet. They are very useful for making other City churches aware of the work and ministry of St Margaret Pattens and vice versa.
- (b) The meetings bring together City churches with differing Anglican traditions.
- (c) The meetings have are a forum for exploring issues of all types; social, financial and controversial, affecting the Church of England.

Barbara Nicholson
Deanery Synod Representative
February 2026

Electoral Roll Officer's report

The Guild Church Electoral Roll numbers sixty-six members as at 31 December 2025.

This shows a figure that has grown slightly in 2025. If the number on the Electoral roll is to increase further, then we should continue to encourage regular attendees to consider joining the roll. The roll will also be reviewed in 2026 to ensure it remains an accurate reflection of current members.

Barbara Nicholson
Electoral Roll Officer
March 2026

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Fabric Report

Regular Annual Maintenance.

Maintenance and inspection arrangements are in place in respect of

- Gutters, downpipes and roof surfaces
- Fire Alarm system
- Fire extinguishers
- Lightning conductor
- Boiler and heating system
- Organ
- PATS Electrical tests
- Cleaning.

Work carried out in 2025

There were no major works carried out in 2025, although a year's monitoring of movement of the west elevation of the church commenced in May 2025 and is currently still in progress. The GCC received a report from the Inspecting Architect following the Quinquennial Review, which was completed in mid-2024 following the appointment of a new Inspecting Architect and this was presented to the GCC in early 2025. The recommendations of the Inspecting Architect have been considered by the GCC to identify the most urgent works and following that approaches will be made to various charities etc. to seek funding and drive the updating of the church's Ten Year Plan

Works identified as necessary in 2025

Monitoring of possible movement in the tower interior supports and stonework, repair of stonework on the East wall to stop water ingress together with other stonework repairs. Various cosmetic details, slipped tiles in the roof and, in the medium term, internal redecoration of the Nave.

The Ten Year Plan update

Apart from the major accomplishment of completing the Organ restoration work in 2019/20, the consideration of the new 10 Year Plan for the period 2026-2035 has been delayed, in part by the need to consider an updated Quinquennial report.

The GCC are mindful that the previous plan was drawn up encompassing the findings of the Quinquennial Inspection undertaken in 2017, however, with the Quinquennial report 2024 before the GCC, an update is being produced to reflect priorities.

The potential priorities that were identified in 2024 for attention in the next ten year period were and are reflected in the latest review:

- Interior redecoration of the Church, including the Narthex, which was last completed in 1991. This will be a major undertaking and scaffolding will be needed.
- Repairs to the South elevation of the Nave Clerestory.
- Repairs to the Vestry roof and East aisle window.
- A review of the current lighting scheme in the Church. Any work needed at a high level should be done at the same time as the Church interior decorations are undertaken, to minimize disruption and capitalize on scaffolding access.

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Many other items will be considered when finance is available, in particular to provide the church with a more efficient and financially stable fuel model. These will include installation of solar panels, new glass doors at the South entrance and heat retention measures in the Outer Vestry. Preparatory work has been undertaken on the former, in particular pre-planning permission surveys.

Tony Charlwood
Parish Clerk
March 2026

Ecumenical relationships

The two Livery Companies, the Basketmakers and the Pattenmakers, support the church through worship and grant aid. They have special services at the church several times each year- the Pattenmakers' Ascension Day service in May, and the Basketmakers' Installation Day service in October. A joint Livery Carol Service was held on 18th December 2025 with over 100 people in church, with the church's own Carol service at lunchtime the same day with about 60 people in the congregation.

Other Livery Companies, from time to time, use the church for special services, and the church supports the wider mission of the City and the Lord Mayor and is open to the laity for private worship.

The church also conducts weddings and baptisms, although demand for such services is very variable.

Safeguarding

The Guild Church Council takes seriously its responsibility to protect and safeguard the welfare of children and vulnerable adults (especially with use being made of the church by primary schools studying the history of the City of London). This Safeguarding Statement applies to all who make up the church 'workforce' which includes all clergy, holders of Bishop's licence or permission, those commissioned or authorised by the Bishop, those, paid or unpaid, who hold positions of responsibility and work with children or vulnerable adults, and those with representational ministry, for example; churchwarden, organist and choir members. For the purposes of this statement it covers the GCC and the Guild Vicar who are together responsible for ensuring that diocesan safeguarding policies and procedures are implemented. For the purposes of this document a child is anyone under the age of eighteen years.

Policy 1.

The GCC has adopted, and regularly reviews, its commitment to the House of Bishops' safeguarding policy. A copy of the full relevant policy is obtainable on the Diocese of London's website and a hard copy is displayed on the noticeboard in the Narthex.

Policy 2.

The Guild Church Safeguarding Representative is Barbara Nicholson appointed by the GCC. The Children's Champion is Mrs Sarah Hodge and she has also been appointed by the GCC.

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Statement of Commitment:

The GCC will continue to develop a safeguarding culture that:

- Creates an environment where there is awareness and vigilance about the signs, symptoms and impacts of abuse.
- Enables and encourages all concerns or allegations to be raised in order to protect children and adults from harm.
- Ensures all those who work or volunteer on behalf of the church with children and adults achieve the standards required by this policy.
- Holds to account those in the church community who disregard the safety and well-being of children and adults.

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Financial Review

The 2025 accounts have been prepared on the Accruals basis as they were in 2024.

General Fund, Unrestricted - In the year the church spent £136,308 to provide ministry including a total contribution to Common Fund of £33,500. The amount that the church contributes to Common Fund is based on a multi-faceted formulae and for Guild Churches with no accommodation for a priest is substantially less than for churches in the Deanery with accommodation for a priest.

The net result for the year on this Fund was an excess of income over expenditure which will need to be committed towards repair/redecoration work already identified by the Reporting Architect in the 2024 Quinquennial report on the fabric of the church.

The church was designed by Sir Christopher Wren and is Grade One listed.

Reserves Policy

The GCC's policy is to hold one year's operating expenditure in reserve (c£120,000) to cope with emergencies to be expected in a church building of the age of St Margaret Pattens.

Volunteers

The GCC would like to thank all volunteers for their hard work, in particular our non-stipendiary priest the Reverend Andrew Keep.

Structure, governance and management

The GCC has met on four occasions during the year (see above). Given its responsibilities it has three sub committees:-

- the Standing Committee whose members are the four Churchwardens and the Guild Vicar (which meets as required); and
- the Finance Committee whose members are as above for the Standing Committee plus the church Treasurer (although the church's accounts are continuously monitored by the Treasurer, Administrator, Guild Vicar and Churchwardens); and
- the Fabric Committee, the membership of which is variable as to circumstance, meets as necessary.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Administrative information

The Guild Church of St Margaret Pattens with St Gabriel Fenchurch is situated on the corner of Rood Lane and Eastcheap in the City of London.

The church of St Gabriel Fenchurch was a small church standing in the middle of Fenchurch Street adjacent to where the main entrance to the office block, 31 Fenchurch Street, now stands. The church was destroyed by the Great Fire of London in 1666. After the Fire it was decided to join together the churches of St Margaret Pattens and St Gabriel Fenchurch. This is recognised by the canopied churchwardens' pews at the back of the nave, one designated for churchwardens from St Margaret Pattens and one designated for churchwardens from St Gabriel Fenchurch.

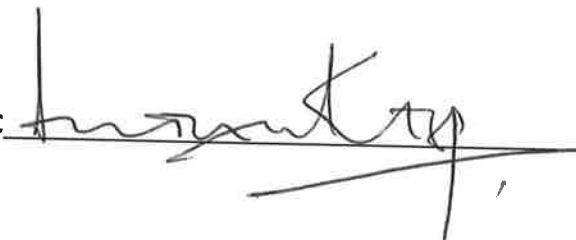
The GCC is a body corporate (PCC Powers Measure 1956, Guild Churches Acts 1954 and 1960, the Church Representation Rules 2017) and is registered with the Charity Commission; registered number 1181352.

GCC members serve from the date of the Annual Meeting (usually held in May) and hold office until the date of the next Annual Meeting and their names are set out at the beginning of this report.

Approved by the GCC on 20 May 2026 and signed on their behalf by

Revd. Andrew Keep

Guild Vicar and Chairman of the GCC

A handwritten signature in black ink, appearing to read 'Andrew Keep', written over a horizontal line. The signature is stylized and includes a vertical stroke extending downwards from the end of the horizontal line.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Independent examiner's report to The Guild Church Council of St Margaret Pattens

I report to the trustees on my examination of the accounts of The Guild Church Council of St Margaret Pattens (the Trust) for the year ended 31st December 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

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

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

Signed: 

Name: ANDREW HEDGER FCA

Address: 52-54 Gracechurch Street, London EC3V 0EH

Date: 28th May 2026

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

BALANCE SHEET

31 December 2025

	Note	2025	2024
FIXED ASSETS			
	9	2,756	4,871
CURRENT ASSETS			
Debtors and prepayments	10	3,024	6,051
Short term Deposits		11,511	11,013
Cash at bank and in hand		128,655	89,439
		<u>143,190</u>	<u>106,503</u>
LIABILITIES			
Creditors - Amounts falling due within one year	11	12,450	10,786
NET CURRENT ASSETS / (LIABILITIES)		<u>130,740</u>	<u>95,717</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		133,496	100,588
Creditors - Amounts falling due after one year	7	30,000	40,000
TOTAL NET ASSETS		<u>103,496</u>	<u>60,588</u>
GUILD FUNDS			
Unrestricted	13	107,496	89,588
Restricted	13	(4,000)	(29,000)
		<u>103,496</u>	<u>60,588</u>

Approved by the Guild Church Council on 20 May 2026 and signed on its behalf by:

The Reverend Andrew Keep,
Guild Vicar and Chairman of the GCC

Felix Corbett
Church Warden

[Signature] 20/05/26

Tom Jackson
Treasurer and Church Warden

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

STATEMENT OF FINANCIAL ACTIVITIES

31 December 2025

	Note	Unrestricted fund 2025	Restricted funds 2025	Total funds	
				2025	2024
RECEIPTS					
Voluntary Receipts	2(a)	46,769	25,000	71,769	79,446
Activities for generating funds	2(b)	85,670	-	85,670	74,433
Investment income	2(c)	498	-	498	455
Church activities	2(d)	21,539	-	21,539	18,291
Total receipts		154,476	25,000	179,476	172,625
PAYMENTS					
Church activities	3(a)	136,309	-	136,309	130,722
Raising funds	3(b)	258	-	258	258
Total payments		136,567	0	136,567	130,980
Net of receipts/(payments)		17,909	25,000	42,908	41,645
Transfers between funds		-	-	-	-
Total funds brought forward		89,589	(29,000)	60,589	18,944
Total funds carried forward		107,496	(4,000)	103,497	60,589

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2025

1 ACCOUNTING POLICES

The GCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2001 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of GCCs. And with the Regulations' "true and fair view" provisions, it is also the first year that they have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)). These financial statements include all transactions, assets and liabilities for which the GCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members.

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the GCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the accounts. All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of movable church furnishings acquired before 1 January 2001 is written off.

Tangible fixed assets for use by the charity

Individual items of equipment with a purchase price of £1,000 or less are written off in the period in which the asset is acquired.

Items used within the church premises are depreciated at the following rates:

Grand piano	- Fully depreciated, no annual depreciation charge
Computers & other similar equipment	- on a straight line basis over 5 years
Furniture & equipment not included above	- on a straight line basis over 10 years

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

Investments

Investments are valued at Market value at 31 December.

Short term deposits

These are the cash held on deposit either with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the remaining income funds of the GCC that are available for spending on the general purposes of the GCC, including amounts designated by the GCC for a particular purpose.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2025

2 INCOME	Unrestricted fund	Restricted funds	Total funds	
	2025	2025	2025	2024
2(a) Voluntary income				
Planned giving:				
Gift Aid donations	6,000		6,000	6,000
Gift Aid recoverable	19,102		19,102	250
Other	289		289	-
Collections and Alms:				
Open plate	4,807		4,807	4,576
Grants:				
Trust for London	906	-	906	680
Burial Ground Foundation	1,000	-	1,000	2,500
Livery Companies:				
Pattenmakers	8,000	-	8,000	8,000
Basketmakers	6,635	-	6,635	6,400
Friends of St Margaret Pattens	-	-	-	6,000
Non-Recurring Grants		5,000	5,000	-
Sundry donations	30	20,000	20,030	45,040
	<u>46,769</u>	<u>25,000</u>	<u>71,769</u>	<u>79,446</u>
2(b) Activities for generating funds				
Hire fees	40,958	-	40,958	36,749
Forecourt trading	11,950	-	11,950	12,250
Radio Mast income	32,762	-	32,762	25,434
	<u>85,670</u>	<u>-</u>	<u>85,670</u>	<u>74,433</u>
2(c) Investment income				
Interest on Short term deposits	498	-	498	455
	<u>498</u>	<u>-</u>	<u>498</u>	<u>455</u>
2(d) Church activities				
GCC fees and Church events	81	-	81	(539)
Hire – Tower Room	9,458	-	9,458	6,830
Church Lettings	12,000	-	12,000	12,000
	<u>21,539</u>	<u>-</u>	<u>21,539</u>	<u>18,291</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTEENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2025

		Unrestricted fund	Restricted funds	Total funds	
		2025	2025	2025	2024
3 EXPENDITURE					
3(a) Church activities					
Diocesan parish share		33,500	-	33,500	33,500
Diocesan parish share extra contribution		-	-	-	3,000
Clergy and staffing costs	4	30,235	-	30,235	26,997
Church running expenses					
Training		-	-	-	-
Church running expenses		28,927	-	28,927	24,001
Church maintenance		7,304	-	7,304	9,905
Music - organ and choir		11,632	-	11,632	9,528
Cleaning		6,856	-	6,856	7,072
Administration Costs, including meetings		4,844	-	4,844	10,655
Depreciation	9	2,114	-	2,114	3,664
Major repairs:					
Architects' fees		10,896	-	10,896	2,400
		<u>136,308</u>	<u>-</u>	<u>136,308</u>	<u>130,722</u>
3(b) Raising funds					
Stewardship costs		258	-	258	258
		<u>258</u>	<u>-</u>	<u>258</u>	<u>258</u>
4 CLERGY AND STAFFING COSTS				2025	2024
Administrator - salary and costs				30,198	26,781
Priest in Charge - fees and expenses				37	216
				<u>30,235</u>	<u>26,997</u>
Average number of employees				1	1
5 GOVERNANCE COSTS				2025	2024
Independent examiner				600	1,600
				<u>600</u>	<u>1,600</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2025

6 RELATED PARTIES

During the year no GCC members or persons closely connected to them or related parties received any payments for expenses.

Donations included £16,000 from two GCC members.

7 LOAN RECEIVED

On the 3rd October 2019 a loan of £100,000 was made to the church by the Newell family to cover the cash shortfall in funds, so far raised, towards the refurbishment of the organ.

The use of the loan is restricted to funding the organ restoration.

The loan is interest free and to be repaid in full with a minimum sum of £10,000 being paid per annum.

8 CONNECTED CHARITIES

The Friends of St Margaret Pattens

The GCC are supported by the fund-raising activities of the Friends of St Margaret Pattens, which has a separate charity registration.

9 FIXED ASSETS - TANGIBLE		Concert Piano	Computers & other similar equipment	Furniture & equipment not included above	Total
Cost	At 1st January	7,500	15,658	11,127	34,285
	Additions	-	-	-	-
	At 31st December	<u>7,500</u>	<u>15,658</u>	<u>11,127</u>	<u>34,285</u>
Depreciation	At 1st January	7,500	14,462	7,452	29,414
	Charge for the year	-	1,196	919	2,115
	At 31st December	<u>7,500</u>	<u>15,658</u>	<u>8,371</u>	<u>31,529</u>
Net book value					
	At 31st December 2025	<u>-</u>	<u>-</u>	<u>2,756</u>	<u>2,756</u>
	At 31st December 2024	<u>-</u>	<u>1,196</u>	<u>3,675</u>	<u>4,871</u>

The concert piano, although fully depreciated, is thought to have a value of approximately £7,500.

10 CURRENT ASSETS

	2025	2024
Debtors	3,024	5,979
Tax recoverable	-	-
Prepayments	0	72
	<u>3,024</u>	<u>6,051</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTEENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2025

11 LIABILITIES		2025	2024
Amounts falling due within one year:			
Other creditors		2,451	786
Accruals		-	-
Loan	Note 7	10,000	10,000
		12,451	10,786
Amounts falling due after one year:			
Loan	Note 7	30,000	40,000
		30,000	40,000

12 SUMMARY OF FUND MOVEMENTS

	Balance b/fwd	Incoming Resources	Resources expended	Transfers	Balance c/fwd
Unrestricted General Fund	89,588	154,476	(136,567)	-	107,497
Restricted Funds					
Organ Restoration Fund	(50,000)	25,000	-	-	(25,000)
Solar Panel Fund	20,000	-	-	-	20,000
Pew Fund	1,000	-	-	-	1,000
	(29,000)	25,000	-	-	(4,000)
Total funds	60,588	179,476	(136,567)	-	103,497

13 SUMMARY OF ASSETS BY FUND

	Unrestricted	Restricted	Total
Tangible fixed assets	2,756	-	2,756
Current assets	142,191	1,000	143,191
Liabilities:			
Amounts falling due within one year	(2,450)	(10,000)	(12,450)
Amounts falling due after one year	(35,000)	5,000	(30,000)
	107,497	(4,000)	103,497

ST MARGARET PATTENS CHURCH

England & Wales - Charity number 1181352

Accounts



THE GUILD CHURCH OF ST MARGARET PATTENS

Rood Lane, Eastcheap, London. EC3M 1HS Tel: 020 7623 6630

E-mail: info@stmargaretpattens.org Website: www.stmargaretpattens.org

Registered Charity No: 1181352

**Annual Report of the Trustees and Financial Statements of the
Guild Church Council
of the Guild Church of St Margaret Pattens with St Gabriel Fenchurch for the
year ended 31 December 2024**

Guild Vicar:

The Revd. Andrew Keep
193 Foundling Court
Brunswick Centre
London WC1N 1QF

Bank:

HSBC plc.
1-3 Bishopsgate
London EC2N 3AQ

Independent Accountant:

Andrew Hedger FCA
52-54 Gracechurch Street
London EC3V 0EH

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

2024 REPORT and ACCOUNTS

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THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Aim and Purposes

The Guild Church of St Margaret Pattens exists to promote the gospel in and around the Guild Church and to minister to its two associated livery companies, the Worshipful Company of Basketmakers and the Worshipful Company of Pattenmakers. Also to provide a place of tranquility and peace to all people and of all faiths or none in the City of London. As such it provides a haven for all who benefit from its presence in the City open for extended hours, and it is used by schools for educational purposes and other organisations for meetings, rehearsals etc. To this end the Guild Church Council (GCC) considers that it fulfils its "Public Benefit" remit.

Objectives & Activities

The GCC is committed to enabling as many people as possible to worship at the church and become part of its wider community. Our services and worship embrace all through prayer, music and sacrament and the provision of a safe space for personal prayer and reflection in the busy City.

The GCC seeks to provide services reflecting the annual cycle of prayer as prescribed by the Church of England and additionally embracing a cycle of services for our two livery companies and has done so in 2024 in an open church or through the medium of Zoom on the internet. Therefore, the GCC promotes throughout the year:

- Prayer and worship on a regular basis;
- Provision of education, counselling and pastoral care;
- Mission and outreach.

To facilitate this work the GCC keeps the building open to anyone to visit from 7.00am to 4.30pm Monday to Friday.

St Margaret Pattens is part of a "hub" of churches in the area including All Hallows-by-the-Tower and St Mary-at-Hill promoting the gospel and Christian values.

Achievement and Performance

Prayer & worship

The GCC holds a service of Holy Communion on Thursday throughout the year open to all. There are also occasional services of Choral Evensong scattered throughout the year. All are welcome to attend our worship and are encouraged to become part of the church community. Services currently are held with a mixture of people attending in the congregation and on Zoom during the year, with numbers attending holding up well.

There are 63 members of the church on the Church Electoral Roll (see later report of the Electoral Roll Officer). As the church is situated in the City of London where there is little residential accommodation, the majority of the congregation is from the working population, few of whom live within the City. The weekly attendance is very variable as the congregation usually attend in their lunchtime and attendance is governed by the vagaries of work, meetings etc. (see above)

Special services are held for our two livery companies at various times during the year. (see above)

The church is open for individual prayer and contemplation (by those of all faiths and none) daily during the week. (see above)

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Provision of education, counselling and pastoral care

The church welcomes visits from primary schools in and around London. The schools visit the church, learn about key historical events in the City of London, and learn about the fabric of the church and its history, Christopher Wren and the Fire of London. (The Guild Vicar and the Administrator are both DBS checked.)

Counselling is provided by the Guild Vicar and the Administrator. They are available, both by appointment and open access (as available) to hear peoples' problems and offer spiritual advice and guidance.

Mission & outreach

See above relating to schools.

The church has provided accommodation for the Indian Orthodox Church on Sundays, they hold a service each Sunday for residents of Indian ethnic origin in Greater London and on other occasions. The GCC is formalising the relationship and the IOC will be at St Margaret Pattens under a Licence under Faculty in 2025, for which negotiations are being finalised.

It also caters for choir and brass band rehearsals and other uses of the church by community groups such as Alcoholics Anonymous.

Ministry

It is now five years since the start of the pandemic. Bearing in mind the many reports of things never having got back to where they were, as we review things it is pleasing that we have recovered, and can say that, if anything, we are in a stronger position than before, especially with attendance and usage.

The Thursday lunchtime service continues to be the centrepiece of church life, around which things can be focused. The simple short service of Holy Communion is hugely enriched by the presence of the Choir and Organist, and thanks are due to Rupert and his team. Numbers are up: on Thursdays an average of 10 in 2023 compares with an average of 17 in 2024. Zoom contact never ended after the pandemic, but has been made much better by Felix Corbett's mastery of YouTube, which hopefully makes it a more enjoyable experience.

There have been particular challenges concerning the letting of the Tower Suite, and of the church in the week. Barbara Nicholson has worked tirelessly at this and has achieved a high level of usage in a demanding climate. It is good to hear music, or to see groups of schoolchildren, using the building. Yet however we try to secure finances through careful strategy, income remains something requiring careful attention. We are immensely grateful to all those who give so generously.

As the first image of the church for many, Barbara retains her unflinching cheerfulness, imaginative thinking, kindness and energy, and retains patience in the face of the church's curious ways.

It has been great to welcome Richard Turner as Basketmaker Churchwarden. He brings an unflinching sense of humour and willingness to get involved, as well as establishing the closest possible link with the Basketmakers' Company.

The Friends have met with a readiness to help- with a determination to make sure we never lose sight of the importance of having fun and enjoying things.

The Rev Jen Midgley-Adam has made, by her simple presence, the cluster system a reality in our part of the diocese. We will miss her, and her readiness to get stuck in, with people, and by simply helping at the altar when she could see it was needed. We wish her, and her family, happiness and a good ministry on the next step at Eaton Square.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

The fabric has been inspected this year, and it is a tribute to those who went before us in recent years that things are largely as they should be- no mean feat in a church of this age and architectural sensitivity.

It has been a special joy to witness new beginnings in the church. There were two weddings around Christmastime, and then two baptisms in February. This all helps us to look forward, and to put any sadnesses in the national church in the context of progress on the ground. Complacency is dangerous, but that does not mean that we should not celebrate all that has and is being achieved, by many, in an atmosphere of willingness and positivity. We pray that all those, who by chance or by intention walk through our doors, may glimpse something of a wider life for themselves, infused by faith, hope and love.

Reverend Andrew Keep

Guild Vicar

February 2025

Music report for 2024

In 2024 the choir continued to provide music for most services on Thursday lunchtimes with special music on the first Thursday of the month as well as for other services throughout the church year. The most significant and tragic event to hit the choir last year was the untimely death of Hans Rashbrook in July, who was a loyal singer, bellringer and companion for over 25 years. He is sorely missed every week. Other than this the choir numbers remain stable and grown slightly throughout the year as more singers have been attracted to the bigger services. These include Philippa Dodds, Hugh O'Donnell, Julia McKenzie, Michael and Helen Brooks.

As usual January's schedule was busy with services for Epiphany, King Charles the Martyr and Candlemas before moving into Lent with the Ashing service the day after Ash Wednesday. Choral highlights included Clemens non Papa Magi veniunt ab oriente for Epiphany, Temperley's version of The Evening Hymn of King Charles and Eccard's Presentation of Christ in the temple. Our Lent Choral Eucharist at the beginning of March included Byrd's Mass for Five Voices, Wesley's Wash me Thoroughly and the organ voluntary Postlude by Matthias. At our Music & Readings for Passiontide service on Maundy Thursday we performed classic repertoire including Lotti's Vere Languores Nostros, Christus factus est by Anerio and Schutz's Contemplation of the Seven Words.

On May 9th we celebrated Ascension Day at lunchtime with the choir singing Alleluia (O Clap your Hands) by Debbie Wiseman, amongst other things. This was followed by The Pattenmaker's Ascension Day service in the evening. We sang Stanford's Coelos ascendit hodie and Dyson's Magnificat in F. In July we sang a special gospel Choral Eucharist including two spirituals arranged by Ken Burton, Were you There and Deep River, and John Dankworth's Folk Mass. These were especially poignant as Hans had died that week. We dedicated our July Evensong to his memory at which the choir was augmented with Hans's singing friends from his numerous choirs and the congregation swelled with his friends. All future July evensongs will be dedicated to his memory. The music we sang included some of his favourites, such as Phillip Crabbe Responses, Stanford's Mag and Nunc in B flat, Wesley's Thou wilt keep him in perfect peace and the voluntary Carillon by Herbert Murrill which paid homage to his avid bellringing activities!

In the Autumn term the choir performed two evensongs. The first was for Michaelmas service including Palestrina's Venit Michael Archangelus and Charles Wood's Second Setting in E flat. The second was for St Cecilia and the music included Purcell's Hear my Prayer, the Savoy Responses by James Cryer and Holst's classic Nunc Dimittis for eight voices.

In October the Harvest Choral Eucharist was celebrated with Harwood's Holy Communion Service in A flat and Ye shall dwell in the land by Stainer. Later in October the Basketmakers' annual service took place where the choir sang Duruflé's Ubi Caritas, Henry Ley's Jubilate and Ireland's Greater love hath no man. November saw our annual service of Remembrance and the music included Paul Edwards' I heard a voice from heaven, Purcell's Thou knowest Lord and Burgon's Nunc Dimittis. We were very happy to be joined by Hannah Scales again on trumpet for this event. In December we had our Music and Readings for Advent with traditional hymns, readings and choral numbers, which

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

included Hassler's Dixit Maria, Stainer's How beautiful upon the mountains and Bach's Wachet Auf. At our annual lunchtime Christmas carol service we performed Goldsmid's A tender shoot, Bob Chilcott's Behold that star amongst others. For the Livery Festival of Carols in the evening, as well as the usual Christmas carols and readings, we sang music including A Tender Shoot by Kerensa Briggs and Victoria's O magnum mysterium.

Somewhat unusually there were two weddings in December one on the 21st (Archie and Izzy) and one on the 28th (George and Kate), with a choir for the second. There we had great fun singing Bach's Jesu joy of man's desiring, Rutter's What Sweeter Music and Andrew Lloyd Webber's Pie Jesu from the Requiem.

We have performed a varied and satisfying repertoire this year in terms of number of services and repertoire. It was particularly hard losing Hans in the summer and I am grateful to my nephew, Hugh O'Donnell for stepping up to sing bass until October. My huge thanks go to the singers for their regular and sustained commitment and hope to see the church to grow and flourish as a community.

Rupert Perkins
Director of Music
February 2025

Deanery synod report

1. Introduction

There are normally three meetings of the City Deanery Synod in the year – one in January or February when the Lord Mayor and Sheriffs are in attendance for the beginning of the meeting, one in the Summer, and one in October. The summer meeting is usually Evensong at the Temple Church, followed by drinks in the Master's garden at the Temple Church.

Representation on the Synod varies according to the number of persons on the church roll. For example, St Helen's Bishopsgate, owing to its large weekday and Sunday congregations, has a large number. St Mary-at-Hill, our parish Church, has two representatives, and St Margaret Pattens has one.

Apart from Synod business, the meetings often include talks and presentations from a variety of speakers on diverse topics.

2. Meetings 2024 (19 June and 9 October 2024)

The 19 June meeting was held at the Temple Church, preceded by a beautiful Choral Evensong, and followed by drinks in the Temple Garden by the kind invitation of the Master of the Temple, Robin Griffith-Jones. At the meeting, Alexander Rayner from St Magnus the Martyr was elected the new Deanery Synod Lay Co-chair. The outgoing Lay Co-chair, Rory Anderson, having been in the post 16 years, was thanked by the new Area Dean Laura Jorgensen for his long and generous service.

The 9 October meeting was held at St Andrews by the Wardrobe. The main presentation topic was the Ecumenical Use of City Churches and there were several speakers across laity and clergy from a wide range of churches:

- **Sarah Alder:** a City worker talked about the Taizé Service at All Hallows by the Tower on Wednesdays at 18:00 (the only weekly Taizé service in London). She explained that Brother Roger established the movement in Taizé with a vision of a Christian community that works together. There are no sacramental services, but the meeting comprises psalms, bible readings and chants, which are the heart of the meeting, 170 chants in 45 languages. The congregation is very different from Sunday Anglican worship and covers a wide age range and many different people of faith or no faith.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

- **Revd. Canon Jack Noble, Vicar, St. Giles Cripplegate, and Martin Pendergast, St Joseph's RC Church:** There is an ecumenical partnership with Jewin Welsh Church; St Giles, Cripplegate; St Joseph's Roman Catholic Church; Wesley's Chapel, and Leysian Mission. This has grown up over several years with previous incumbents and local clergy, at a time when St Joseph's has not had a resident priest for 18 years. All the churches benefit from the non-sacramental arrangement, which disregards their differences whilst being cognoscent of them. A partnership agreement, signed in 2020 by all church councils and higher leaders focusses on *doing*, not worrying about ecumenism. Jack, as the new Rector at St. Giles has found a lively relationship of Christians with joint education groups for Lent, autumn and Advent, plus pilgrimages to Rome, Portugal and Latvia
- **Assistant Pastor Sebastian Matzer, St Annes's Lutheran Church, St Mary at Hill:** Sebastian's congregation is drawn from Lutherans across London mainly first and second generation migrants. St Mary at Hill has no Sunday service, so the Lutheran church hires the space on a Sunday. Meeting only on a Sunday brings challenges in collaboration, but as part of the East Cheap Cluster of churches they are keen to participate in the Food Bank donation scheme at All Hallows by the Tower and have the potential to join with other activities.
- **Father David Ramzy (representing Archbishop Angaelos), Coptic Orthodox Church at St Andrew by the Wardrobe:** The relationship with St Andrew by the Wardrobe has been pivotal in giving the Coptic Orthodox Community a home, and hub, "The Sanctuary", in the heart of the City. Father David explained the ancient Coptic Orthodox Church is 2000 years old, and that in the UK and Ireland there are 20,000 Copts. A number of initiatives are run from the Sanctuary including a focussed ministry to Coptic University Students. In the London area there are multiple events to engage the Coptic community in church activities; orthodox apologetics sessions, biblical studies, youth work, and the City Mission support to help the disadvantaged in London.

Various practical issues regarding ecumenical partnerships arise and were discussed, such as the commercial arrangements for the use of the church, requiring Heads of Terms, and a valuation to meet Charity Act requirements, and the ensuing licence, granted by the Chancellor. Additionally musical heritage needs to be maintained (in the Lutheran church by regular Sunday evening Bach vespers), and where additional items such as icons and specific altars need to be used, these requirements must be covered by the Licence and a Faculty applied for. If substantial changes to the fabric of the church were required, then this would need DAC agreement before proceeding.

The other topic of significant discussion was **Deanery Synod Finance**, in particular the Burial Ground Fund (BGF) investments. Income is generated by the Fund investments and that income is used to distribute grants equally to all Parish and Guild churches, by recommendation of the Deanery Synod Standing Committee (DSSC), to the Archdeacon of London. The capital value of the Fund had decreased by £92k in the year 2023 calendar year. This was in part due to the Trustees of the London Diocesan Fund (LDF) disinvesting in companies dealing in fossil fuels in its pursuit of net zero, then reinvesting in a global equity fund which had a poorer rate of return. Concern was expressed that neither the disinvestment nor re-investment decision-making was clear or sufficiently communicated and disapproval as to why a better investment choice had not been made. It was explained that the terms of the BGF limit recommendation of the DSSC to the Archdeacon, to the income distribution only, and there is no provision for being able to influence the investment decisions by the LDF at Synod level.

It was agreed that the situation would be re-explored and that the DSSC will see if there is any means of making representation to the LDF to improve income from the investments. The issue was flagged to be reviewed at the next Deanery Synod meeting.

3. Future Meetings in 2025.

There was a meeting on 8 January 2025 and then future meetings will be held on Wednesday 18th June and Thursday 2nd October 2025.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

4. Conclusions and Observations.

- (a) Deanery Synod meetings provide an excellent opportunity for representatives of both laity and clergy to meet. They are very useful for networking and making other City churches aware of the work and ministry of St Margaret Pattens and vice versa.
- (b) The meetings bring together in harmony City churches with differing Anglican traditions.
- (c) The meetings have often been a forum for exploring issues of all types; social, financial and controversial, affecting the Church of England.

Barbara Nicholson
Deanery Synod Representative
February 2025

Electoral Roll Officer's report

The Guild Church Electoral Roll numbers sixty-three members as at 31 December 2024.

This shows a figure that has grown in 2024. If the number on the Electoral roll is to increase further, then we should continue to encourage regular attendees to consider joining the roll.

Barbara Nicholson
Electoral Roll Officer
March 2025

Fabric Report

Regular Annual Maintenance.

Maintenance and inspection arrangements are in place in respect of

- Gutters, downpipes and roof surfaces
- Fire Alarm system
- Fire extinguishers
- Lightning conductor
- Boiler and heating system
- Organ
- PATS Electrical tests
- Cleaning.

Work carried out in 2024

There were no major works carried out in 2024 because the church was awaiting a report from the Inspecting Architect. The Quinquennial Review was completed in mid 2024 following the appointment of a new Inspecting Architect. The recommendations of the Inspecting Architect are being considered by the GCC to identify the most urgent works and following that approaches will be made to various charities etc. to seek funding.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Works identified as necessary in 2024

The report commissioned from Bainbridges in 2023 (the conservationists who worked on the organ case and the pew refurbishment) on the condition of the Churchwardens' Pews had concluded that the condition of these pews was not good and estimated a cost of £10,000 plus Vat to restore them to an acceptable condition. Any further consideration of these works has been held over to be reviewed in the light of other necessary works.

The Ten Year Plan for 2019 - 2029

Apart from the major accomplishment of completing the Organ Restoration work in 2019/20, the implementation of the new 10 Year Plan for this decade has been delayed.

The GCC are mindful that the plan was drawn up encompassing the findings of the Quinquennial Inspection undertaken in 2017, however, with the Quinquennial report 2024 before the GCC an update shall be produced to reflect priorities.

The priorities that were identified in 2017 for attention in this decade were and are so reflected in the current report:

- Interior redecoration of the Church, including the Narthex, which was last completed in 1991. This will be a major undertaking and scaffolding will be needed.
- Carry out repairs to the South elevation of the Nave Clerestory.
- Repairs to the Vestry roof and East aisle window.
- To review the current lighting scheme in the Church. Any work needed at high level should be done when scaffolding access is available at the time the Church interior decorations are undertaken.

Many other small items will be considered when finance is available. These will include: replacement of the boiler, new glass doors at the South entrance and in the Outer Vestry and installation of solar panels, Preparatory work has been undertaken on the latter, in particular re pre-planning permission surveys.

Tony Charlwood
Parish Clerk
March 2025

Ecumenical relationships

The two Livery Companies, the Basketmakers and the Pattenmakers, support the church through worship and grant aid. They have special services at the church several times each year- the Pattenmakers' Ascension Day service in May, and the Basketmakers' Installation Day service in October and a Joint Livery Carol Service was held on 12th December 2024 with over one hundred people in church, with the church's own Carol service at lunchtime the same day with about sixty people in the congregation.

Other Livery Companies, from time to time, use the church for special services, and the church supports the wider mission of the City and the Lord Mayor and is open to the laity for private worship.

The church also conducts weddings and baptisms, 'though demand for such services is very variable.

Safeguarding

The Guild Church Council takes seriously its responsibility to protect and safeguard the welfare of children and

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

vulnerable adults (especially with the increasing use being made of the church by primary schools studying the history of the City of London). This Safeguarding Statement applies to all who make up the church 'workforce' which includes all clergy, holders of Bishop's licence or permission, those commissioned or authorised by the Bishop, those, paid or unpaid, who hold positions of responsibility and work with children or vulnerable adults, and those with representational ministry, for example; churchwarden, organist and choir members. For the purposes of this statement it covers the GCC and the Guild Vicar who are together responsible for ensuring that diocesan safeguarding policies and procedures are implemented. For the purposes of this document a child is anyone under the age of eighteen years.

Policy 1.

The GCC has adopted, and regularly reviews, its commitment to the House of Bishops' safeguarding policy. A copy of the full relevant policy is obtainable on the Diocese of London's website and a hard copy is displayed on the noticeboard in the Narthex.

Policy 2.

The Guild Church Safeguarding Representative is Barbara Nicholson appointed by the GCC. The Children's Champion is Mrs Sarah Hodge and she has also been appointed by the GCC.

Statement of Commitment:

The GCC will continue to develop a safeguarding culture that:

- Creates an environment where there is awareness and vigilance about the signs, symptoms and impacts of abuse.
- Enables and encourages all concerns or allegations to be raised in order to protect children and adults from harm.
- Ensures all those who work or volunteer on behalf of the church with children and adults achieve the standards required by this policy.
- Holds to account those in the church community who disregard the safety and well-being of children and adults.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Financial Review

The 2024 accounts have been prepared on the Accruals basis as they were in 2023.

General Fund, Unrestricted - In the year the church spent £130,722 to provide ministry including a total contribution to Common Fund of £36,500 which was £3,000 more than that requested from the Deanery as a contribution to the work of the wider church. The amount that the church contributes to Common Fund is based on a multi-faceted formulae and for Guild Churches with no accommodation for a priest is substantially less than for churches in the Deanery with accommodation for a priest.

The net result for the year on this Fund was an excess of income over expenditure which will need to be committed towards repair/redecoration work already identified by the Reporting Architect in the 2024 Quinquennial report on the fabric of the church.

The church was designed by Sir Christopher Wren and is Grade One listed.

Reserves Policy

The GCC's policy is to hold one year's operating expenditure in reserve (c£120,000) to cope with emergencies to be expected in a church building of the age of St Margaret Pattens. Currently some £11,000 is held in the reserves.

Volunteers

The GCC would like to thank all volunteers for their hard work, in particular our non-stipendiary priest the Reverend Andrew Keep.

Structure, governance and management

The GCC has met on four occasions during the year (see above). Given its responsibilities it has three sub committees:-

- the Standing Committee whose members are the four Churchwardens and the Guild Vicar (which meets as required); and
- the Finance Committee whose members are as above for the Standing Committee plus the church Treasurer [although the church's accounts are continuously monitored by the Treasurer, Administrator, Guild Vicar and Churchwardens]; and
- the Fabric Committee, the membership of which is variable as to circumstance, meets as necessary.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTEENS

Administrative information

The Guild Church of St Margaret Pattens with St Gabriel Fenchurch is situated on the corner of Rood Lane and Eastcheap in the City of London.

The church of St Gabriel Fenchurch was a small church standing in the middle of Fenchurch Street adjacent to where the main entrance to the office block, 31 Fenchurch Street, now stands. The church was destroyed by the Great Fire of London in 1666. After the Fire it was decided to join together the churches of St Margaret Pattens and St Gabriel Fenchurch. This is recognised by the canopied churchwardens' pews at the back of the nave, one designated for churchwardens from St Margaret Pattens and one designated for churchwardens from St Gabriel Fenchurch.

The GCC is a body corporate (PCC Powers Measure 1956, Guild Churches Acts 1954 and 1960, the Church Representation Rules 2017) and is registered with the Charity Commission; registered number 1181352.

GCC members serve from the date of the Annual Meeting (usually held in April) and hold office until the date of the next Annual Meeting and their names are set out at the beginning of this report.

Approved by the GCC on 1 May 2025 and signed on their behalf by

Revd. Andrew Keep

Guild Vicar and Chairman of the GCC

A handwritten signature in black ink, appearing to read 'Andrew Keep', is written over a horizontal line. The signature is stylized and cursive.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Independent examiner's report to The Guild Church Council of St Margaret Pattens

I report to the trustees on my examination of the accounts of The Guild Church Council of St Margaret Pattens (the Trust) for the year ended 31st December 2024.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

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

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

Signed: 

Name: ANDREW HEDGER FCA

Address: 52-54 Gracechurch Street, London EC3V 0EH

Date: 1st May 2025

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

BALANCE SHEET

31 December 2024

	Note	Total 2024	Total 2023
FIXED ASSETS	9	4,871	8,535
CURRENT ASSETS			
Debtors and prepayments	10	6,051	8,964
Short term Deposits		11,013	10,458
Cash at bank and in hand		89,439	69,604
		<u>106,503</u>	<u>89,026</u>
LIABILITIES			
Creditors - Amounts falling due within one year	11	10,786	28,616
NET CURRENT ASSETS / (LIABILITIES)		<u>95,717</u>	<u>60,410</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		100,588	68,944
Creditors - Amounts falling due after one year	7	40,000	50,000
TOTAL NET ASSETS		<u>60,588</u>	<u>18,944</u>
GUILD FUNDS			
Unrestricted	12	89,588	77,944
Restricted	12	(29,000)	(59,000)
		<u>60,588</u>	<u>18,944</u>

Approved by the Guild Church Council on the 1 May 2025 and signed on its behalf by:

The Reverend Andrew Keep,
Guild Vicar and Chairman of the GCC



Felix Corbett
Church Warden



1st May 2025

Tom Jackson
Treasurer and Church Warden



1st May 2025.

The notes on pages 17-20 form part of these accounts

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

STATEMENT OF FINANCIAL ACTIVITIES

31 December 2024

	Note	Unrestricted fund 2024	Restricted funds 2024	Total funds	
				2024	2023
RECEIPTS					
Voluntary Receipts	2(a)	49,446	30,000	79,446	70,530
Activities for generating funds	2(b)	74,433	-	74,433	78,037
Investment income	2(c)	455	-	455	424
Church activities	2(d)	18,291	-	18,291	10,810
Total receipts		142,625	30,000	172,625	159,801
PAYMENTS					
Church activities	3(a)	130,722	-	130,722	120,890
Raising funds	3(b)	258	-	258	258
Total payments		130,980	0	130,980	121,148
Net of receipts/(payments)		11,645	30,000	41,645	38,653
Transfers between funds		-	-	-	-
Total funds brought forward		77,944	(59,000)	18,944	(19,709)
Total funds carried forward		89,589	(29,000)	60,589	18,944

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2024

1 ACCOUNTING POLICES

The GCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2001 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of GCCs. And with the Regulations' "true and fair view" provisions, it is also the first year that they have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)). These financial statements include all transactions, assets and liabilities for which the GCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members.

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the GCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the accounts. All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of movable church furnishings acquired before 1 January 2001 is written off.

Tangible fixed assets for use by the charity

Individual items of equipment with a purchase price of £1,000 or less are written off in the period in which the asset is acquired.

Items used within the church premises are depreciated at the following rates:

Grand piano	- Fully depreciated, no annual depreciation charge
Computers & other similar equipment	- on a straight line basis over 5 years
Furniture & equipment not included above	- on a straight line basis over 10 years

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

Investments

Investments are valued at Market value at 31 December.

Short term deposits

These are the cash held on deposit either with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the remaining income funds of the GCC that are available for spending on the general purposes of the GCC, including amounts designated by the GCC for a particular purpose.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2024

2 INCOME	Unrestricted	Restricted	Total funds	
	fund	funds	2024	2023
2(a) Voluntary income				
Planned giving:				
Gift Aid donations	6,000	-	6,000	6,000
Gift Aid recoverable	250	-	250	10,376
Other	-	-	-	-
Collections and Alms:				
Open plate	4,576	-	4,576	4,078
Grants:				
Trust for London	680	-	680	906
Burial Ground Foundation	2,500	-	2,500	2,600
London Diocesan Fund	-	-	-	1,900
Livery Companies:				
Pattenmakers	8,000	-	8,000	8,000
Basketmakers	6,400	-	6,400	6,000
Friends of St Margaret Pattens	6,000	-	6,000	-
Sundry donations	15,040	30,000	45,040	30,670
	<u>49,446</u>	<u>30,000</u>	<u>79,446</u>	<u>70,530</u>
2(b) Activities for generating funds				
Hire fees	36,749	-	36,749	33,963
Forecourt trading	12,250	-	12,250	10,950
Radio Mast income	25,434	-	25,434	33,124
	<u>74,433</u>	<u>-</u>	<u>74,433</u>	<u>78,037</u>
2(c) Investment income				
Interest on Short term deposits	455	-	455	424
	<u>455</u>	<u>-</u>	<u>455</u>	<u>424</u>
2(d) Church activities				
GCC fees and Church events	(539)	-	(539)	310
Hire – Tower Room	6,830	-	6,830	-
Church Lettings	12,000	-	12,000	10,500
	<u>18,291</u>	<u>-</u>	<u>18,291</u>	<u>10,810</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2024

Note

3 EXPENDITURE

	Unrestricted fund	Restricted funds	Total funds	
			2024	2023
3(a) Church activities				
Diocesan parish share	33,500	-	33,500	33,500
Diocesan parish share extra contribution	3,000	-	3,000	
Clergy and staffing costs	4 26,997	-	26,997	27,095
Church running expenses				
Training	-	-	-	-
Church running expenses	24,001	-	24,001	25,897
Church maintenance	9,905	-	9,905	3,939
Music - organ and choir	9,528	-	9,528	8,838
Cleaning	7,072	-	7,072	8,925
Administration costs, including meetings and refreshment	10,655	-	10,655	8,647
Depreciation	3,664	-	3,664	4,050
Major repairs:				
Architects' fees	2,400	-	2,400	-
	130,722	-	130,722	120,890
3(b) Raising funds				
Stewardship costs	258	-	258	258
	258	-	258	258
4 CLERGY AND STAFFING COSTS			2024	2023
Administrator - salary and costs			26,781	26,795
Priest in Charge - fees and expenses			216	300
			26,997	27,095
Average number of employees			1	1
5 GOVERNANCE COSTS			2024	2023
Independent examiner			1,600	2,000
			1,600	2,000

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2024

6 RELATED PARTIES

During the year no GCC members or persons closely connected to them or related parties received any payments for expenses.

Donations included £36,000 from two GCC members.

7 LOAN RECEIVED

On the 3rd October 2019 a loan of £100,000 was made to the church by the Newell family to cover the cash shortfall in funds, so far raised, towards the refurbishment of the organ.

The use of the loan is restricted to funding the organ restoration.

The loan is interest free and to be repaid in full with a minimum sum of £10,000 being paid per annum.

8 CONNECTED CHARITIES

The Friends of St Margaret Pattens

The GCC are supported by the fund raising activities of the Friends of St Margaret Pattens, which has a separate charity registration.

9 FIXED ASSETS - TANGIBLE		Concert Piano	Computers & other similar equipment	Furniture & equipment not included above	Total
Cost	At 1st January	7,500	15,658	11,127	34,285
	Additions	-	-	-	-
	At 31st December	7,500	15,658	11,127	34,285
Depreciation	At 1st January	7,500	11,717	6,533	25,750
	Charge for the year	-	2,725	919	3,664
	At 31st December	7,500	14,442	7,452	29,414
Net book value					
	At 31st December 2024	-	1,216	3,675	4,871
	At 31st December 2023	-	3,941	4,593	8,535

The concert piano, although fully depreciated, is thought to have a value of approximately £7,500.

10 CURRENT ASSETS	2024	2023
Debtors	5,979	4,367
Tax recoverable	-	3,292
Prepayments	72	1,304
	<u>6,051</u>	<u>8,964</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2024

11 LIABILITIES	2024	2023
Amounts falling due within one year		
Other creditors	786	14,085
Accruals	-	4,531
Loan Note 7	10,000	10,000
	<u>10,786</u>	<u>28,616</u>
Amounts falling due after one year		
Loan Note 7	40,000	50,000
	<u>40,000</u>	<u>50,000</u>

12 SUMMARY OF FUND MOVEMENTS

	Balance b/fwd	Incoming Resources	Resources expended	Transfers	Balance c/fwd
Unrestricted General Fund	<u>77,944</u>	<u>142,625</u>	<u>(130,981)</u>	-	<u>89,588</u>
Restricted Funds					
Organ Restoration Fund	(60,000)	10,000	-	-	(50,000)
Solar Panel Fund	-	20,000	-	-	20,000
Pew Fund	1,000	-	-	-	1,000
	<u>(59,000)</u>	<u>30,000</u>	<u>-</u>	<u>-</u>	<u>(29,000)</u>
Total funds	<u>18,944</u>	<u>172,625</u>	<u>(130,981)</u>	<u>-</u>	<u>60,588</u>

13 SUMMARY OF ASSETS BY FUND

	Unrestricted	Restricted	Total
Tangible fixed assets	4,871	-	4,871
Current assets	105,503	1,000	106,503
Liabilities:			
Amounts falling due within one year	(786)	(10,000)	(10,786)
Amounts falling due after one year	(20,000)	(20,000)	(40,000)
	<u>89,588</u>	<u>(29,000)</u>	<u>60,588</u>

ST MARGARET PATTENS CHURCH

England & Wales - Charity number 1181352

Accounts



THE GUILD CHURCH OF ST MARGARET PATTENS

Rood Lane, Eastcheap, London. EC3M 1HS Tel: 020 7623 6630

E-mail: info@stmargaretpattens.org Website: www.stmargaretpattens.org

Registered Charity No: 1181352

**Annual Report of the Trustees and Financial Statements
of the Guild Church Council
of the Guild Church of St Margaret Pattens with St Gabriel Fenchurch
for the year ended 31 December 2023**

Guild Vicar:

The Revd. Andrew Keep
193 Foundling Court
Brunswick Centre
London WC1N 1QF

Bank:

HSBC plc.
1-3 Bishopsgate
London EC2N 3AQ

Independent Accountants:

Boardman & Co
36 Reynards Road
Welwyn
Hertfordshire
AL6 9TP

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

2023 REPORT and ACCOUNTS

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THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Structure, Governance and Management

Membership of the Trustees

The church registered with the Charity Commission in 2018. At the Annual Meeting held in 2019 the composition of the Trustees (the Guild Church Council [GCC]) was amended to reflect more closely the provisions of the Church Representations Rules 2017.

Trustees who sit on the Guild Church Council are elected annually at the Annual Meeting, except for the Guild Vicar (Priest-in-Charge) and the Secretary (Parish Clerk), who are ex officio, in accordance with the Church Representation Rules. During the year, the following served as trustees on the Guild Church Council:-

Guild Vicar	The Reverend Andrew Keep Chairman of the GCC
Church Wardens	Mr Tony Charlwood Mr Steven (Tom) Jackson Mrs Sarah Hodge Mr Ian Sanders (to 27 April 2023) Mr Ian Felix Corbett (from 27 April 2023)
Parish Clerk	Mr Tony Charlwood
Treasurer	Mr Neil Osmond (to 27 April 2023) Mr Steven (Tom) Jackson (from 27 April 2023)
Deanery Synod Representative	Mr John Harrison (to 27 April 2023) Ms Barbara Nicholson (from 1 July 2023)
GCC member	Mrs Jennifer Bryant-Pearson
Administrator	Mr Christopher Moore (to 27 April 2023) Ms Barbara Nicholson (from 27 April 2023)

Meetings

Between full meetings of the Guild Church Council the Standing Committee is available to transact business subject to any directions given by the Guild Church Council. The members are the Guild Vicar and the Churchwardens with the Administrator in attendance.

The Finance Committee did not meet during the year, its business being transacted by the GCC.

A Fabric Committee was established during 2012 to report to the Guild Church Council.

The Council met four times during the year (on Zoom and with some members physically present in church).

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Aim and Purposes

The Guild Church of St Margaret Pattens exists to promote the gospel in and around the Guild Church and to minister to its two associated livery companies, the Worshipful Company of Basketmakers and the Worshipful Company of Pattenmakers. Also to provide a place of tranquillity and peace to all people and of all faiths or none in the City of London. As such it provides a haven for all who benefit from its presence in the City open for extended hours and is used by schools for educational purposes and other organisations for meetings, rehearsals etc. To this end the Guild Church Council (GCC) considers that it fulfils its "Public Benefit" remit.

Objectives & Activities

The GCC is committed to enabling as many people as possible to worship at the church and become part of its wider community. Our services and worship embrace all through prayer, music and sacrament and the provision of a safe space for personal prayer and reflection in the busy City.

The GCC seeks to provide services reflecting the annual cycle of prayer as prescribed by the Church of England, and additionally embracing a cycle of services for our two livery companies and has done so in 2023 in an open church or through the medium of Zoom on the internet. Therefore, the GCC promotes throughout the year:-

Prayer and worship on a regular basis;
Provision of education, counselling and pastoral care;
Mission and outreach.

To facilitate this work the GCC keeps the building open to anyone to visit from 7.00am to 4.30pm Monday to Friday (but see above).

St Margaret Pattens is part of a "hub" of churches in the area including All Hallows-by-the-Tower and St Mary-at-Hill promoting the gospel and Christian values.

Achievement and Performance

Prayer & worship

The GCC holds a service of Holy Communion on Thursday throughout the year open to all. There are also occasional services of Choral Evensong scattered throughout the year. All are welcome to attend our worship and are encouraged to become part of the church community. Services currently are held with a mixture of people attending in the congregation and on Zoom during the year, with numbers attending holding up well.

There are 59 members of the church on the Church Electoral role (see later report of the Electoral Role Officer). As the church is situated in the City of London where there is little residential accommodation, the majority of the congregation is from the working population, few of whom live within the City. The weekly attendance is very variable as the congregation usually attend in their lunchtime and attendance is governed by the vagaries of work, meetings etc. (see above)

Special services are held for our two livery companies at various times during the year. (see above)

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

The church is open for individual prayer and contemplation (by those of all faiths and none) daily during the week. (see above)

Provision of education, counselling and pastoral care

The church welcomes visits from primary schools in and around London. The schools visit the church, learn about key historical events in the City of London, and learn about the fabric of the church and its history. (The Guild Vicar and the Administrator are both DBS checked.) After the pandemic use by schools in 2023 has increased considerably, hosting many events for the celebration of Wren300.

Counselling is provided by the Guild Vicar and the Administrator. They are available, both, by appointment and open access (as available) to hear peoples' problems and offer spiritual advice and guidance.

Mission & outreach

See above relating to schools.

The church has entertained the Indian Orthodox Church on Sundays, they hold a service each Sunday for residents of Indian ethnic origin in Greater London and on other occasions. The GCC is seeking to formalise the relationship and negotiations are ongoing.

It also caters for choir rehearsals and other uses of the church by community groups such as Alcoholics Anonymous.

Ministry

In 2023 we have had to work out quite where we are after the dust of the pandemic has finally settled. The new normal is not like the old normal. We are fortunate that the day of our main church service, Thursday, is as good a day as any for working from the office. Services continue on Zoom, and I suspect we can now see this as a good thing, that broadens our participation. Numbers attending have come back to pre-pandemic levels, for which we feel a little reassurance.

The Thursday service of Holy Communion is the cornerstone of our church life. Apart from half terms, the choir has been with us at all services, and encouragement to congregational singing, and a joy for our worship to be lifted by their wide repertoire of church music. We are immensely grateful for those who come to be with us, week by week, and the new faces we often see.

People visiting the church and using it are back also to pre-pandemic levels, with a steady stream of tourists and people using the building from our schools.

We have seen quite a number of changes amongst the people that make up the day to day life of the church. In April we said goodbye to Chris Moore. He had ventured in to the church throughout the lockdown to check that things were well. He had broadened to role of Administrator by his skills in all forms of DIY and carpentry, bringing immediate help in numerous ways, and of course saving us money. With his companion, Mimi, usually quiet in her dog basket, he became part of the life and fabric of all we did. We wish him and Rose all happiness in his retirement. On the coffee stall outside, Ray, left the stall in the day to day care of Raj. We wish him well in his new semi-retirement and are delighted to see him with us as a member of our congregation. We welcomed Felix Corbett as a churchwarden. Working nearby, his

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

presence can be immediate, and is unfailingly positive and helpful. Particularly, together with Gemma, he contributes a literacy in all things IT and internet, a sorely needed contribution. Barbara Nicholson stepped into the role of Administrator, with unfailing cheerfulness, imaginative thinking, kindness and energy. It is a great asset to the church to have her with us. She also brings administrative and financial competence, which is a great asset to us.

Money is a concern for most churches and we are not without anxiety going forward, but the generosity, competence and hard work of people keep us financially afloat, and for that we are grateful. We continue to look for an occupier for the Tower Suite, and have avenues to pursue for new streams of funding

It has been said that the church usually holds together the past, the present and the future, but the bias should always be to the future. Let us hope that with a range of new faces, and the reassurance of those continuing with us, we move forward with hope and new strengths as we continue to explore life in a divine landscape enlightened by a God of love, hope and peace.

Reverend Andrew Keep

Guild Vicar

February 2024

Music report for 2023

In 2023 the choir continued to provide music for most services on Thursday lunchtimes with special music on the first Thursday of the month as well as for other services throughout the church year. Choir numbers remain stable and grown slightly throughout the year as more singers have been attracted to the bigger services. These include Katie Boot, tenor, Grace Vaughan, soprano, Rachel Tinsley, soprano, Pelham Olive, bass.

As usual January's schedule was busy with services for Epiphany, King Charles the Martyr and Candlemas before moving into Lent with the Ashing service the day after Ash Wednesday. Choral highlights included Isaac's Antiphon for Epiphany, Temperley's version of The Evening Hymn of King Charles and Eccard's Presentation of Christ in the temple. At our Music & Readings for Passiontide service on Maundy Thursday we performed classic repertoire including Tantum Ergo by de Severac, Christus factus est by Annerio and Into the woods my master went by Vaughan Williams.

The Coronation of King Charles III on 6th May provided the opportunity to perform a selection of royal music at the service on the preceding Thursday. In addition to O Lord, Grant the King a Long Life by William Child (1606-1697) (for the coronation of Charles II) we sang Harold Darke's Collegium Regale Communion Service in E.

On May 18th we celebrated Ascension Day at lunchtime with the choir singing O Rex Gloriam by Luca Marenzio, amongst other things. This was followed by The Pattenmakers' Ascension Day service in the evening. We sang Purcell's I was Glad and Stanford's Magnificat in B flat. In June we held a special lunchtime Corpus Christi service including Sumsion's Communion Service in F and Tallis's O Sacrum Convivium. On the 13th July we celebrated the 300th anniversary of Christopher Wren's death singing music from his time by Blow, Purcell and Ayleward, Handel, Childs and Bach!

September saw the first wedding since before Covid of Churchwarden Felix to Gemma on Saturday 3rd. It was good to share in some hearty hymn singing of classic hymns for the occasion – Guide me O thou great redeemer, Tell out my soul and I vow to thee my country.

Choral evensongs featured in the autumn term and we were joined by the Friends of St Margaret Pattens. The first was for Michaelmas service including Lassus's Tibi Christe splendor Patris and Batten's Fourth

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Evening Service. The second was for St Cecilia and the music included Howells's A Hymn for St Cecilia and Tertius Noble's Mag and Nunc in b minor.

In October the Harvest Choral Eucharist was celebrated with Stanford's Communion Service in C and All creatures of our God and King by William Harris. Later in October the Basketmakers' annual service took place where the choir sang Darke's Jubilate in F and Wood's O thou the central orb. November saw our annual service of Remembrance and the music included Elgar's They are at rest. We were very happy to be joined by Hannah Scales on trumpet for this event. In December we had our Music and Readings for Advent with traditional hymns, readings and choral numbers, which included Handl's Ecce Conciplies and the Matin Responsory adapted by Palestrina. At our annual lunchtime Christmas carol service we performed Ord's Adam lay ` and Rutter's John Tavener's The Lamb amongst others. For the Livery Festival of Carols in the evening, as well as the usual Christmas carols and readings, we sang music including Howell's A spotless rose and Rutter's All the stars looked down. The latter was composed at the invitation of the Lord's Taverners for their 2022 Christmas Concert in memory of Sir Stephen Cleobury.

We have done a record amount of music this year in terms of number of services and repertoire. My huge thanks to the singers for their regular and sustained commitment. We are happy to have longstanding choir member, Barbara, as the new church administrator and also welcome Felix as a new churchwarden. Together, and with Andrew and the wider team, I hope we will see the church grow and raise its profile in the city.

Rupert Perkins
Director of Music
February 2024

Deanery synod

1. Introduction

There are normally three meetings of the City Deanery Synod in the year – one in January or February when the Lord Mayor and Sheriffs are in attendance for the beginning of the meeting, one in the Summer, and one in October. In previous years the summer meeting has been a garden party, held in the Master's garden at the Temple Church, attendance being by invitation of Robin Griffith-Jones, Master of the Temple.

Representation on the Synod varies according to the number of persons on the church roll. For example, St Helen's Bishopsgate, owing to its large weekday and Sunday congregations, has a large . St Mary-at-Hill has two, and St Margaret Pattens has one. John Harrison was the Deanery Synod representative up until 27 April 2023, and Barbara Nicholson effective from 1 July 2023.

Apart from the usual business, Synod meetings often include talks, presentations, workshops and discussions in small groups. Evangelism, outreach and social issues have been hitherto the most common topics, but more recently, topics such as the environment, climate change and the effect of Artificial Intelligence (AI) have featured on the agenda. Meetings generally last for two hours, with refreshments, over which there is time to meet clergy and members of other City churches.

There is one verbal report which is often given at meetings, namely that of the London Diocesan Board for Schools (LDBS). The Board was established in 1836 and its primary mission is the 161 Church of England schools (58,000 pupils) in the London Diocese. Schools include nursery, primary and secondary schools, maintained schools, academies and free schools. It is possible for Deanery Synod members to be appointed as trustees of the LDBS.

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2. Meetings 2023/2024

The 10 July meeting at St. Stephen Walbrook was preceded by a beautiful Choral Evensong with the Square Mile Choral Scholars, followed by elections for the Deanery Standing Committee, and terminated with refreshments in the churchyard garden. It was a point of interest that although some new (as in not previously elected) candidates stood for election, the votes were heavily in favour of either present members, and/or the more traditionalist churches, which has a bearing on the topic for discussion in the subsequent meeting.

The main topic at the 10 October meeting at St Botolph's Bishopsgate was a discussion of the Living in Love and Faith document, (LLF). The LLF document and process was a result of the General Synod's formal refusal in 2017 to take note of a report by the House of Bishops on human sexuality, leading to deep divisions over this issue. In July 2023 General Synod affirmed the motion by the House of Bishops, offering an apology to LGBTQI+ people for the way they had been treated in the church. Additionally, while proposing no change to the doctrine of marriage, Synod agreed to ask the House of Bishops to work further on the prayers of LLF to be used with same sex couples in long-term stable relationships. In the debate the Bishops promised pastoral guidance for clergy and pastoral assurance that any changes would include a structure for clergy and laity of differing views to enable co-operative operation in the Church of England. Pastoral Assurance applies to clergy whose decision to use, or not use, the new prayers might put them at any sort of risk of complaint from someone who wished or did not wish them to use them. The prayers were to be the focus for General Synod in November 2023, and the way they are to be enabled for use is conflicted. The Bishops said they will commend the prayers for use in existing services but not authorise separate liturgies. There will then be a further process for the authorisation of the prayers and stand-alone liturgies using Canon B2, requiring formal consultation at deanery and diocesan synods, and then the General Synod must agree with 2/3 majorities in all three Houses (Bishops, Clergy and Laity). The process will be slow and is expected to take until 2025 for complete ratification and start of implementation, with the development of Pastoral guidance progressing alongside the legal steps in 2024.

The Lay Chair invited members to speak and it was acknowledged that this topic arouses strong feelings for some. The Lay Chair stressed that this was not a debate and encouraged members to take it as an opportunity to listen and understand. The aim was not to reach any agreement but simply to understand the breadth of opinions and views.

Twenty members spoke from the clergy and laity of nine churches before the allotted time expired, which was an indication of the interest which this matter generated.

The main topic of the meeting on 5 February 2024 was AI and the City- an ethical Christian perspective, where Revd Dr. Malcolm Brown gave a very interesting and thought-provoking talk on the management and effect of AI, from a social and Christian perspective. The main points were that:

- a) AI potentially has great significance for questions in ethics, and the exponential speed of its development could cause the debate at a national level to be left behind, unlike previous social developments which progressed far more slowly. The machine learning underpinning AI depends on what is assumed, analysed and omitted from the basic model. If the AI parameters are essentially totally secular, is there a danger of a 'new colonialism'- i.e. the AI is grounded in algorithms devised by a Silicon Valley bias, where taken ad absurdum, the concept of faith is categorised as irrational and by association, so are any adherents of any faith, with implications for how those adherents are viewed and treated by the rest of society. As is already happening, de-banking for churches and charities is happening increasingly, partly because the AI parameters do not allow for the business 'anomaly' of a charity.
- b) As the fourth Industrial Revolution, is there the risk that AI will replace the 'wrong' targets- e.g. in military warfare, there is a strategic nuance of 'proportional' war – eliminating soldiers by capturing 'enemy' personnel as POWs is very different from eliminating them entirely. Will

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- 'carer' robots be used for the human interaction part of the role, which has been suggested, rather than the less attractive parts of the job, and thus downgrade the human participation?
- c) Supererogation and general altruism cannot be programmed into AI outcomes which are developed under a contract model for commercial purposes, and AI cannot be a substitute for 'soft' intelligence.

The conclusions to be drawn were that rather than shying away from the challenges of AI, the Church needs to engage with those who develop it so that the process can incorporate the necessary human, ethical and Christian values, rather than focussing purely on the technical input and output.

3. Future Meetings in 2024.

Future Synod meetings will be held on Wednesday 19th June and Tuesday 8th October 2024

4. Conclusions and Observations.

- (a) Deanery Synod meetings provide an excellent opportunity for representatives of both laity and clergy to meet together. They are very useful for networking and making other City churches aware of the work and ministry of St Margaret Pattens and vice versa.
- (b) The meetings bring together in harmony City churches with differing Anglican traditions.
- (c) The meetings have often been a forum for exploring issues of all types; social and controversial. affecting the Church of England,
- (d) Presentations are often very detailed and informative. It would be useful if presentations could be viewed on-line and made accessible to others via the Deanery Synod website
- (e) Subsequent developments in respect of the LLF are that the prayers of dedication, thanksgiving and blessing for same-sex couples are already in use, but further concrete proposals are needed going forward.

Barbara Nicholson
Deanery Synod Representative
February 2024

Electoral Role Officer's report

The Guild Church Electoral Roll numbers fifty-nine members.

This shows a figure that has grown in 2023. If the number on the Electoral roll is to increase further, then we should continue to encourage regular attendees to consider joining the roll. Fledgling efforts to gather contact details of the more regular attendees are under way.

Barbara Nicholson
Electoral Roll Officer
March 2024

Fabric Report

Regular Annual Maintenance.

Maintenance and inspection arrangements are in place in respect of

- Gutters, downpipes and roof surfaces
- Fire Alarm system

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- Fire extinguishers
- Lightning conductor
- Boiler and heating system
- Organ
- PATS Electrical tests
- Cleaning.

Work carried out in 2023

There were no major works carried out in 2023 because the church is awaiting a report from the Inspecting Architect. The Quinquennial Review was due in 2023 but it was determined to review the appointment of the Inspecting Architect, this was not completed until late in the year and approval by the DAC was required. Approval has now been obtained and the church awaits the formal go-ahead for the inspection from the Deanery.

Works identified as necessary in 2024

A report was commissioned from Bainbridges (the conservationists who worked on the organ case and the pew refurbishment) on the condition of the Churchwardens' Pews. The report concluded that the condition of these pews was not good and estimated a cost of £10,000 plus Vat to restore them to an acceptable condition.

The Ten Year Plan for 2019 - 2029

Apart from the major accomplishment of completing the Organ Restoration work in 2019/20, the implementation of the new 10 Year Plan for this decade has been delayed.

The GCC are mindful that the plan was drawn up encompassing the findings of the Quinquennial Inspection undertaken in 2017, however, the Quinquennial Inspection falling due in 2023 did not take place (see above) so the plan will need to be updated once the report is received during 2024.

The priorities that were identified in 2017 for attention in this decade were:

- Interior redecoration of the Church, including the Narthex, which was last completed in 1991. This will be a major undertaking and scaffolding will be needed.
- Carry out repairs to the South elevation of the Nave Clerestory.
- Repairs to the Vestry roof and East aisle window.
- To review the current lighting scheme in the Church. Any work needed at high level should be done when scaffolding access is available at the time the Church interior decorations are undertaken.

Many other small items will be considered when finance is available. These will include: replacement of the boiler, new glass doors at the South entrance and in the Outer Vestry and installation of solar panels. A report for these works has been commissioned and its findings are awaited.

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The GCC will need to draw up a phasing plan for the works having regard to the cost estimates and the post pandemic economic climate together with any new items resulting from the 2024 inspection.

Tony Charlwood
Churchwarden & Parish Clerk
March 2024

Ecumenical relationships

The two Livery Companies, the Basketmakers and the Pattenmakers, support the church through worship and grant aid. They have special services at the church several times each year. For the first time in two years the Pattenmakers held their Ascension Day service, the Basketmakers held their Installation Day service in October and a Joint Livery Carol Service was held on 14th December 2023 with about one hundred people in church, with the church's own Carol service at lunchtime the same day with about seventy people in the congregation.

Other Livery Companies, from time to time, use the church for special services, and the church supports the wider mission of the City and the Lord Mayor and is open to the laity for private worship.

The church also conducts weddings and baptisms, 'though demand for such services is very variable.

Safeguarding

The Guild Church Council takes seriously its responsibility to protect and safeguard the welfare of children and vulnerable adults (especially with the increasing use being made of the church by primary schools studying the history of the City of London). This Safeguarding Statement applies to all who make up the church 'workforce' which includes all clergy, holders of Bishop's licence or permission, those commissioned or authorised by the Bishop, those, paid or unpaid, who hold positions of responsibility and work with children or vulnerable adults, and those with representational ministry, for example; churchwarden, organist and choir members. For the purposes of this statement it covers the GCC and the Guild Vicar who are together responsible for ensuring that diocesan safeguarding policies and procedures are implemented. For the purposes of this document a child is anyone under the age of eighteen years.

Policy 1.

The GCC has adopted, and regularly reviews, its commitment to the House of Bishops' safeguarding policy. A copy of the full relevant policy is obtainable on the Diocese of London's website and a hard copy is displayed on the noticeboard in the Narthex.

Policy 2.

The Guild Church Safeguarding Representative was Chris Moore and is now Barbara Nicholson both appointed by the GCC during their period of tenure (for dates see above). The Children's Champion is the Reverend Andrew Keep and he has been appointed by the GCC.

Statement of Commitment:

The GCC will continue to develop a safeguarding culture that:

- Creates an environment where there is awareness and vigilance about the signs, symptoms and impacts of abuse.

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- Enables and encourages all concerns or allegations to be raised in order to protect children and adults from harm.
- Ensures all those who work or volunteer on behalf of the church with children and adults achieve the standards required by this policy.
- Holds to account those in the church community who disregard the safety and well-being of children and adults.

Financial Review

The 2023 accounts have been prepared on the Accruals basis as they were in 2022.

General Fund, Unrestricted - In the year the church spent £120,890 to provide ministry including a contribution to Common Fund of £32,500 which was £1,000 more than that requested from the Deanery as a contribution to the work of the wider church. The amount that the church contributes to Common Fund is based on a multi-faceted formulae and for Guild Churches with no accommodation for a priest is substantially less than for churches in the Deanery with accommodation for a priest.

The net result for the year on this Fund was an excess of income over expenditure which will need to be committed towards repair/redecoration work already identified by the Reporting Architect in the 2017 Quinquennial report on the fabric of the church.

The church was designed by Sir Christopher Wren and is Grade One listed.

Reserves Policy

The GCC's policy is to hold one year's operating expenditure in reserve (c£120,000) to cope with emergencies to be expected in a church building of the age of St Margaret Pattens. Currently some £10,000 is held in the reserves.

Volunteers

The GCC would like to thank all volunteers for their hard work, in particular our non-stipendiary priest the Reverend Andrew Keep.

Structure, governance and management

The GCC has met on four occasions during the year (see above). Given its responsibilities it has three sub committees:-

- i) the Standing Committee whose members are the four Churchwardens and the Guild Vicar (which meets as required) and;
- ii) the Finance Committee whose members are as above for the Standing Committee plus the church Treasurer [although the church's accounts are continuously monitored by the Treasurer, Administrator, Guild Vicar and Churchwardens] and;

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

- iii) the Fabric Committee, the membership of which is variable as to circumstance, meets as necessary.

Administrative information

The Guild Church of St Margaret Pattens with St Gabriel Fenchurch is situated on the corner of Rood Lane and Eastcheap in the City of London.

The church of St Gabriel Fenchurch was a small church standing in the middle of Fenchurch Street adjacent to where the main entrance to the office block, 31 Fenchurch Street, now stands. The church was destroyed by the Great Fire of London in 1666. After the Fire it was decided to join together the churches of St Margaret Pattens and St Gabriel Fenchurch. This is recognised by the canopied churchwardens' pews at the back of the nave, one designated for churchwardens from St Margaret Pattens and one designated for churchwardens from St Gabriel Fenchurch.

The GCC is a body corporate (PCC Powers Measure 1956, Guild Churches Acts 1954 and 1960, the Church Representation Rules 2017) and is registered with the Charity Commission; registered number 1181352.

GCC members serve from the date of the Annual Meeting (usually held in April) and hold office until the date of the next Annual Meeting and their names are set out at the beginning of this report.

Approved by the GCC on 26th March 2024 and signed on their behalf by



Revd. Andrew Keep

Guild Vicar and Chairman of the GCC

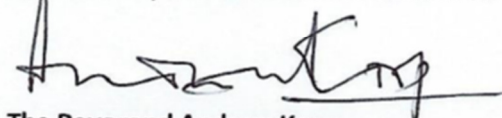
THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

BALANCE SHEET

31 December 2023

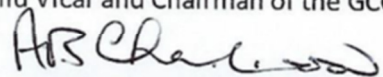
	Note	Total 2023	Total 2022
FIXED ASSETS	9	8,535	12,584
CURRENT ASSETS			
Debtors and prepayments	10	8,964	3,731
Short term Deposits		10,458	10,134
Cash at bank and in hand		69,604	36,544
		89,026	50,409
LIABILITIES			
Creditors - Amounts falling due within one year	11	28,616	22,702
NET CURRENT ASSETS / (LIABILITIES)		60,410	27,707
TOTAL ASSETS LESS CURRENT LIABILITIES		68,944	40,291
Creditors - Amounts falling due after one year	7	50,000	60,000
TOTAL NET ASSETS		18,944	(19,709)
GUILD FUNDS			
Unrestricted	12	77,944	49,291
Restricted	12	(59,000)	(69,000)
		18,944	(19,709)

Approved by the Guild Church Council on the 26th March 2024 and signed on its behalf by:



The Reverend Andrew Keep,

Guild Vicar and Chairman of the GCC



Tony Charlwood, Church Warden



Tom Jackson, Treasurer

The notes on pages 16 to 20 form part of these accounts

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

STATEMENT OF FINANCIAL ACTIVITIES

31 December 2023

	Note	Unrestricted fund 2023	Restricted funds 2023	Total funds	
				2023	2022
INCOME					
Voluntary Receipts	2(a)	60,530	10,000	70,530	56,563
Activities for generating funds	2(b)	78,037	-	78,037	56,438
Investment income	2(c)	424	-	424	131
Church activities	2(d)	10,810	-	10810	11,450
Total income		149,801	10,000	159,801	124,582
EXPENDITURE					
Church activities	3(a)	120,890	-	120,890	128,411
Raising funds	3(b)	258	-	258	282
Total expenditure		121,148	-	121,148	128,693
Net income (expenditure)		28,653	10,000	38,653	(4,111)
Transfers between funds		-	-	-	-
Total funds brought forward		49,291	(69,000)	(19,709)	(15,598)
Total funds carried forward		77,944	(59,000)	18,944	(19,709)

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2023

1 ACCOUNTING POLICES

The GCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2001 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of GCCs, and with the Regulations' "true and fair view" provisions, together with FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

These financial statements include all transactions, assets and liabilities for which the GCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members.

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the GCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the accounts.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of movable church furnishings acquired before 1 January 2001 is written off.

Tangible fixed assets for use by the charity

Individual items of equipment with a purchase price of £1,000 or less are written off in the period in which the asset is acquired.

Items used within the church premises are depreciated at the following rates:

Grand piano	- Fully depreciated, no annual depreciation charge
Computers & other similar equipment	- on a straight line basis over 5 years
Furniture & equipment not included above	- on a straight line basis over 10 years

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

Investments

Investments are valued at Market value at 31 December.

Short term deposits

These are the cash held on deposit either with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the remaining income funds of the GCC that are available for spending on the general purposes of the GCC, including amounts designated by the GCC for a particular purpose.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2023

2 INCOME	Unrestricted fund	Restricted funds	Total funds	
	2023	2023	2023	2022
2(a) Voluntary income				
Planned giving:				
Gift Aid donations	6,000	-	6,000	6,550
Other	-	-	-	-
Collections at services:				
Open plate	4,078	-	4,078	3,510
All other giving / voluntary income				
Sundry donations	20,670	10,000	30,670	17,515
Gift aid recoverable	10,376	-	10,376	5,504
Grants:				
Trust for London	906	-	906	2,484
Burial Ground Foundation	2,600	-	2,600	2,500
London Diocesan Fund	1,900	-	1,900	-
Livery Companies:				
Pattenmakers	8,000	-	8,000	8,000
Basketmakers	6,000	-	6,000	4,500
Friends of St Margaret Pattens	-	-	-	6,000
	<u>60,530</u>	<u>10,000</u>	<u>70,530</u>	<u>56,563</u>
2(b) Activities for generating funds				
Hire fees	33,963	-	33,963	27,636
Forecourt trading	10,950	-	10,950	9,180
Radio Mast income	33,124	-	33,124	19,622
	<u>78,037</u>	<u>-</u>	<u>78,037</u>	<u>56,438</u>
2(c) Investment income				
Interest on Short term deposits	424	-	424	131
	<u>424</u>	<u>-</u>	<u>424</u>	<u>131</u>
2(d) Church activities				
GCC fees and Church events	310	-	310	-
Church lettings	10,500	-	10,500	8,450
Hire - Tower Room	-	-	-	3,000
	<u>10,810</u>	<u>-</u>	<u>10,810</u>	<u>11,450</u>

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2023

3 EXPENDITURE	Note	Unrestricted fund 2023	Restricted funds 2023	Total funds	
				2023	2022
3(a) Church activities					
Diocesan parish share		33,500	-	33,500	32,500
Clergy and staffing costs	4	27,095	-	27,095	25,592
Church running expenses					
Training		-	-	-	-
Church running expenses		25,897	-	25,897	23,075
Church maintenance		3,939	-	3,939	20,509
Music - organ and choir		8,838	-	8,838	9,088
Cleaning		8,925	-	8,925	6,938
Administration costs, including meetings and refreshments		8,647	-	8,647	5,579
Depreciation		4,050	-	4,050	4,050
Major repairs					
Church maintenance - external		-	-	-	-
Church conversion costs - Architects fees		-	-	-	1,080
Organ refurbishment		-	-	-	-
		120,890	-	120,890	128,411
3(b) Raising funds					
Stewardship costs		258	-	258	282
		258	-	258	282
4 CLERGY AND STAFFING COSTS				2023	2022
Administrator - salary and costs				26,795	25,402
Priest in Charge - fees and expenses				300	190
				27,095	25,592
Average number of employees				1	1
5 GOVERNANCE COSTS				2023	2022
Independent examiner				2,000	1,750
				2,000	1,750

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2023

6 RELATED PARTIES

During the year no GCC members or persons closely connected to them or related parties received any payments for expenses.

Donations included £16,427 from five GCC members.

7 LOAN RECEIVED

On the 3rd October 2019 a loan of £100,000 was made to the church by the Newell family to cover the cash shortfall in funds, so far raised, towards the refurbishment of the organ.

The use of the loan is restricted to funding the organ restoration.

The loan is interest free and to be repaid in full with a minimum sum of £10,000 being paid per annum.

8 CONNECTED CHARITIES

The Friends of St Margaret Pattens

The GCC are supported by the fund raising activities of the Friends of St Margaret Pattens, which has a separate charity registration.

9 FIXED ASSETS - TANGIBLE		Concert Piano	Computers & other similar equipment	Furniture & equipment not included above	Total
Cost	At 1st January	7,500	15,658	11,127	34,285
	Additions	-	-	-	-
	At 31st December	<u>7,500</u>	<u>15,658</u>	<u>11,127</u>	<u>34,285</u>
Depreciation	At 1st January	7,500	8,586	5,615	21,700
	Charge for the year	-	3,131	919	4,050
	At 31st December	<u>7,500</u>	<u>11,717</u>	<u>6,533</u>	<u>25,750</u>
Net book value					
	At 31st December 2023	<u>-</u>	<u>3,941</u>	<u>4,593</u>	<u>8,535</u>
	At 31st December 2022	<u>-</u>	<u>7,072</u>	<u>5,512</u>	<u>12,584</u>

The concert piano, although fully depreciated, is thought to have a value of approximately £7,500.

10 CURRENT ASSETS	2023	2022
Debtors	4,367	2,164
Tax recoverable	3,292	440
Prepayments	1,304	1,127
	<u>8,964</u>	<u>3,731</u>

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2023

11 LIABILITIES	2023	2022
Amounts falling due within one year		
Other creditors	14,085	236
Accruals	4,531	12,466
Loan Note 7	10,000	10,000
	<u>28,616</u>	<u>22,702</u>
Amounts falling due after one year		
Loan Note 7	50,000	60,000
	<u>50,000</u>	<u>60,000</u>

12 SUMMARY OF FUND MOVEMENTS

	Balance b/fwd	Incoming Resources	Resources expended	Transfers	Balance c/fwd
Unrestricted General Fund	<u>49,291</u>	<u>149,801</u>	<u>(121,149)</u>	-	<u>77,944</u>
Restricted Funds					
Organ Restoration Fund	(70,000)	10,000	-	-	(60,000)
Pew Fund	1,000	-	-	-	1,000
	<u>(69,000)</u>	<u>10,000</u>	<u>-</u>	<u>-</u>	<u>(59,000)</u>
Total funds	<u>(19,709)</u>	<u>159,801</u>	<u>(121,149)</u>	<u>-</u>	<u>18,944</u>

13 SUMMARY OF ASSETS BY FUND

	Unrestricted	Restricted	Total
Tangible fixed assets	8,535	-	8,535
Current assets	88,026	1,000	89,026
Liabilities:			
Amounts falling due within one year	(18,616)	(10,000)	(28,616)
Amounts falling due after one year	-	(50,000)	(50,000)
	<u>77,944</u>	<u>(59,000)</u>	<u>18,944</u>

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

INDEPENDENT EXAMINERS REPORT

to the

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

I report on the accounts of the church for the year ended 31 December 2023, which are set out on pages 14 to 20.

Respective responsibilities of trustees and examiner

The church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- . examine the accounts under section 145 of the 2011 Act;
- . to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- . to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

Since the gross income for the year exceeds the amount provided in section 145(3) of the Act, I can confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


SUSAN BOARDMAN FCA
Chartered Accountant
27 March 2024

BOARDMAN & CO
36 Reynards Road
Welwyn
Hertfordshire
AL6 9TP

ST MARGARET PATTENS CHURCH

England & Wales - Charity number 1181352

Accounts



THE GUILD CHURCH OF ST MARGARET PATTENS

Rood Lane, Eastcheap, London. EC3M 1HS Tel: 020 7623 6630

E-mail: info@stmargaretpattens.org

Website: www.stmargaretpattens.org

Registered Charity No: 1181352

**Annual Report of the Trustees and Financial Statements
of the Guild Church Council
of the Guild Church of St Margaret Pattens with St Gabriel Fenchurch
for the year ended 31 December 2022**

Guild Vicar:

The Revd. Andrew Keep
193 Foundling Court
Brunswick Centre
London WC1N 1QF

Bank:

HSBC plc.
1-3 Bishopsgate
London EC2N 3AQ

Independent Accountants:

Boardman & Co
36 Reynards Road
Welwyn
Hertfordshire
AL6 9TP

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

2022 REPORT and ACCOUNTS

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THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Aim and Purposes

The Guild Church of St Margaret Pattens exists to promote the gospel in and around the Guild Church and to minister to its two associated livery companies, the Worshipful Company of Basketmakers and the Worshipful Company of Pattenmakers. Also to provide a place of tranquillity and peace to all people and of all faiths or none in the City of London. As such it provides a haven for all who benefit from its presence in the City open for extended hours and is used by schools for educational purposes and other organisations for meetings, rehearsals etc. To this end the Guild Church Council (GCC) considers that it fulfils its "Public Benefit" remit.

Objectives & Activities

The GCC is committed to enabling as many people as possible to worship at the church and become part of its wider community. Our services and worship embrace all through prayer, music and sacrament and the provision of a safe space for personal prayer and reflection in the busy City.

The GCC seeks to provide services reflecting the annual cycle of prayer as prescribed by the Church of England, and additionally embracing a cycle of services for our two livery companies and has done so in 2022 in an open church or through the medium of Zoom on the internet. Therefore, the GCC promotes throughout the year:-

Prayer and worship on a regular basis;
Provision of education, counselling and pastoral care;
Mission and outreach.

To facilitate this work the GCC keeps the building open to anyone to visit from 7.00am to 4.30pm Monday to Friday (but see above).

St Margaret Pattens is now part of a "hub" of churches in the area including All Hallows-by-the-Tower and St Mary-at-Hill promoting the gospel and Christian values.

Achievement and Performance

Prayer & worship

The GCC holds a service of Holy Communion on Thursday throughout the year open to all. There are also occasional services of Choral Evensong scattered throughout the year. All are welcome to attend our worship and are encouraged to become part of the church community. Services currently are held with a mixture of people attending in the congregation and on Zoom during the year, with numbers attending holding up well.

There are 58 members of the church on the Church Electoral role (see later report of the Electoral Role Officer). As the church is situated in the City of London where there is little residential accommodation, the majority of the congregation is from the working population, few of whom live within the City. The weekly attendance is very variable as the congregation usually attend in their lunchtime and attendance is governed by the vagaries of work, meetings etc. (see above)

Special services are held for our two livery companies at various times during the year. (see above)

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

The church is open for individual prayer and contemplation (by those of all faiths and none) daily during the week. (see above)

Provision of education, counselling and pastoral care

The church welcomes visits from primary schools in and around London. The schools visit the church, learn about key historical events in the City of London, and learn about the fabric of the church and its history. (The Guild Vicar and the Administrator are both DBS checked.) After the pandemic use by schools in 2022 has increased considerably.

Counselling is provided by the Guild Vicar and the Administrator (both retired schoolmasters). They are available, both, by appointment and open access (as available) to hear peoples' problems and offer spiritual advice and guidance.

Mission & outreach

See above relating to schools.

The church has entertained the Indian Orthodox Church on Sundays after the Christian Salvation church were driven out by the pernicious application of the Congestion charge on Sundays by the GLA and Transport for London, they hold a service each Sunday for residents of Indian ethnic origin in Greater London.

The loss of the Chinese church has meant that St Margaret Pattens Church has lost income as the Indian church is unable to pay as much as the Chinese church for use of the church premises.

It also caters for choir rehearsals and other uses of the church by community groups such as Alcoholics Anonymous.

Ministry

There is much spiritual writing centred on the idea of routine, patterns in life, and habit. From the possession of a steady shape in daily, weekly and yearly life, it can be easier to build spiritual strength, and I suspect psychological strength as well. The pandemic smashed through much of our established routine, and the established steps by which we live life were often kicked away. It is remarkable how much has been put back in place, and 2022 has been a time to aim to restore well-being, not least of our relationships in groups bigger than a household or "bubble". For this we can be very grateful. Looking at the register, in the first two months of 2022 there were on average seven people at our Thursday service on Zoom, by March and April this was down to three, and by the end of year to two.

The choir has sprung back in a different shape, being present at almost all our Thursday services. This makes hymn singing more robust, and with our choir even three provide musical stability, for which we are grateful. It simply remains for me to make sure this doesn't mean an overrun of time, which is awkward for those with short lunch breaks.

I was grateful to those who stepped forward to look after services, especially in the first weeks of August. Chris our Administrator has continued to make things function- in any respect that suddenly presented itself- and for that we are very grateful. The good Administrator knows that they must deal with the unknown, and unforeseen, and this he has done marvellously. We do wish him and Rose well in his well-earned retirement.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

It was good to welcome back people for Christmas services, and for the special service of the Livery Companies. We are grateful for their support in so many respects, and hope they will always feel this is their home in the City. We particularly welcome and are privileged to have Mrs Jennifer Bryant-Pearson as the new Chairman of the Friends. With her energy and cheerfulness, and indeed indomitable spirit, we can expect her and her team to broaden out the church's life amongst all who wish the church well.

The death of Her Late Majesty the Queen followed so quickly upon the Platinum Jubilee, and gave us the opportunity to reflect upon a truly outstanding life of service, all within the setting of faith. Our prayers can now be directed towards the Coronation of a new king, and our thoughts forward looking. It has often been remarked that the Christian faith has a bias- to the future.

The Reverend Andrew Keep
Guild Vicar March 2023

Choir

In 2022 the choir sang at a record number of services on most Thursdays throughout the year. Despite several public transport strikes we have continued to provide music for most lunchtime and a variety of other special services. This represents a significant increase in commitment for me and the choir compared to pre-covid. Happily there were no closures due to Covid-19 in 2022.

The winter term started with services for Epiphany, King Charles the Martyr and Candlemas before moving into Lent with the Ashing service the day after Ash Wednesday. Choral highlights included William Lloyd Webber's Prince of Peace Mass, Casciolini's mass setting and Herbert Sumsion's Nunc Dimittis in D. It was lovely to have a good attendance at our Music and Readings for Passiontide service on Maundy Thursday where we performed a classic repertoire including Lotti's Vere Languores Nostros and Haydn's Libera mei. For the Eastertide Choral Eucharist Haydn's Little Organ mass and Wesley's Blessed be the God and Father were the key musical items.

The key services for the summer term fell into place around the long weekend celebrating the Queen's Platinum Jubilee and gave the theme to the choice of music, which was mainly English with royal connections. The Pattenmakers' Ascension Day service included Vaughan Williams's O Taste and See and Handel's Coronation Anthem O let thy hand be strengthened. Over the summer holidays we explored the Matins repertoire such as Boyce's Jubilate and Langden's Benedicite.

September was overshadowed by the death of Her Majesty the Queen, and this was reflected in the music chosen for a service at St Margaret Pattens including Purcell, Croft, Ireland and Elgar. Choral Evensongs also made a return after Covid with the Michaelmas service incorporating Lassus's Tibi Christe splendor, Patris and Tallis Short evening service in the Dorian mode. In October the Harvest Choral Eucharist was celebrated with Stanford's Communion Service and Green's Thou Visitest the earth. Later in October the Basketmakers' Annual Service took place where the choir sang Ireland's Jubilate in F and Purcell's Rejoice in the Lord Always. November saw our annual service of Remembrance and St Cecilia evensong. In December we had our Music and Readings for Advent with traditional hymns, readings and choral numbers, which included Staniers's How beautiful upon the mountains and Bach's Wachet Auf. At our annual lunchtime Christmas carol service we performed Goldschmit's A Tender Shoot and Rutter's Joseph Carol amongst others. For the Livery Festival of Carols in the evening, as well as the usual Christmas carols and readings we sang Britten's Hymn to the Virgin, Part's Bogoroditsye Dyevo and Chilcott's The night he was born.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

I would like to express my thanks to my loyal singers who, by sustained hard work, have between them covered music for each service. I very much hope that our music contributes to the growth of the church congregation and raises its profile in 2023 as we are the only choir in the City that is open to all competent amateur singers.

Rupert Perkins

Director of Music February 2023

Deanery synod

1. Introduction

There are normally three meetings of the City Deanery Synod in the year – one in January or February when the Lord Mayor and Sheriffs are in attendance for the beginning of the meeting. As a treat, the meeting is often preceded by Evensong – very pleasant indeed. In the summer, a garden party is held in the Master’s garden at the Temple Church, attendance being by invitation of Robin Griffith-Jones, Master of the Temple. A business meeting takes place in October.

Representation on the Synod, varies according to the number of persons on the church roll. For example, St Helen’s Bishopsgate, owing to its large weekday and Sunday congregations, has a large number. St Mary-at-Hill, our parish church has two, and St Margaret Pattens has one.

Apart from the usual business, Synod meetings often include talks, presentations, workshops and discussions in small groups. Evangelism, outreach and social issues are the most common topics, but now new topics such as the environment and climate change have crept into the agenda. Meetings last for two hours. Refreshments are served, and there is plenty of time to meet clergy and members of other City churches.

One must not forget one verbal report which is often given at meetings, namely that of the London Diocesan Board for Schools (LDBS). The Board was established in 1836 and its primary mission is the 161 Church of England schools (58,000 pupils) in the London Diocese. Schools include nursery, primary and secondary schools, maintained schools, academies and free schools. It is possible for Deanery Synod members to be appointed as trustees of the LDBS.

2. Meetings 2022/2023

The yearly cycle of Deanery Synod meetings, which had been severely interrupted by Covid restrictions is now back to normal. In the period covered by this report a fact-filled meeting was held on Tuesday, 11th October at St Botolph’s Bishopsgate. At this meeting which was chaired by the Area Dean, Revd. Katherine Hedderly, the main topic was “Ministering to the unseen City”. The Area Dean opened the session by reflecting on those unseen workers such as cleaners and construction workers who were still active in the city during Covid.

- (a) There followed a presentation on the so-called Tamar Project. The Project, which was originally based at All Souls, Langham Place, is now linked to St Helen’s Bishopsgate which has a ministry to Chinese people. The Project reaches out to victims of sex trafficking, prostitution and modern slavery and, with the help of volunteers, gives long-term support to individuals, offers English lessons, help with appointments, court cases and registration issues. Other issues such as mental health issues, drug and alcohol dependence are also addressed. During the session, several case

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

studies were given involving women seeking help with asylum and the Home Office processes, some wives having been tricked into coming to London only to be imprisoned for months in prostitution. City churches can help by praying for the project and God's help for the women; also by volunteering, befriending and giving financial support. For more information about the project, go to <https://tamarwestminster.org/>.

(b) Ministry with hidden workers

The Revd. Josh Harris from St Katharine Cree reflected on the origin of the so-called Guild churches and the intent that they should be for the workers of the City as envisaged 70 years ago. Details of the ministry to workers at St Katharine Cree can be viewed on the church's website at <https://www.stkatharinecree.org>.

- (c) On the theme ***Warm Banks for the City***, Revd. Paul Kennedy and Simon Cribbens (Community and Children's Services, City of London Corporation) reported that, though Covid had seen a reduction in the number of rough sleepers, the safe provisions are now being withdrawn, so that the numbers on the streets are increasing as we go into the winter period. Simon Cribbens updated the meeting on developments from the City of London Corporation which has a statutory duty to support the homeless, marginalised and vulnerable, including maintaining the safeguarding of adults including those subject to trauma and abuse. From the experience of churches pre-Covid which were used as "winter spaces" for those experiencing homelessness to have a bed for the night and a meal, extra support is being put in place with a new 15 bed assessment centre being developed on Snow Hill near Holy Sepulchre Church and a new 30 bed hostel on the south side of the river near London Bridge. In addition, arrangements have been made for the remaining Afghani community in the City to use St Mary Moorfields to cook their own recipes and eat together. This group is still waiting for housing offers, so they have remained in the City as the children are established in local schools.

(d) Meeting held on 11th January 2023 at St Botolph's, Bishopsgate.

The meeting began with a welcome to the Rt Hon. the Lord Mayor of London, Alderman Nicholas Lyons, the Lady Mayoress, the Sheriffs and their consorts.

The main topic was Wren 300. A brief introduction to the long-term aims of Wren 300 was given by Kevin Rogers, Director of Parish Property Services and Carol Patey, Consultant to the project. Full details of the meeting will be in the minutes which are still in preparation. In the meantime details can be viewed on the internet at <https://wren300.org>.

3. Future Meetings in 2023.

Future Synod meetings will be held on Monday 10th July and Tuesday 10th October.

4. Conclusions and Observations.

- (a) Deanery Synod meetings provide an excellent opportunity for representatives of both laity and clergy to meet together. They are very useful for networking and making other City churches aware of the work and ministry of St Margaret Pattens and vice versa.
- (b) The meetings bring together in harmony City churches with differing Anglican traditions.
- (c) The meetings have often been a forum for learning about and discussing issues of all types; social ones; controversial ones affecting the Church of England, (for example the ordination of women and appointment of women bishops) and latterly ecological and environmental issues. Fortunately, meetings on controversial subjects have always ended peaceably and solutions found for seemingly difficult problems.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

- (d) Presentations are often very detailed and informative. It would be useful if presentations could be viewed on-line and made accessible to other via the Deanery Synod website
- (e) I look forward to our church's involvement with the Wren 300 project.

John Harrison

Deanery Synod Representative February 2023

Electoral Role Officer's report

The Guild Church Electoral Roll numbers fifty eight members.

This shows a figure that has grown in 2022. The regular members of the congregation are keen to be on the mailing list. If the number on the Electoral roll is to grow further, then we should continue to encourage these regular attendees to consider joining the roll.

Christopher Moore

Electoral Roll Officer March 2023

Fabric Report

Regular Annual Maintenance.

Maintenance and inspection arrangements are in place in respect of

- Gutters, downpipes and roof surfaces
- Fire Alarm system
- Fire extinguishers
- Lightning conductor
- Boiler and heating system
- Organ
- PATS Electrical tests
- Cleaning.

Work carried out in 2022

Repair and restoration of the balustrade and railings on the right hand side of the South steps after they were vandalised.

Cleaning and restoration of the pews in the Nave financed by kind contributions from the Basketmakers' and Pattenmakers' Companies.

The Ten Year Plan for 2019 - 2029

Apart from the major accomplishment of completing the Organ Restoration work in 2019/20, the implementation of the new 10 Year Plan for this decade has been delayed.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

The GCC are mindful that the plan was drawn up encompassing the findings of the Quinquennial Inspection undertaken in 2017, however, a new Quinquennial Inspection falls due in 2023 and after the appointment of a new Reporting Architect. The plan will need to be reviewed in the light of any findings from the new report.

The priorities that were identified in 2017 for attention in this decade were:

- Interior redecoration of the Church, including the Narthex, which was last completed in 1991. This will be a major undertaking and scaffolding will be needed.
- Carry out repairs to the South elevation of the Nave Clerestory.
- Repairs to the Vestry roof and East aisle window.
- To review the current lighting scheme in the Church. Any work needed at high level should be done when scaffolding access is available at the time the Church interior decorations are undertaken.

Many other small items will be considered when finance is available. These will include: replacement of the boiler, new glass doors at the South entrance and in the Outer Vestry and installation of solar panels.

The GCC will need to draw up a phasing plan for the works having regard to the cost estimates and the post pandemic economic climate together with any new items resulting from the 2023 inspection.

Tony Charlwood

Churchwarden & Parish Clerk March 2023

Ecumenical relationships

The two Livery Companies, the Basketmakers and the Pattenmakers, support the church through worship and grant aid. They have special services at the church several times each year. For the first time in two years the Pattenmakers held their Ascension Day service, the Basketmakers held their Installation Day service in October and a Joint Livery Carol Service was held on 15th December 2022 with about eighty people in church, with the church's own Carol service at lunchtime the same day with about 70 people in the congregation.

Other Livery Companies, from time to time, use the church for special services, and the church supports the wider mission of the City and the Lord Mayor and is open to the laity for private worship

The church also conducts weddings and baptisms, 'though demand for such services is very variable.

Safeguarding

The Guild Church Council takes seriously its responsibility to protect and safeguard the welfare of children and vulnerable adults (especially with the increasing use being made of the church by primary schools studying the history of the City of London). This Safeguarding Statement applies to all who make up the church 'workforce' which includes all clergy, holders of Bishop's licence or permission, those commissioned or authorised by the Bishop, those, paid or unpaid, who hold positions of responsibility and work with children or vulnerable adults, and those with representational ministry, for example; churchwarden, organist and choir members. For the purposes of this statement it covers the GCC and the

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Guild Vicar who are together responsible for ensuring that diocesan safeguarding policies and procedures are implemented. For the purposes of this document a child is anyone under the age of eighteen years.

Policy 1.

The GCC has adopted, and regularly reviews, its commitment to the House of Bishops' safeguarding policy. A copy of the full relevant policy is obtainable on the Diocese of London's website and a hard copy is displayed on the noticeboard in the Narthex.

Policy 2.

The Guild Church Safeguarding Representative is Chris Moore and he has been appointed by the GCC. The Children's Champion is the Reverend Andrew Keep and he has been appointed by the GCC.

Statement of Commitment:

The GCC will develop a safeguarding culture that:

- Creates an environment where there is awareness and vigilance about the signs, symptoms and impacts of abuse.
- Enables and encourages all concerns or allegations to be raised in order to protect children and adults from harm.
- Ensures all those who work or volunteer on behalf of the church with children and adults achieve the standards required by this policy.
- Holds to account those in the church community who disregard the safety and well-being of children and adults.

Financial Review

The 2022 accounts have been prepared on the Accruals basis as they were in 2021.

General Fund, Unrestricted - In the year the church spent £124,693 to provide ministry including a contribution to Common Fund of £32,500 which was £1,000 more than that requested from the Deanery as a contribution to the work of the wider church. The amount that the church contributes to Common Fund is based on a multi-faceted formula and for Guild Churches with no accommodation for a priest is substantially less than for churches in the Deanery with accommodation for a priest.

External CCTV cameras were installed during the year. The cost of these has been depreciated in line with current policy.

The sum accrued for electricity under "Church running expenses" represents the best estimate of amounts due to EDF energy. The church's contract with EDF ends on 31st March 2023 and there will, therefore, be a substantial increase in electricity costs going forward. The church hopes to be able to install solar panels during 2023 in order to reduce the charges for electricity and also to get a "Smart electricity meter" fitted so that cost can be closely controlled.

The net result for the year on this Fund was an excess of expenditure over income of £14,111.

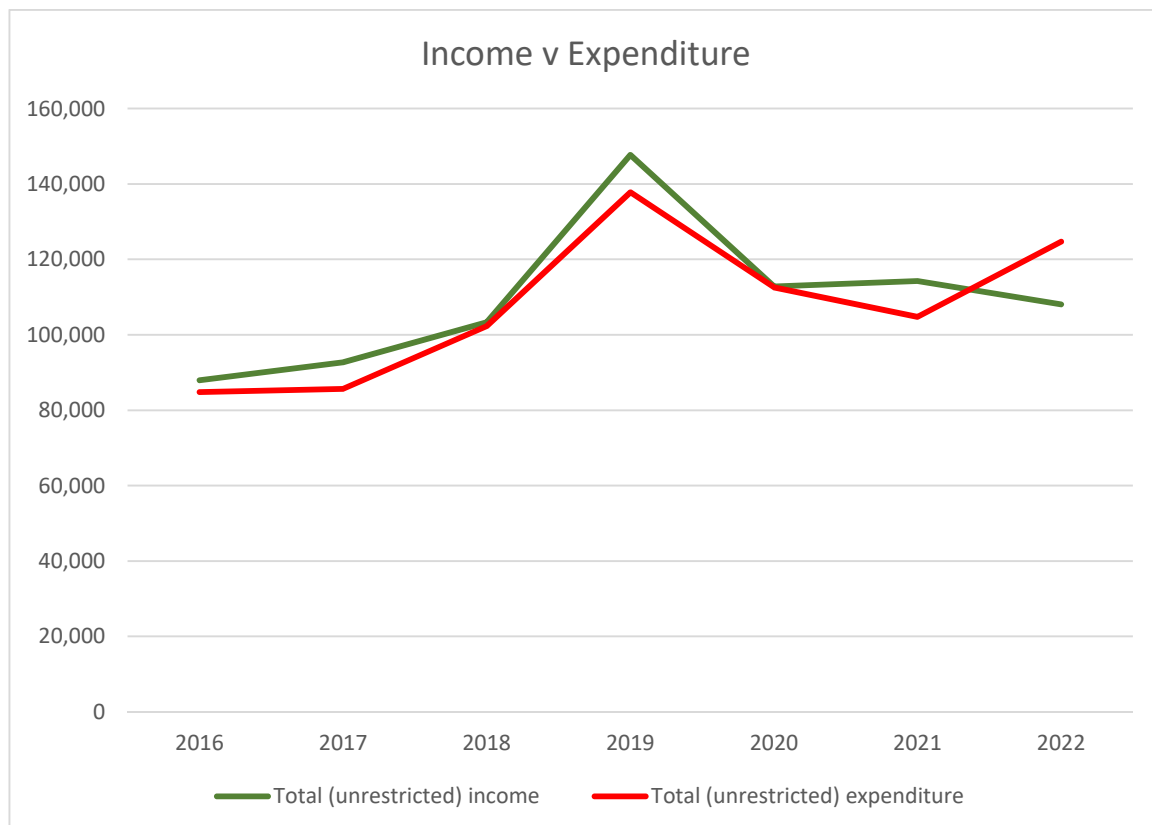
THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Considering the global events of the few last years the church finances remain in a moderately healthy position. Analysing the trends up to and including 2021 income generally exceeded or matched expenditure. **However, last year saw a significant reversal of this trend, expenditure exceeded income by £14,111.** The financial report for 2022 and associated implications to the health of the church finances should most definitely give us pause for thought.

Whilst 2022 has undoubtedly been a financially challenging year there is still much to be grateful for over preceding years. We have completed major projects such as the Tower Project and the refurbishment of the Organ. Equally significant, for the preceding decade the church has been able to make its full contribution to the Common Fund, historically this has not always been the case.

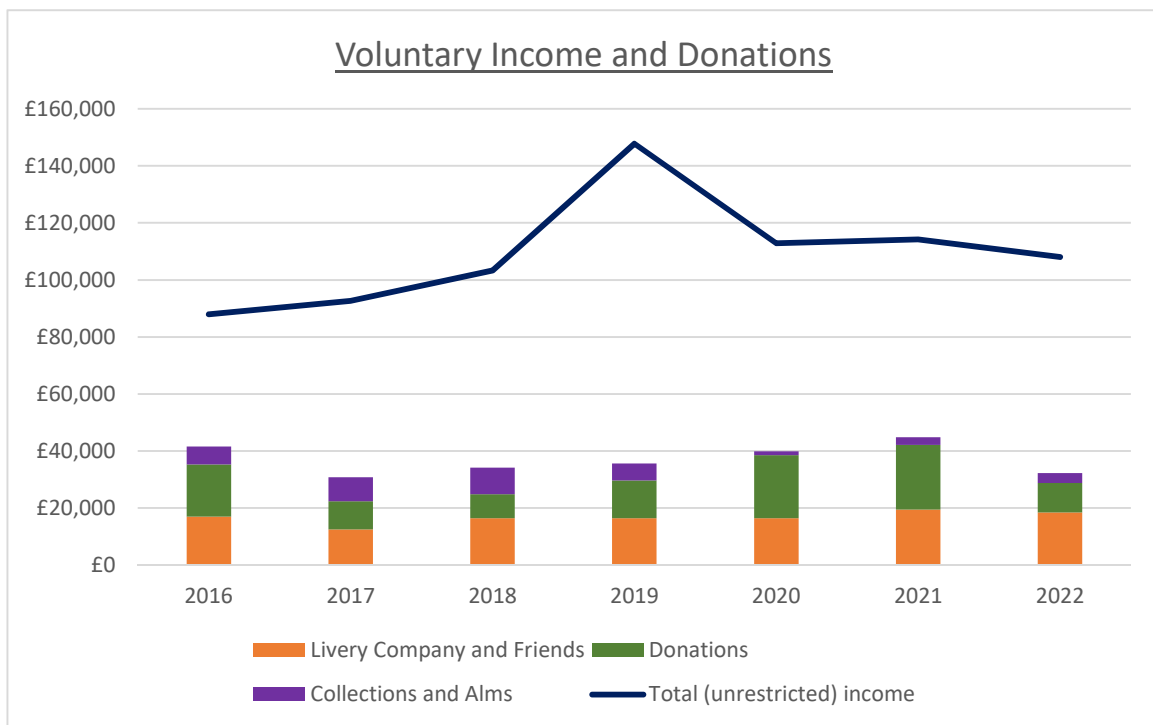
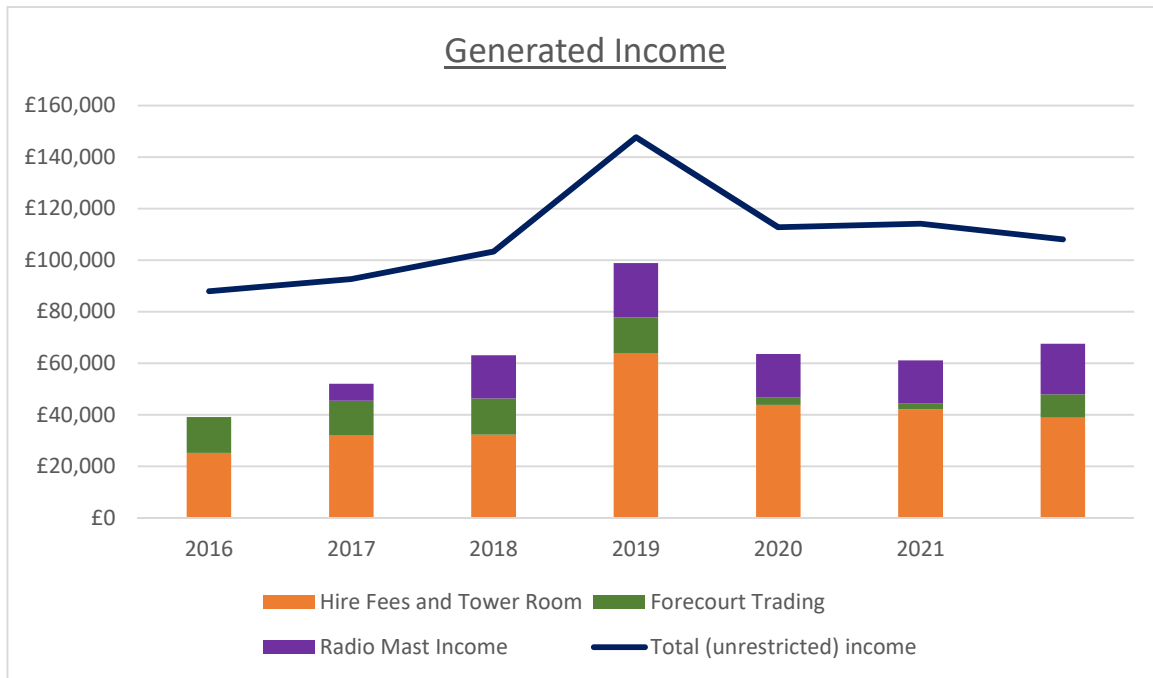
We are indebted to past and present members of the GCC for their financial planning and operational oversight, putting the church in a strong financial position which facilitated the various fabric projects and full contribution to the common fund. We are also indebted to the (very) generous giving of individuals and organisations. However, the last few reporting years, most notably 2022, points to a paradigm shift that previous financial planning and budgeting was founded upon. To highlight and put this into perspective it is useful to look back over the finances of the last seven years to understand the impact of external events that have influenced this change (Covid, corresponding changes to working practices, Ukraine and the cost-of-living challenges).

With respect to (unrestricted) income versus expenditure the graph below illustrates income versus expenditure. Up to 2021 Income either exceeded or matched expenditure. This was very positive, especially when considering the impact of Covid. However, as can be seen, in 2022 there was a significant reversal with expenditure exceeding income by circa £14,000.



The impact of Covid and city working practices following the pandemic become apparent in the following two graphs. The first shows Operational Income – this income is important as it is (typically) more consistent from a budgetary perspective. The second graph shows Voluntary Income. Voluntary income is very much appreciated; however, it should be noted that this is more likely to fluctuate.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS



These figures highlight a number of key trends that need to be factored into future financial budgeting

- The income from the letting the Tower Room has decreased. In 2022 the Tower Room generated £3,000 income and is currently unoccupied. Based upon changes to office lettings and city working practises it is improbable in the foreseeable future we will be able to generate income that matches, or even comes close, to previous years (typically £18,000).
- There has also been a reduction in church letting fees between the letting to the Chinese Church to the Indian Orthodox church
- On a positive note, the shortfall from the Tower Room has been compensated by an increase in income from other Hire Fees, notably choirs. This is largely down to the tireless work undertaken by our administrator Chris Moore using his contact with various choirs to advertise and promote

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

St Margaret Pattens. It is important to acknowledge and nurture this income as it will be important to offsetting the loss from the Tower Suite.

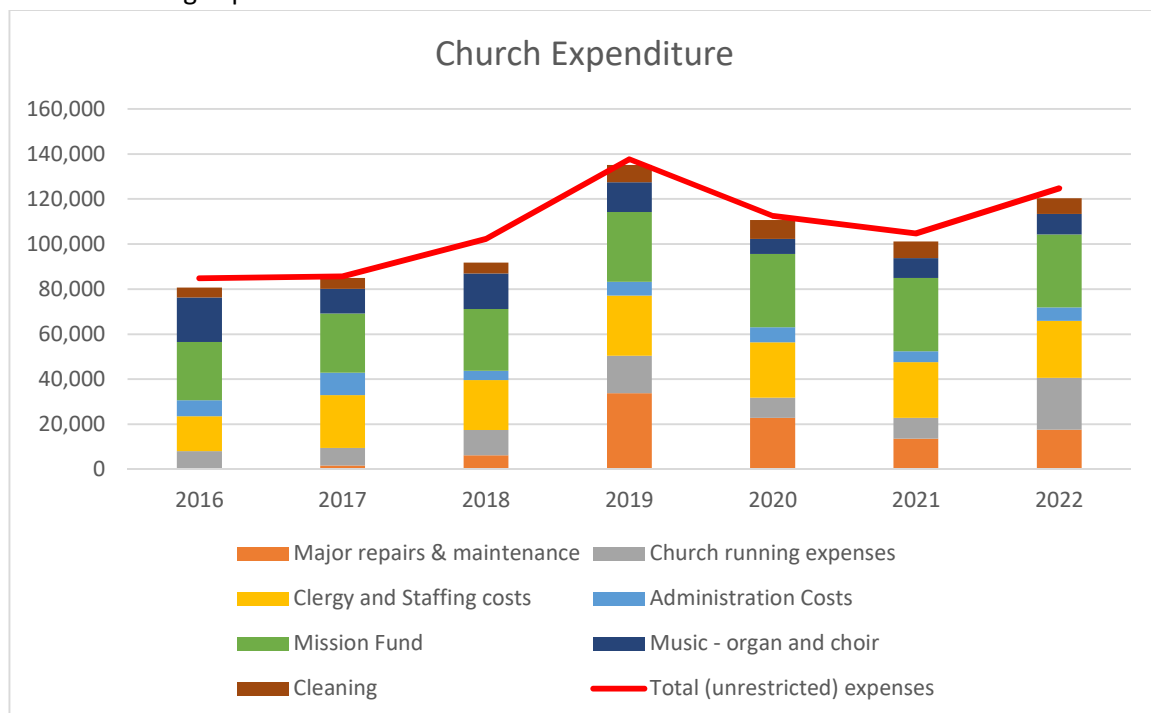
- For very obvious reasons the funds from forecourt trading shrank to near zero income during the pandemic in 2020 and 2021. The future looks more positive with weekly income reverting to close pre pandemic levels.
- Irrespective, the headline number to take from Operational income is it has been running close to £35,000 below the peak of 2019. In 2019 Operational Income approached £100,000, from 2020 to 2022 it was circa £65,000.

With respect to Voluntary Income and Donations there are a number of trends to observe:

- Donations from Livery Companies and Friends has broadly remained the same throughout. (It should however be noted the donations and loans made to unrestricted funds to undertake various projects)
- As would be expected, Collections and Alms decreased during the pandemic. 2022 has only shown a modest increase in Collections and Alms.
- Sundry donations and planned giving significantly increased through 2020 and 2021, but reduced in 2022. The donations in 2020 / 2021 were an important factor in income meeting expenditure, without it we would have had to utilise our bank reserves. The other important observation are these donations are, in main, made by a small number of individuals and these cannot be guaranteed going forward. It would be unwise when budgeting to overly rely on donations.

In terms of the increased expenditure in 2022 and the apportioning of those cost, the following graph highlights the most significant areas of expenditure.

- As can be seen expenditure in 2022 is below the peak of 2019
- However, costs are approximately £20,000 higher than in 2021.
- When normalising expenditure, the trend (unsurprisingly) has been upward. Even during the period of the pandemic (primarily 2020 / 2021) the costs were on an upward trajectory than those of 2016 – 2018 (albeit there are some variations in where the costs were accrued)
- The significant difference in expenditure between 2021 and 2020 are the costs accrued to church running expenses.



THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Finally, looking ahead to 2023 there are a number of requirements and events that need to be taken into consideration alongside the trends outlined above:

- Our current electricity fixed term tariff with EDF ceases at the end of March 2023. The net increase in annual cost is likely to be in excess of £10,000¹
- To improve the sustainability (financial and environmental) of our electricity usage thought is been given to implementing Solar Panels. This will cost in the region of £60,000 for the panels and batteries which will require funding (most likely from donations and benefactors)
- Additional funds are being sought from faculty to replace the boiler and install glass doors to improve thermal efficiency.
- Lastly, and not insignificantly, to undertake essential internal maintenance will require in the region of £100,000 and fixing the rendering on the east wall £60,000 - £70,000

In summary, very careful attention will need to be paid to Income versus Expenditure. Operational Income has decreased and we are very reliant on donations and giving – this could be viewed as precarious as it is more prone to fluctuation. We should be mindful there will be a step change in our expenditure with costs increasing, in some cases significantly, as outlined above. When reviewing current expenditure there is little or no excesses that could easily be trimmed and that, therefore, leaves few palatable options for reducing expenditure. A further year such as 2022 has the potential to make a significant dent in St Margaret Pattens bank reserves.

Finally, it should also be noted there is the remaining £70,000 from the private loan made for the organ restoration to be serviced and the Guild Church Council's policy is that, if possible, there should be one year's operating expenses held in reserves. From the perspective of the Treasurer, we should be grateful and give grace and thanks for the gifts we continue to receive, whilst at the same time remaining very diligent to the financial challenges we will face over the forthcoming years.

Neil Osmond

GCC Treasurer March 2023

Reserves Policy

The GCC's policy is to hold one year's operating expenditure in reserve (c£100,000) to cope with emergencies to be expected in a church building of the age of St Margaret Pattens. Currently some £9,900 is held in the reserves.

Volunteers

The GCC would like to thank all volunteers for their hard work, in particular our non-stipendiary priest the Reverend Andrew Keep.

Structure, governance and management

The GCC has met on four occasions during the year (see above). Given its responsibilities it has three sub committees:-

¹ Currently our electricity tariff is circa £16,000pa. The most competitive quote for renewal is £28,390. Some of the additional cost would be expected to be recharged to the mobile phone provider for the Radio Mast.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

- i) the Standing Committee whose members are the four Churchwardens and the Guild Vicar (which meets as required) and;
- ii) the Finance Committee whose members are as above for the Standing Committee plus the church Treasurer [although the church's accounts are continuously monitored by the Treasurer, Guild Vicar and Churchwardens] and;
- iii) the Fabric Committee, the membership of which is variable as to circumstance, meets as necessary.

Administrative information

The Guild Church of St Margaret Pattens with St Gabriel Fenchurch is situated on the corner of Rood Lane and Eastcheap in the City of London.

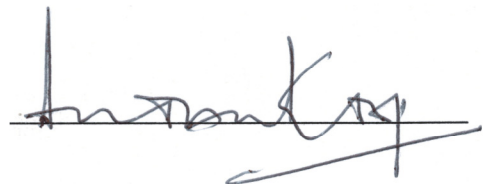
The church of St Gabriel Fenchurch was a small church standing in the middle of Fenchurch Street adjacent to where the main entrance to the office block, 31 Fenchurch Street, now stands. The church was destroyed by the Great Fire of London in 1666. After the Fire it was decided to join together the churches of St Margaret Pattens and St Gabriel Fenchurch. This is recognised by the canopied churchwarden's pews at the back of the nave, one designated for churchwardens from St Margaret Pattens and one designated for churchwardens from St Gabriel Fenchurch.

The GCC is a body corporate (PCC Powers Measure 1956, Guild Churches Acts 1954 and 1960, the Church Representation Rules 2017) and is registered with the Charity Commission; registered number 1181352.

GCC members serve from the date of the Annual Meeting (usually held in April) and hold office until the date of the next Annual Meeting and their names are set out at the beginning of this report.

Approved by the GCC on 23rd March 2023 and signed on their behalf by

Revd. Andrew Keep
Guild Vicar and Chairman of the GCC



THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS


BALANCE SHEET

31 December 2022


	Note	Total 2022	Total 2021
FIXED ASSETS	9	12,584	11,581
CURRENT ASSETS			
Debtors and prepayments	10	3,731	7,393
Short term Deposits		10,134	10,002
Cash at bank and in hand		36,544	38,491
		<u>50,409</u>	<u>55,886</u>
LIABILITIES			
Creditors - Amounts falling due within one year	11	22,702	13,065
NET CURRENT ASSETS / (LIABILITIES)		<u>27,707</u>	<u>42,821</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		40,291	54,402
Creditors - Amounts falling due after one year	7	60,000	70,000
TOTAL NET ASSETS		<u>(19,709)</u>	<u>(15,598)</u>
GUILD FUNDS			
Unrestricted	12	49,291	40,773
Restricted	12	(69,000)	(56,371)
		<u>(19,709)</u>	<u>(15,598)</u>

Approved by the Guild Church Council on the 23rd March 2023 and signed on its behalf by:

The Reverend Andrew Keep,
Guild Vicar and Chairman of the GCC



Tony Charlwood, Church Warden



Neil Osmond, Treasurer



The notes on pages 19 to 23 form part of these accounts

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

STATEMENT OF FINANCIAL ACTIVITIES

31 December 2022

	Note	Unrestricted fund 2022	Restricted funds 2022	Total funds	
				2022	2021
RECEIPTS					
Voluntary Receipts	2(a)	42,563	14,000	56,563	65,591
Activities for generating funds	2(b)	64,888	-	64,888	43,120
Investment income	2(c)	131	-	131	21
Church activities	2(d)	3,000	-	3,000	18,000
Total receipts		110,582	14,000	124,582	126,732
PAYMENTS					
Church activities	3(a)	124,411	4,000	128,411	102,924
Raising funds	3(b)	282	-	282	529
Total payments		124,693	4,000	128,693	103,453
Net of receipts/(payments)		(14,111)	10,000	(4,111)	23,278
Transfers between funds		22,629	(22,629)	-	-
Total funds brought forward		40,773	(56,371)	(15,598)	(38,876)
Total funds carried forward		49,291	(69,000)	(19,709)	(15,598)

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2022

1 ACCOUNTING POLICES

The GCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2001 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of GCCs. And with the Regulations' "true and fair view" provisions, it is also the first year that they have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

These financial statements include all transactions, assets and liabilities for which the GCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members.

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the GCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the accounts.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of movable church furnishings acquired before 1 January 2001 is written off.

Tangible fixed assets for use by the charity

Individual items of equipment with a purchase price of £1,000 or less are written off in the period in which the asset is acquired.

Items used within the church premises are depreciated at the following rates:

Grand piano	- Fully depreciated, no annual depreciation charge
Computers & other similar equipment	- on a straight line basis over 5 years
Furniture & equipment not included above	- on a straight line basis over 10 years

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

Investments

Investments are valued at Market value at 31 December.

Short term deposits

These are the cash held on deposit either with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the remaining income funds of the GCC that are available for spending on the general purposes of the GCC, including amounts designated by the GCC for a particular purpose.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2022

2 INCOME

	Unrestricted fund 2022	Restricted funds 2022	Total funds	
			2022	2021
2(a) Voluntary income				
Planned giving:				
Gift Aid donations	6,550	-	6,550	4,800
Tax recoverable	5,504	-	5,504	7,281
Other	-	-	-	-
Collections and Alms:				
Open plate	3,510	-	3,510	2,759
Grants:				
Trust for London	2,484	-	2,484	906
Burial Ground Foundation	2,500	-	2,500	2,500
Livery Companies:				
Pattenmakers	8,000	-	8,000	8,000
Basketmakers	4,500	-	4,500	4,500
Friends of St Margaret Pattens	6,000	-	6,000	7,000
Sundry donations	3,515	14,000	17,515	27,845
	<u>42,563</u>	<u>14,000</u>	<u>56,563</u>	<u>65,591</u>
2(b) Activities for generating funds				
Hire fees	36,086	-	36,086	24,089
Forecourt trading	9,180	-	9,180	2,300
Radio Mast income	19,622	-	19,622	16,731
	<u>64,888</u>	<u>-</u>	<u>64,888</u>	<u>43,120</u>
2(c) Investment income				
Interest on Short term deposits	131	-	131	21
	<u>131</u>	<u>-</u>	<u>131</u>	<u>21</u>
2(d) Church activities				
GCC fees and Church events	-	-	-	-
Hire - Tower Room	3,000	-	3,000	18,000
	<u>3,000</u>	<u>-</u>	<u>3,000</u>	<u>18,000</u>

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2022

3 EXPENDITURE	Note	Unrestricted fund 2022	Restricted funds 2022	Total funds	
				2022	2021
3(a) Church activities					
Diocesan parish share		32,500	-	32,500	32,500
Clergy and staffing costs	4	25,592	-	25,592	24,275
Church running expenses					
Training		-	-	-	-
Church running expenses		23,075	-	23,075	8,828
Church maintenance		16,509	4,000	20,509	5,543
Music - organ and choir		9,088	-	9,088	8,924
Cleaning		6,938	-	6,938	7,319
Administration costs, including meetings and refreshments		5,579	-	5,579	5,687
Depreciation		4,050	-	4,050	3,040
Major repairs					
Church maintenance - external		-	-	-	589
Church conversion costs - Architects fees		1,080	-	1,080	7,484
Organ refurbishment		-	-	-	(1,264)
		124,411	4,000	128,411	102,924
3(b) Raising funds					
Stewardship costs		282	-	282	529
		282	-	282.01	529
4 CLERGY AND STAFFING COSTS				2022	2021
Administrator - salary and costs				25,402	24,593
Priest in Charge - fees and expenses				190	-
Visiting clergy - fees and expenses				-	60
				25,592	24,653
Average number of employees				1	1
5 GOVERNANCE COSTS				2022	2021
Independent examiner				1,750	1,750
				1,750	1,750

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2022

6 RELATED PARTIES

During the year no GCC members or persons closely connected to them or related parties received any payments for expenses.

Donations included £17,335 from three GCC members.

7 LOAN RECEIVED

On the 3rd October 2019 a loan of £100,000 was made to the church by the Newell family to cover the cash shortfall in funds, so far raised, towards the refurbishment of the organ.

The use of the loan is restricted to funding the organ restoration.

The loan is interest free and to be repaid in full with a minimum sum of £10,000 being paid per annum.

8 CONNECTED CHARITIES

The Friends of St Margaret Pattens

The GCC are supported by the fund raising activities of the Friends of St Margaret Pattens, which has a separate charity registration.

9 FIXED ASSETS - TANGIBLE		Concert Piano	Computers & other similar equipment	Furniture & equipment not included above	Total
Cost	At 1st January	7,500	10,604	11,127	29,231
	Additions	-	5,053	-	5,053
	At 31st December	7,500	15,658	11,127	34,285
Depreciation	At 1st January	7,500	5,454	4,696	17,650
	Charge for the year	-	3,131	919	4,050
	At 31st December	7,500	8,586	5,615	21,700
Net book value					
	At 31st December 2022	-	7,072	5,512	12,584
	At 31st December 2021	-	5,150	6,431	11,581

The concert piano, although fully depreciated, is thought to have a value of approximately £7,500.

10 CURRENT ASSETS	2022	2021
Debtors	2164	6358
Tax recoverable	440	-
Prepayments	1,127	1,034
	<u>3,731</u>	<u>7,393</u>

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2022

11 LIABILITIES	2022	2021
Amounts falling due within one year		
Other creditors	236	265
Accruals	12,466	2,800
Loan Note 7	10,000	10,000
	<u>22,702</u>	<u>13,065</u>
 Amounts falling due after one year		
Loan Note 7	60,000	70,000
	<u>60,000</u>	<u>70,000</u>

12 SUMMARY OF FUND MOVEMENTS

	Balance b/fwd	Incoming Resources	Resources expended	Transfers	Balance c/fwd
Unrestricted General Fund	<u>40,773</u>	<u>110,583</u>	<u>(124,693)</u>	<u>22,629</u>	<u>49,291</u>
Restricted Funds					
Organ Restoration Fund	(57,371)	10,000	-	(22,629)	(70,000)
Pew Fund	1,000	4,000	(4,000)	-	1,000
	<u>(56,371)</u>	<u>14,000</u>	<u>(4,000)</u>	<u>-22,629</u>	<u>(69,000)</u>
Total funds	<u>(15,598)</u>	<u>124,583</u>	<u>(128,693)</u>	<u>-</u>	<u>(19,709)</u>

13 SUMMARY OF ASSETS BY FUND

	Unrestricted	Restricted	Total
Tangible fixed assets	12,584	-	12,584
Current assets	49,409	1,000	50,409
Liabilities:			
Amounts falling due within one year	(12,702)	(10,000)	(22,702)
Amounts falling due after one year	-	(60,000)	(60,000)
	<u>49,291</u>	<u>(69,000)</u>	<u>(19,709)</u>

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

INDEPENDENT EXAMINERS REPORT

to the

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

I report on the accounts of the church for the year ended 31 December 2022, which are set out on pages 17 to 23.

Respective responsibilities of trustees and examiner

The church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- . examine the accounts under section 145 of the 2011 Act;
- . to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- . to state whether particular matters have come to my attention.

Basis of independent examiner's report

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

Since the gross income for the year exceeds the amount provided in section 145(3) of the Act, I can confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



SUSAN BOARDMAN FCA
Chartered Accountant
4th April 2023

BOARDMAN & CO
36 Reynards Road
Welwyn
Hertfordshire
AL6 9TP

ST MARGARET PATTENS CHURCH

England & Wales - Charity number 1181352

Accounts



THE GUILD CHURCH OF ST MARGARET PATTENS

Rood Lane, Eastcheap, London. EC3M 1HS Tel: 020 7623 6630

E-mail: info@stmargaretpattens.org

Website: www.stmargaretpattens.org

Registered Charity No: 1181352

**Annual Report of the Trustees and Financial Statements
of the Guild Church Council
of the Guild Church of St Margaret Pattens with St Gabriel Fenchurch
for the year ended 31 December 2021**

Guild Vicar:

The Revd Andrew Keep
193 Foundling Court
Brunswick Centre
London WC1N 1QF

Bank:

HSBC plc.
1-3 Bishopsgate
London EC2N 3AQ

Independent Accountants:

Boardman & Co
36 Reynards Road
Welwyn
Hertfordshire
AL6 9TP

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

2021 REPORT and ACCOUNTS

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THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Aim and Purposes

The Guild Church of St Margaret Pattens exists to promote the gospel in and around the Guild Church and to minister to its two associated livery companies, the Worshipful Company of Basketmakers and the Worshipful Company of Pattenmakers. Also to provide a place of tranquillity and peace to all people and of all faiths or none in the City of London. As such it provides a haven for all who benefit from its presence in the City open for extended hours. To this end the Guild Church Council (GCC) considers that it fulfils its "Public Benefit" remit. However, during government imposed "lockdown" and other restrictions in 2021, caused by the Covid-19 generated pandemic the church has been open as often as permitted and as advised by the officials of the Diocese of London, the Archdeacon of London and the House of Bishops.

Objectives & Activities

The GCC is committed to enabling as many people as possible to worship at the church and become part of its wider community. Our services and worship embrace all through prayer, music and sacrament and the provision of a safe space for personal prayer and reflection in the busy City.

The GCC seeks provide services reflecting the annual cycle as prescribed by the Church of England, and additionally embracing a cycle of services for our two livery companies and has done so in 2021 in an open church when possible or through the medium of Zoom on the internet. Therefore, the GCC promotes throughout the year:-

Prayer and worship on a regular basis;
Provision of education, counselling and pastoral care;
Mission and outreach.

To facilitate this work the GCC keeps the building open to anyone from 7.00am to 4.30pm Monday to Friday (but see above).

Achievement and Performance

Prayer & worship

The GCC holds a service of Holy Communion on Thursday throughout the year aiming for a Choral Eucharist on the first Thursday of each month open to all. Due to the ups and downs of the pandemic, members of the choir have participated whenever they can, which has meant that there have been some members present every week. There are also occasional services of Choral Evensong scattered throughout the year. All are welcome to attend our worship and are encouraged to become part of the church community. Services have been held on Zoom (during the "lockdown periods") or as a mixture of people attending in the congregation (when permitted between "lockdowns") and Zoom during the year, with numbers attending holding up well.

There are 49 members of the church on the Church Electoral role (see later report of the Electoral Role Officer). As the church is situated in the City of London where there is little residential accommodation, the majority of the congregation is from the working population, few of whom live within the City. The weekly attendance is very variable as the congregation usually attend in their lunchtime and attendance is governed by the vagaries of work, meetings etc. (see above)

Special services are held for our two livery companies at various times during the year. (see above)

The church is open for individual prayer and contemplation (by those of all faiths and none) daily during the week. (see above)

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Provision of education, counselling and pastoral care

The church welcomes visits from primary schools in and around London. The schools visit the church, learn about key historical events in the City of London, and learn about the fabric of the church and its history. (The Guild Vicar and the Administrator are both DBS checked.) However, because of the pandemic use by schools in 2021 has been extremely limited.

Counselling is provided by the Guild Vicar and the Administrator (both retired schoolmasters). They are available, both, by appointment and open access (as available) to hear peoples' problems and offer spiritual advice and guidance.

Mission & outreach

See above relating to schools.

The church had entertained the Christian Salvation Church on Sundays, they held two services each Sunday for Chinese residents in Greater London. However, because of the pandemic their use after the end of March 2021 had been limited. The implementation of the central London congestion charge to the weekend has meant that they have now left the church, their congregation, being in large part elderly relied on cars to get to church and the imposition of the congestion charge made it prohibitively expensive for them to attend. Therefore, the Christian Salvation Church has relocated its worship to a church outside the congestion charge zone. This has meant St Margaret Pattens Church has lost a significant income stream.

It also caters for choir rehearsals and other uses of the church by groups such as Alcoholics Anonymous. Due to pandemic choirs and AA have used the church only when permitted by government regulation.

Ministry

The most important event affecting the church in 2021 was that during the lockdown the clerk to our Patron, the Lord Chancellor, Mrs Helen Dimmock, took a new interest in the legal details of our establishment, and it was decided to institute and induct the serving priest as Guild Vicar. This, after an interregnum that had lasted for over thirty years, was a great encouragement, an honour to me, and a recognition that over so many years people had continued to love and to care for the church, undeterred by the ups and downs of the ways the church establishment had looked at things. A visit from the Bishop of London and the Archdeacon set all the legal formalities in place. Standing on our own feet, and an ecclesiastical entity again in our own right, the challenge now before us, and especially the Guild Vicar, is to live up to the confidence placed in us.

The cloud of Covid 19 continued to overshadow us all throughout the year. It was quickly difficult to remember exactly quite what was possible when in the course of it. We did emerge into the church building for limited periods, but things were far from "normal". The City remained, generally, eerily quiet, depriving us of our usual engagement with each other and visitors.

It was a privilege for the Guild Church Council to elect Donald Newell as a Churchwarden Emeritus. It is easy to make a quick impact on a church, which is unfortunately equally quickly lost and forgotten. Donald, however, through the years, and indeed decades, worked patiently, ably and generously, to establish the church on surer foundations. As a surveyor, he followed up his professional survey with actions, not just words and reports. The church has made use of its spaces in an imaginative way, to generate long term income, and fabric that will be good for decades. Not only that, he participated in our life of prayer and concern for all around. We wish him a pleasant retirement from these church duties, and are pleased he continues to be part of the fabric of our life.

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Sarah Hodge and Ian Sanders came on board as churchwardens. We look forward to their being part of our life and work.

Zoom enabled us to stay in contact and to maintain a weekly routine of prayer. The choir came back when it could, and was able to give music to services both big and small.

Numbers at registered services, and those coming into the church, are down. Whilst we know that nearly every other church is in the same position, it still doesn't mean we can accept the situation without concern. We have to see quite what and who bounce back, and in what ways, and be ready to engage with people, probably new people, and probably in new forms.

Personally I have been strongly supported by our Administrator, Chris Moore and new senior warden, Tony Charlwood, and by the Venerable Stephen Robbins who has come in to take services, (and for which he has been granted a Permission to Officiate by the Bishop) for which I am grateful, especially during a period of illness.

It has been said that the church unusually holds together the past, the present and the future, but the bias should always be to the future. Let us hope that as we move out of the debilitating and worrying time of global pandemic that we can find new joy and fun in what we do, and share renewed confidence in faith in a God of love, hope and peace.

The Reverend Andrew Keep
Guild Vicar
March 2022

Choir

The last year has been a challenging and demanding year. I have given a great deal of time and energy to the weekly supply of music to the church services, whether on Zoom or in person. Although a greater commitment compared to other years this has been rewarding.

The year 2021 started in lockdown I found myself providing weekly music from home for the Zoom services, celebrating Epiphany all the way through to St David's day in March. We were still in lockdown at Easter and we shared a Zoom Music and Readings for Passiontide on Maundy Thursday with Clare and myself providing pre-recorded choral items including the plainchants Adoramus te, Christe by Rosselli (1573) and Christus Factus Est from Cologne (1589). I performed the organ version of Pergolesi's Stabat Mater Dolorosa.

The church opened in time for the Pattenmakers' Ascension Day Service on the 13th May. Musical highlights were Mendelssohn's Above all Praise and all Majesty, Walmisley's Magnificat and Marenzio's O Rex Gloriam.

Throughout the summer term the church enjoyed sung masses every week including settings by Bullock, Gibbons, Tallis and Batten. On 1st of July we celebrated Andrew Keep's ruby anniversary of being ordained a priest with Mozart's Missa Brevis in d minor, Gibbon's Almighty and Everlasting God and Vaughan Williams's O taste and see. Over the summer holidays we continued performing every week because congregations were not allowed to sing at this stage of the pandemic so without a choir to sing the services would have been very quiet. We continued doing this for the rest of 2021.

At the start of September we began the new term with a mass setting on Russian themes by Hutchins. To end the month, we had our harvest choral eucharist with Ireland's Communion Service and Green's Thou visitest the Earth. Highlights in October included a Service of Choral Evensong for

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

the Institution and Induction of the Reverend Andrew Keep as Guild Vicar of St. Margaret Pattens. The choir performed Dyson's setting in F, Radcliffe Responses, Wood's Hail Gladdening Light and Rutter's Lead Kindly Light.

This was followed a week later with the Basketmaker's annual Installation Day service where the choir sang Calon Lan, Stanford's Jubilate and Purcell's I was Glad. November saw our annual service of Remembrance where we were accompanied by Chris Vickers on the trumpet. In December we had our Music and Readings for Advent with traditional hymns, readings and choral numbers, which included Stainer's How beautiful upon the mountains and Stanford's Benedictus in C.

Sadly, our annual lunchtime Christmas carol service was cancelled due to the advance of the Omicron Covid variant. Happily, we were allowed to do the Livery Festival of Carols in the evening. As well as the usual Christmas carols and readings we sang Bruckner's Virga Jesse Floruit, Lauridsen's O Magnum Mysterium and Rutter's Joseph's Carol which was first performed in tribute to the Oxford COVID Vaccine Trial Group in Dec 2020.

I would like to express my thanks to my loyal singers who, by our sustained hard work, have between them covered the music for each service. This has meant that the church has been able to enjoy choral music at every single service and not just on the first Thursday of the month and at special services, a record amount of church music since I became Director of Music over 20 years ago. In particular, I would like to thank Julia Warner who has had to step back from her unstinting service to the choir for many years due to personal circumstances. She is greatly missed.

I very much hope that our music contributes to the growth of the church congregation and raises its profile in 2022.

Rupert Perkins
Director of Music
February 2022

Deanery synod

1. Introduction

There are normally three meetings of the City Deanery Synod in the year - one in January or February when the Lord Mayor and Sheriffs are in attendance for the first part of the meeting, followed by a summer garden party and a business meeting in October. The summer social meeting is held in the Master's garden at the Temple Church, and attendance is by invitation of Robin Griffith-Jones, Master of the Temple. In 2021, the meeting and the optional Evensong which preceded it were subject to very strict anti-Covid precautions, but at least the evening's events were not cancelled.

Representation on the Deanery Synod, varies according to the number of persons on the church roll. For example, St Helen's Bishopsgate, owing to its large weekday and Sunday congregations, has many representatives. St Mary-at-Hill, our parish church, has two and St Margaret Pattens has but one.

Apart from the usual business, meetings often include talks, presentations, workshops and discussions in small groups. Evangelism, outreach and social issues are the most common topics, but now new topics such as the environment and climate change are creeping into the agenda. Meetings last for two hours. Refreshments are served and there is plenty of time for fellowship before and after the meeting. As with all Deanery Synod meetings, one has the opportunity to meet representatives of other City churches, and there is nothing to stop representatives meeting for a drink after the meeting.

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One verbal report, which is given at all meetings, but can be easily overlooked, is that of the London Diocesan Board for Schools (LDBS). The Board was established in 1836 and its primary mission is to the 161 Church of England schools (58,000 pupils) in the London Diocese. Schools include nursery, primary and secondary schools, maintained schools, academies and free schools. Deanery Synod members can be appointed as trustees of the LDBS.

2. Meetings 2021/2022

As expected, the normal yearly pattern of Deanery Synod meetings was interrupted by Covid restrictions, but, as reported last year, it was encouraging when the Deanery Synod announced "business as usual", with Zoom meetings replacing or complementing live ones in some cases. Let us hope that normality continues from now on...

In the period covered by this report, one of the more complex, fact-filled meetings was held on Tuesday, 12th October 2021 at St Andrew Holborn. At this meeting which was chaired by our Area Dean, Revd. Katherine Hedderly, the main topic was "City Churches' Vision of the Future - in light of the Diocesan Vision 2030".

The meeting was attended by Bishop Ric Thorpe, Bishop of Islington, who is Priest-in-Charge at St Mary Woolnoth, St Edmund the King and St Clement, Eastcheap and an expert in church growth and church planting. Bishop Ric was appointed as Bishop of Islington in 2015 to oversee the Diocese of London's church planting and church growth work. He also serves the Church of England nationally, supporting bishops, dioceses and church planters to develop church planting strategies and plant new worshipping communities in new places. He is the director of the Gregory Centre for Church Multiplication, which, from its base at St Edmund the King, offers church growth and church planting training and support. Before being appointed to Islington, Bishop Ric was the Bishop of London's Adviser for Church Planting and Rector of St Paul's Shadwell.

He introduced the Diocesan Vision 2030, after which the rest of this part of the meeting consisted of group discussion. For example, participants were asked to consider what have been the issues that have come out of Covid. In his concluding remarks, Bishop Ric pointed out that many initiatives in church growth had come out of the global Covid-19 pandemic, for example overcoming the challenges of technology in order to facilitate the holding of virtual services in the event that clergy were prevented from entering their own churches. The term "virtual parish" was even used.

The next Deanery Synod meeting, which was attended by the Lord Mayor of London, was on Tuesday 11th January 2022 at 6pm at St Botolph Bishopsgate Church. The theme of the meeting was: *Caring for God's Earth - responding to the City's Climate Action Strategy and What can City Churches do?* I regret that I was unable to attend this meeting, so therefore cannot report in detail on the content. Minutes of the meeting, when received, can be forwarded to GCC members and other interested parties. The City's Climate Strategy can be viewed on-line at...

<https://www.cityoflondon.gov.uk/services/environmental-health/climate-action/climate-action-strategy>

3. Future Meetings in 2022

The next meetings will be on Wednesday, 15th June and Tuesday, 11th October 2022.

4. Conclusions and Observations

(a) Deanery Synod meetings provide an excellent opportunity for representatives of both laity and clergy to meet together. They are very useful for networking and making other City churches aware of the work and ministry of St Margaret Pattens and vice versa.

(b) The meetings bring together in harmony City churches with differing Anglican traditions

(c) The meetings have often been a forum for learning about and discussing issues of all types: social ones, and how the churches can be involved; controversial ones affecting the Church of England, for

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example the ordination of women and appointment of women bishops, and latterly ecological and environmental issues.

(d) Presentations are often very detailed and informative. It would be useful if presentations could be viewed on-line and made accessible to others via the City Deanery Synod website.

John Harrison
Deanery Synod Representative
February 2022

Electoral Role Officer's report

The Guild Church Electoral Roll numbers forty-nine members.

This shows a figure that has not grown in 2021 because of the limited access to the church premises. The regular members of the congregation are keen to be on the mailing list. If the number on the Electoral roll is to grow, then we should continue to encourage these regular attendees to consider joining the roll.

Christopher Moore
Electoral Roll Officer
March 2022

Fabric Report

Regular Annual Maintenance.

Maintenance and inspection arrangements are in place in respect of

- Gutters, downpipes and roof surfaces
- Fire Alarm system
- Fire extinguishers
- Lightning conductor
- Boiler and heating system
- Organ
- PATS Electrical tests
- Cleaning.

Work carried out in 2021

The Ten Year Plan for 2019 - 2029

Apart from the major accomplishment of completing the Organ Restoration work in 2019/20, the implementation of the new 10 Year Plan for this decade has been delayed.

The GCC are mindful that the plan was drawn up encompassing the findings of the Quinquennial Inspection undertaken in 2017, however, a new Quinquennial Inspection falls due in 2022 and the plan will need to be reviewed in the light of any findings from the new report.

The priorities that were identified in 2017 for attention in this decade were:

- Interior redecoration of the Church, including the Narthex, which was last completed in 1991. This will be a major undertaking and scaffolding will be needed.

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- Carry out repairs to the South elevation of the Nave Clerestory.
- Repairs to the Vestry roof and East aisle window.
- To review the current lighting scheme in the Church. Any work needed at high level should be done when scaffolding access is available at the time the Church interior decorations are undertaken.

Many other small items will be considered when finance is available. These will include:

- 1) improving the forecourt and the external South Entrance steps;
- 2) joinery repairs to pews and panelling;
- 3) and replacing the boiler.

The GCC will need to draw up a phasing plan for the works having regard to the cost estimates and the post pandemic economic climate together with any new items resulting from the 2022 inspection.

Tony Charlwood
Churchwarden & Parish Clerk
March 2022

Ecumenical relationships

The two Livery Companies, the Basketmakers and the Pattenmakers, support the church through worship and grant aid. They have special services at the church several times each year. However, because of the pandemic special services for the Livery have been limited. A Livery Carol Service was held on 16th December 2021 with about eighty people in church. The event was strictly monitored with vaccination status checked and all attending requested to take lateral flow tests before coming to the church.

Other Livery Companies, from time to time, use the church for special services, and the church supports the wider mission of the City and the Lord Mayor and is open to the laity for private worship, 'though this has been severely curtailed in 2021.

The church also conducts weddings and baptisms, 'though demand for such services is very variable.

Safeguarding

The Guild Church Council takes seriously its responsibility to protect and safeguard the welfare of children and vulnerable adults. This Safeguarding Statement applies to all who make up the church 'workforce' which includes all clergy, holders of Bishop's licence or permission, those commissioned or authorised by the Bishop, those, paid or unpaid, who hold positions of responsibility and work with children or vulnerable adults, and those with representational ministry, for example; churchwarden, organist and choir members. For the purposes of this statement it covers the GCC and the Guild Vicar who are together responsible for ensuring that diocesan safeguarding policies and procedures are implemented. For the purposes of this document a child is anyone under the age of eighteen years.

Policy 1.

The GCC has adopted, and regularly reviews, its commitment to the House of Bishops' safeguarding policy. A copy of the full relevant policy is obtainable on the Diocese of London's website and a hard copy is displayed on the noticeboard in the Narthex.

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Policy 2.

The Guild Church Safeguarding Representative is Chris Moore and he has been appointed by the GCC. The Children's Champion is the Reverend Andrew Keep and he has been appointed by the GCC.

Statement of Commitment:

The GCC will develop a safeguarding culture that:

- Creates an environment where there is awareness and vigilance about the signs, symptoms and impacts of abuse.
- Enables and encourages all concerns or allegations to be raised in order to protect children and adults from harm.
- Ensures all those who work or volunteer on behalf of the church with children and adults achieve the standards required by this policy.
- Holds to account those in the church community who disregard the safety and well-being of children and adults.

Financial Review

The 2021 accounts have been prepared on the Accruals basis as they were in 2020.

General Fund, Unrestricted - In the year the church spent £103,453 to provide ministry including a contribution to Common Fund of £32,500 which was £1,000 more than that requested from the Deanery as a contribution to the work of the wider church. The amount that the church contributes to Common Fund is based on a multi-faceted formulae and for Guild Churches with no accommodation for a priest is substantially less than for churches in the Deanery with accommodation for a priest.

The net result for the year on this Fund was an excess of income over expenditure which will need to be committed towards repair/redecoration work identified by the Reporting Architect in the latest Quinquennial report on the fabric of the church. The church was designed by Sir Christopher Wren and is Grade One listed.

Impact of Covid - 19

During 2021 there continued to be a significant loss of income from lettings (estimated to be around £45,000), which was caused by the unforeseen loss of the Christian Salvation Church (see above) and the resignation of the Archdeacon of Hackney (resulting in the office used by her no longer being required, hence a loss of rent), together with reduced lettings to choirs etc. Furthermore, there has been a loss of rent from the forecourt coffee vendor who has had to shut for some of 2021 and whose income has been affected by office workers in the City "working from home", again on government advice.

Reserves Policy

The GCC's policy is to hold one year's operating expenditure in reserve (c£100,000) to cope with emergencies to be expected in a church building of the age of St Margaret Pattens. Currently some £9,900 is held in the reserves.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

Volunteers

The GCC would like to thank all volunteers for their hard work, in particular our non-stipendiary priest the Reverend Andrew Keep.

Structure, governance and management

The GCC has met on three occasions during the year (see above, because of the pandemic the members of the GCC have been in contact, regularly, 'though not sitting formally as the GCC). Given its responsibilities it has three sub committees:-

- i) the Standing Committee whose members are the four Churchwardens and the Guild Vicar (which meets as required) and;
- ii) the Finance Committee whose members are as above for the Standing Committee plus the church Treasurer (which met once in 2021) [although the church's accounts are continuously monitored by the Treasurer, Guild Vicar and Churchwardens] and;
- iii) the Fabric Committee, the membership of which is variable as to circumstance, meets as necessary.

Administrative information

The Guild Church of St Margaret Pattens with St Gabriel Fenchurch is situated on the corner of Rood Lane and Eastcheap in the City of London.

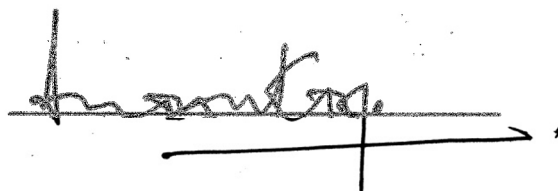
The church of St Gabriel Fenchurch was a small church standing in the middle of Fenchurch Street adjacent to where the main entrance to the office block, 31 Fenchurch Street, now stands. The church was destroyed by the Great Fire of London in 1666. After the Fire it was decided to join together the churches of St Margaret Pattens and St Gabriel Fenchurch. This is recognised by the canopied churchwarden's pews at the back of the nave, one designated for churchwardens from St Margaret Pattens and one designated for churchwardens from St Gabriel Fenchurch.

The GCC is a body corporate (PCC Powers Measure 1956, Guild Churches Acts 1954 and 1960, the Church Representation Rules 2017) and is registered with the Charity Commission; registered number 1181352.

GCC members serve from the date of the Annual Meeting (usually held in April) and hold office until the date of the next Annual Meeting and their names are set out at the beginning of this report.

Approved by the GCC on 31st March 2022 and signed on their behalf by

The Reverend Andrew Keep
(Guild Vicar and Chairman of the GCC)



THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

BALANCE SHEET

31 December 2021

	Note	Total 2021	Total 2020
FIXED ASSETS	9	11,581	14,620
CURRENT ASSETS			
Debtors and prepayments	10	7,393	1,679
Short term Deposits		10,002	9,981
Cash at bank and in hand		38,491	34,046
		55,886	45,707
LIABILITIES			
Creditors - Amounts falling due within one year	11	13,065	19,204
NET CURRENT ASSETS / (LIABILITIES)		42,821	26,503
TOTAL ASSETS LESS CURRENT LIABILITIES		54,402	41,124
Creditors - Amounts falling due after one year	7	70,000	80,000
TOTAL NET ASSETS		(15,598)	(38,876)
GUILD FUNDS			
Unrestricted	12	40,773	31,259
Restricted	12	(56,371)	(70,136)
		(15,598)	(38,876)

Approved by the Guild Church Council on the 31st March 2022 and signed on its behalf by:

The Reverend Andrew Keep,
Guild Vicar and Chairman of the GCC



Tony Charlwood, Church Warden



Neil Osmond, Treasurer



The notes on pages 15 to 19 form part of these accounts

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

STATEMENT OF FINANCIAL ACTIVITIES

31 December 2021

	Note	Unrestricted fund 2021	Restricted funds 2021	Total funds	
				2021	2020
RECEIPTS					
Voluntary Receipts	2(a)	53,091	12,500	65,591	63,377
Activities for generating funds	2(b)	43,120	-	43,120	45,385
Investment income	2(c)	21	-	21	37
Church activities	2(d)	18,000	-	18,000	18,167
Total receipts		114,232	12,500	126,732	126,965
PAYMENTS					
Church activities	3(a)	104,189	(1,264)	102,924	114,031
Raising funds	3(b)	529	-	529	-
Total payments		104,718	(1,264)	103,453	114,030
Net of receipts/(payments)		9,514	13,764	23,278	12,934
Transfers between funds		-	-	-	-
Total funds brought forward		31,259	(70,136)	(38,876)	(51,810)
Total funds carried forward		40,773	(56,371)	(15,598)	(38,876)

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2021

1 ACCOUNTING POLICES

The GCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2001 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of GCCs. And with the Regulations' "true and fair view" provisions, it is also the first year that they have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

These financial statements include all transactions, assets and liabilities for which the GCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members.

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the GCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the accounts.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of movable church furnishings acquired before 1 January 2001 is written off.

Tangible fixed assets for use by the charity

Individual items of equipment with a purchase price of £1,000 or less are written off in the period in which the asset is acquired.

Items used within the church premises are depreciated at the following rates:

Grand piano	- Fully depreciated, no annual depreciation charge
Computers & other similar equipment	- on a straight line basis over 5 years
Furniture & equipment not included above	- on a straight line basis over 10 years

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

Investments

Investments are valued at Market value at 31 December.

Short term deposits

These are the cash held on deposit either with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the remaining income funds of the GCC that are available for spending on the general purposes of the GCC, including amounts designated by the GCC for a particular purpose.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2021

2 INCOME	Unrestricted fund	Restricted funds	Total funds	
	2021	2021	2021	2020
2(a) Voluntary income				
Planned giving:				
Gift Aid donations	4,800	-	4,800	4,800
Tax recoverable	4,781	2,500	7,281	8,188
Other	-	-	-	-
Collections and Alms:				
Open plate	2,759	-	2,759	1,291
Grants:				
Trust for London	906	-	906	3,656
Burial Ground Foundation	2,500	-	2,500	-
Livery Companies:				
Pattenmakers	8,000	-	8,000	8,000
Basketmakers	4,500	-	4,500	4,500
Friends of St Margaret Pattens	7,000	-	7,000	4,000
Sundry donations	17,845	10,000	27,845	28,942
	<u>53,091</u>	<u>12,500</u>	<u>65,591</u>	<u>63,377</u>
2(b) Activities for generating funds				
Hire fees	24,089	-	24,089	25,654
Forecourt trading	2,300	-	2,300	3,000
Radio Mast income	16,731	-	16,731	16,731
	<u>43,120</u>	<u>-</u>	<u>43,120</u>	<u>45,385</u>
2(c) Investment income				
Interest on Short term deposits	21	-	21	37
	<u>21</u>	<u>-</u>	<u>21</u>	<u>37</u>
2(d) Church activities				
GCC fees and Church events	-	-	-	-
Hire - Tower Room	18,000	-	18,000	18,167
	<u>18,000</u>	<u>-</u>	<u>18,000</u>	<u>18,167</u>

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2021

3 EXPENDITURE	Note	Unrestricted fund 2021	Restricted funds 2021	Total funds	
				2021	2020
3(a) Church activities					
Diocesan parish share		32,500	-	32,500	32,500
Clergy and staffing costs	4	24,275	-	24,275	24,653
Church running expenses					
Training		-	-	-	-
Church running expenses		8,828	-	8,828	8,902
Church maintenance		5,543	-	5,543	7,736
Music - organ and choir		8,924	-	8,924	6,653
Cleaning		7,319	-	7,319	8,462
Administration costs, including meetings and refreshments		5,687	-	5,687	5,449
Depreciation		3,040	-	3,040	3,040
Major repairs					
Church maintenance - internal		-	-	-	10,385
Church maintenance - external		589	-	589	1,557
Church conversion costs - Architects fees		7,484	-	7,484	-
Organ refurbishment		-	(1,264)	(1,264)	4,694
		104,189	(1,264)	102,924	114,031
3(b) Raising funds					
Stewardship costs		529	-	529	-
		529	-	529.08	-
4 CLERGY AND STAFFING COSTS				2021	2020
Administrator - salary and costs				24,170	24,593
Visiting clergy - fees and expenses				105	60
				24,275	24,653
Average number of employees				1	1
5 GOVERNANCE COSTS				2021	2020
Independent examiner				1,750	1,500
				1,750	1,500

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2021

6 RELATED PARTIES

During the year no GCC members or persons closely connected to them or related parties received any payments for expenses.

Donations included £30,300 from four GCC members.

7 LOAN RECEIVED

On the 3rd October 2019 a loan of £100,000 was made to the church by the Newell family to cover the cash shortfall in funds, so far raised, towards the refurbishment of the organ.

The use of the loan is restricted to funding the organ restoration.

The loan is interest free and to be repaid in full with a minimum sum of £10,000 being paid per annum.

8 CONNECTED CHARITIES

The Friends of St Margaret Pattens

The GCC are supported by the fund raising activities of the Friends of St Margaret Pattens, which has a separate charity registration.

9 FIXED ASSETS - TANGIBLE		Concert Piano	Computers & other similar equipment	Furniture & equipment not included above	Total
Cost	At 1st January	7,500	10,604	11,127	29,231
	Additions	-	-	-	-
	At 31st December	7,500	10,604	11,127	29,231
Depreciation	At 1st January	7,500	3,333	3,777	14,611
	Charge for the year	-	2,121	919	3,040
	At 31st December	7,500	5,454	4,696	17,650
Net book value					
	At 31st December 2020	-	5,150	6,431	11,581
	At 31st December 2019	-	7,271	7,349	14,620

The concert piano, although fully depreciated, is thought to have a value of approximately £7,500.

10 CURRENT ASSETS	2021	2020
Debtors	-	-
Tax recoverable	6,358	1,250
Prepayments	1,034	429
	7,393	1,679

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2021

11 LIABILITIES	2021	2020
Amounts falling due within one year		
Other creditors	265	204
Accruals	2,800	9,000
Loan Note 7	10,000	10,000
	13,065	19,204
Amounts falling due after one year		
Loan Note 7	70,000	80,000
	70,000	80,000

12 SUMMARY OF FUND MOVEMENTS

	Balance b/fwd	Incoming Resources	Resources expended	Transfers	Balance c/fwd
Unrestricted General Fund	31,259	114,232	(104,718)	-	40,773
Restricted Funds					
Organ Restoration Fund	(74,816)	12,500	1,264	3,681	(57,371)
Pew Fund				1,000	1,000
Reading Fund	2,217	-	-	(2,217)	-
Tower Fund / Premises Fund	2,464	-	-	(2,464)	-
	(70,136)	12,500	1,264	-	(56,371)
Total funds	(38,876)	126,732	(103,453)	-	(15,598)

13 SUMMARY OF ASSETS BY FUND

	Unrestricted	Restricted	Total
Tangible fixed assets	14,620	-	14,620
Current assets	25,843	23,629	49,472
Liabilities:			
Amounts falling due within one year	(9,204)	(10,000)	(19,204)
Amounts falling due after one year	-	(70,000)	(70,000)
	31,259	(56,371)	(25,112)

THE GUILD CHURCH COUNCIL OF ST. MARGARET PATTENS

INDEPENDENT EXAMINERS REPORT

to the

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

I report on the accounts of the church for the year ended 31 December 2021, which are set out on pages 13 to 19

Respective responsibilities of trustees and examiner

The church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- . examine the accounts under section 145 of the 2011 Act;
- . to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- . to state whether particular matters have come to my attention.

Basis of independent examiner's report

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

Since the gross income for the year exceeds the amount provided in section 145(3) of the Act, I can confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



SUSAN BOARDMAN FCA
Chartered Accountant
4th April 2022

BOARDMAN & CO
36 Reynards Road
Welwyn
Hertfordshire
AL6 9TP

ST MARGARET PATTENS CHURCH

England & Wales - Charity number 1181352

Accounts



THE GUILD CHURCH OF ST MARGARET PATTENS

Rood Lane, Eastcheap, London. EC3M 1HS Tel: 020 7623 6630

E-mail: info@stmargaretpattens.org Website: www.stmargaretpattens.org

Registered Charity No: 1181352

Annual Report of the Trustees and Financial Statements of the Guild Church Council of the Guild Church of St Margaret Pattens with St Gabriel Fenchurch for the year ended 31 December 2020

Associate Vicar:

The Revd Andrew Keep
193 Foundling Court
Brunswick Centre
London WC1N 1QF

Bank:

HSBC plc.
1-3 Bishopsgate
London EC2N 3AQ

Independent Accountants:

Boardman & Co
36 Reynards Road
Welwyn
Hertfordshire
AL6 9TP

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

2020 REPORT and ACCOUNTS

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THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

2020 REPORT and ACCOUNTS

Structure, Governance and Management

Membership of the Trustees

The church registered with the Charity Commission in 2018. At the Annual Meeting held in 2019 the composition of the Trustees (the Guild Church Council) was amended to reflect more closely the provisions of the Church Representations Rules 2017.

Trustees who sit on the Guild Church Council are elected annually at the Annual Meeting, except for the Priest-in-Charge and the Secretary, who are ex officio, in accordance with the Church Representation Rules. During the year, the following served as trustees on the Guild Church Council:-

Associate Vicar	The Reverend Andrew Keep Chairman of the GCC
Church Wardens	Mr Donald Newell Mr Tony Charlwood Mr Steven (Tom) Jackson Ms Deborah Whale (to 5/10/2020)
Parish Clerk	Mr Tony Charlwood
Treasurer	Mr Neil Osmond
Deanery Synod Representative	Mr John Harrison
Administrator	Mr Christopher Moore

Meetings

Between full meetings of the Guild Church Council the Standing Committee is available to transact business subject to any directions given by the Guild Church Council. The members are the Priest-in-Charge and the Churchwardens with the Administrator in attendance. The Standing Committee has met regularly (about every four weeks) because of the difficulties to review the problems caused by the pandemic and Government regulation.

The Finance Committee met once during the year.

A Fabric Committee was established during 2012 to report to the Guild Church Council.

The Council met once during the year (on Zoom)

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Aim and Purposes

The Guild Church of St Margaret Pattens exists to promote the gospel in and around the Guild Church and to minister to its two associated livery companies, the Worshipful Company of Basketmakers and the Worshipful Company of Pattenmakers. Also to provide a place of tranquillity and peace to all people and all faiths or none in the City of London. As such it provides a haven for all who benefit from its presence in the City open for extended hours. To this end the Guild Church Council (GCC) considers that it fulfils its "Public Benefit" remit. However, during government imposed "lockdown" caused by the Covid-19 generated pandemic the church has been open as often as permitted and as advised by the Diocese of London, the Archdeacon of London and the House of Bishops.

Objectives & Activities

The GCC is committed to enabling as many people as possible to worship at the church and become part of its wider community. Our services and worship embrace all through prayer, music and sacrament and the provision of a safe space for personal prayer and reflection in the busy City.

The GCC seeks provide services reflecting the annual cycle as prescribed by the Church of England, and additionally embracing a cycle of services for our two livery companies and has done so in 2020 in an open church when possible or through the medium of Zoom on the internet. Therefore, the GCC promotes throughout the year:-

Prayer and worship on a regular basis;
Provision of education, counselling and pastoral care;
Mission and outreach.

To facilitate this work the GCC keeps the building open to anyone from 7.00am to 4.30pm Monday to Friday (but see above).

Achievement and Performance

Prayer & worship

The GCC holds a service of Holy Communion on Thursday throughout the year with Choral Eucharist on the first Thursday of each month open to all. There are also occasional services of Choral Evensong scattered throughout the year. All are welcome to attend our worship and are encouraged to become part of the church community. Services have been held on Zoom (during the "lockdown periods") or as a mixture of people attending in the congregation (when permitted between "lockdowns") and Zoom during the year, with numbers attending holding up well.

There are 49 members of the church on the Church Electoral role (see later report of the Electoral Role Officer). As the church is situated in the City of London where there is little residential accommodation, the majority of the congregation is from the working population, few of whom live within the City. The weekly attendance is very variable as the congregation usually attend in their lunchtime and attendance is governed by the vagaries of work, meetings etc. (see above)

Special services are held for our two livery companies at various times during the year. (see above)

The church is open for individual prayer and contemplation (by those of all faiths and none) daily during the week. (see above)

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Provision of education, counselling and pastoral care

The church welcomes visits from primary schools in and around London. The schools visit the church, learn about key historical events in the City of London, and learn about the fabric of the church and its history. (The Associate Vicar and the Administrator are both DBS checked.) However, because of the pandemic use by schools in 2020 has been extremely limited.

Counselling is provided by the Associate Vicar and the Administrator (both retired schoolmasters). They are available, both, by appointment and open access (as available) to hear peoples' problems and offer spiritual advice and guidance.

Mission & outreach

See above relating to schools.

The church entertains the Christian Salvation Church on Sundays, they hold two services each Sunday for Chinese residents in Greater London. However, because of the pandemic their use after the end of March 2020 has been limited. They are expected to resume regular services of worship by September 2021 (or earlier if safe to do so).

It also caters for choir rehearsals and other uses of the church by groups such as Alcoholics Anonymous. Due to pandemic choirs and AA have used the church only when permitted by government regulation.

Ministry

The Register of Services usually provides an account of the range of services and the ebb and flow of numbers in any congregation. They are usually kept carefully, and retained in the archives, sometimes for centuries. It has seemed to me particularly important to keep our Register this year, because when people look back they will see what a remarkable experience we have gone through. No Register was ever printed with the thought that it needed a column for Zoom.

The year started unremarkably but pleasantly with a choral service for the Feast of the Epiphany. But soon the black clouds of Covid-19 were overhead, although it was difficult to see quite what they would bring. We at first were cautious, and did not share the chalice. Then the storm broke, and the church was closed after a service on 12th March. A single Thursday was without shared worship, but then remarkably we learned to use Zoom as a way of maintaining the weekly worship of the church. With Zoom, on Easter Day we had what was our first service for that day in decades. It also provided the opportunity for a chat, such as we might have had over a cup of coffee after the service. This was more precious than ever, as quite a number of us found ourselves living in isolation. Numbers have been amazingly encouraging, with over five hundred participations in worship. Far from being lost to us, the Livery Companies have been present and very much in contact and supportive.

In September and October we cautiously walked back into the church, and shared services in combination with the internet. No Peace, no shared chalice, and communion wafers distributed without even contact with a sanitised hand.

It has been frustrating and worrying, but far more than that tragic as we heard of people we knew that had died prematurely. But in these dark days, little bits of normality have never left us, such as the Collect for the week, the Lord's Prayer, and our sense of common worship. The words of hymns, often cheerfully sung in previous years with little awareness of the words, suddenly caught us with a wholly new resonance, as we realised in previous ages people had had to walk their way through difficult and black times just as we were now. The words of the Prophets and the lines of Psalms had not been composed in the breezy days many of us had enjoyed before this virus struck.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

The Livery Carol Service enabled us to bring thirty into the church. What had been simple became a complex operation. Many people, from flower arrangers to door keepers, planned and worked hard to make it safe, but then we found the church door shut again for Christmas itself.

We are particularly aware of the absence of people around the church during lockdown. At the tip of our operation we can see the coffee stall shut, but can only often imagine the difficulties and anxieties of the many and various stories that will be unfolding in the lives of people who worked in the offices around. Laptops have been set up on ironing boards, children have had to be home schooled at the same table that insurance transactions have taken place, holidays have become a distant aspiration, and beloved relatives and friends could never be any closer than the telephone or internet. For all these, our prayers were a particular priority.

The church has a bias to the future. No cloud, even Covid-19, can overwhelm the light of Christ. As we move towards Easter, there is light at the end of the tunnel, both theologically and epidemiologically. We can look forward to simple things that will be such a joy. We can be proud of the continuing undaunted hard work of the team, who have kept the administration stable and strong, and we are grateful for new people, including our Patron, who have become involved with our ongoing ministry.

In all this, we look forward, in confidence in God.

The Reverend Andrew Keep
Associate Vicar.
March 2021

Choir

The choir started the year with a flourish, enjoying the newly restored organ for the Epiphany choral Eucharist where we performed Lloyd Webber's Prince of Peace mass and Howell's Little Door and Cornelius's The Three Kings and finishing with the rousing organ voluntary Was Lebet Postlude by Christopher Tambling.

At the end of the month there was the King Charles the Martyr service for which the music included Henry G Ley's mass and the infamous Evening Hymn Anthem of King Charles I, also by Ley. The service was concluded with Orlando Gibbon's Fantasia of four parts.

This was followed by Candlemas choral Eucharist the week after with Harold Darke's Communion Service in F, Eccard's Presentation of Christ in the Temple finishing with Walmisley's Nunc Dimittis in d minor.

In March the choir performed a Welsh themed choral Eucharist for St David's day with Karl Jenkins's The Armed Man mass for peace and Mathias's Ave verum corpus.

The choir was then busy working towards our traditional Maundy Thursday music & readings for Passiontide which was brought to an abrupt halt by the Covid 19 and the first lockdown. Music provision took a break over Easter & was resumed in May via Zoom for the Thursday lunchtime services with the provision of a sung hymn and the occasional voluntary. Some singers were regular attendees of the Zoon services. At the Ascension Day service on 21st May we participated the online Eucharist where we enjoyed the hymn Hail the day that sees Him rise.

Finally in July we were released from lockdown and made it to the church to test the fully upgraded wind supply for the organ with the hymn Praise my soul the King of Heaven, sung by Clare and the children, and the Ireland voluntary Alla Marcia. In August we reverted to online services where we had a regular hymn and the occasional voluntary when time allowed.

In September we were permitted to return to the church and provide more music in person. I was happy to provide a weekly choral Eucharist performing a variety of masses, including MacMillan's St Anne's mass, Byrd's Three and Four part masses and others by Batten, Sumsion and Tallis. We also performed the Gloria by Martin Shaw. The choir started back gradually with one singer, building up week by week, singing from

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

the gallery suitably spaced apart. Particular thanks go to Clare Perkins, Hans Rashbrook, Zi Ken, Ursula Williams and Jen Stocks.

Sadly, as October progressed Covid 19 took hold again and the second lockdown started on 5th November. This was lifted at the start of December. Fortunately, at the beginning of December we were able to celebrate the beginning of Advent with our music and readings for Advent service with a small choir. Music included traditional hymns and choral items such as Palestrina's Matin responsory, Bach's Wacht Auf and the Basque Carol.

We finished December with the Festival of lessons and carols on the evening of Thursday 19th December. The choir performed in the choir stalls. We performed eight traditional carols, which the congregation were not allowed to sing along to, the choral highlight being Es ist ein Ros' entsprungen. Having been performing from the gallery it was good to be in the body of the church and joined by a select livery congregation, with the rest joining online.

Clearly this has not been a good year for adding new choir members, but I have enjoyed exploring and performing appropriate repertoire for the circumstances. In addition, we have learned new digital skills such as making 4-part harmony hymns etc. using Audacity. We hope that 2021 will see the resumption of unrestricted choral singing and for the choir to go from strength to strength. I also look forward to making full use of the completely restored organ.

Rupert Perkins
Director of Music
February 2021

Deanery synod

1. Introduction

The last 'live' Synod meeting – on which I reported in last year's Annual Report – was on 6th January 2020, when, as is the custom, the Lord Mayor, Lady Mayoress and sheriffs were in attendance for the first meeting of the year. Since then, the City Deanery, as well as many other organisations, has, despite the lockdown, declared that "it is business as usual" and has switched to online Zoom meetings. Consequently, there was no summer social event, and the first Zoom meeting was held on 13th October 2020.

2. Meeting - 13th October 2020

2.1 The main topic of the evening was *"The current and future development of the City - Towards the City Plan 2036"*. The talk was given by Catherine McGuinness, Chair of the City's Policy and Resources Committee. In her talk, the speaker reminded the meeting of the unique nature of the City with its over 800 years of history and that, in some respects, the City is like any other local authority, but in others it is an enigma with only 9,000 residents and 550,000 commuters/workers who fill the City on workdays. In addition, the City has charge of schools, housing and 11,000 acres of land beyond the City's Square Mile including Epping Forest, Hampstead Heath and Burnham Beeches. It also supports the arts, including the Barbican Centre.

2.1.1 The speaker explained that the Policy and Resources Committee is the main policy-making body in the City, with the Chair of the Committee working in partnership with the Lord Mayor. The Policy and Resources Chair is involved in regulatory discussions both internationally and in the UK regarding market access and decision-making in the financial and professional services sector.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

2.1.2 The impact of Covid-19 has meant that the usually crowded streets are quiet, and working remotely has quickly and successfully been adopted as the norm. However, this has been at the expense of retail businesses, bars, restaurants and shops which are reliant on footfall of clients. Churches too have suffered. However, the City Corporation is not resting. Via a related body, the *City Bridge Trust*, it has created a Corona Virus Emergency Fund and donated £5 million to the London Community Response, at the same time awarding over £1.7 million in grants to small charities to help them offset income lost as a result of the pandemic.

2.1.3 The speaker showed that the Corporation is taking measures to improve confidence by helping people return to the City and bringing forward street planning schemes in order to give walkers and cyclists more space, thus reducing traffic and improving air quality. Also, the Corporation supports the reinstated *London-wide Response Group* and participates in the *London Transition Board*, thus giving strategic direction to any future post-Covid recovery.

2.1.4 Referring to the *City Plan 2020-2036*, the speaker predicted that the burden of debt taken on because of Covid-19 would be considerable in the future. This is where the City Plan 2036 and its vision will be paramount. The Plan seeks to future-proof the City with ambitious high-quality architecture, to provide an excellent transport system, to make more flexible use of office space and introduce urban greening, while reducing air and noise pollution. These measures would make the City more physically desirable with better access for pedestrians, cyclists and rail travellers.

2.1.5 In the Q&A session which followed the talk, questions and comments on a multitude of topics were raised. These included

- Plans for the homeless in the City over the winter period,
- The impact of decisions by some firms to relocate to Europe in order to retain access to the Single Market,
- The question of which international financial cities, if any, are working to full capacity,
- The churches' role in the City during the pandemic,
- The Congestion Charge and the effect on church attendance, if the charge were to apply seven days a week (*Note: The Corporation has already lodged a complaint with TfL about the charge and how a change would affect Church issues*),
- The question of whether use of office accommodation will change to 'residential',
- The fact that the Museum of Homelessness is looking for accommodation.

The presentation was extremely detailed and it is likely that the Synod will revisit many of the issues raised at a later date.

2.2 City Churches Burial Ground Fund

It was reported that 2019 had seen an increase in the value of the City Churches Burial Ground Fund investments from £1.4million to £1.6 million. However, this had declined over 2020. An amount of £14,000 had been provided from Fund income to support City churches with their Covid Strategy.

2.3 London Diocesan Board for Schools (LDBS)

It was reported that, owing to Sir John Cass's past involvement in the slave trade, the school had changed its name to *The Aldgate School*, ready for the start of term in September. Revd. Laura Jørgensen, Rector of St Botolph without Aldgate and ex-officio trustee of Sir John Cass's Foundation, reassured Synod members that all relevant parties had been consulted, including parents. The Cass Foundation would also be renamed.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

3. Meeting - 14th January 2021

3.1 The main topic was "*City Churches and Covid: responding to the impact*". For example, the Rector of St Bartholomew the Great, Fr Marcus Walker, described how his church had faced the challenge of Covid. Planning of Christmas services had begun in the summer. The following Christmas services were - and still are - available online via their website at <https://www.greatstbarts.com/carols2020/>:

- A service of Victorian carols with readings by actors including Timothy Spall and Bill Nighy,
- A mediaeval service with readings taken from the Wycliffe Bible,
- A service of American carols,
- A service of German carols and readings,
- Britten's "*Ceremony of Carols*" with readings by Dame Felicity Lott, Sir James Macmillan et al.

(Note: all recent 'live' services are also available online.

Revd Charlie Skrine, Associate Rector of St Helen's Bishopsgate, mentioned YouTube and Zoom and the new opportunities they offer. He demonstrated one interesting example whereby, during an organ recital, footage of the organist's feet was available!

4. Thursday, 4th February 2021 - Lord Mayor's City Churches Briefing

The Lord Mayor, William Russell, joined members of the City Deanery Synod for this meeting which provided an opportunity to reflect on the experience of Covid-19 and future planning for the City in the light of the pandemic. It should be noted that William Russell has been re-elected as Lord Mayor for a second term - the first Lord Mayor to serve more than one term since [William Cubitt](#) was re-elected in 1861. The meeting was joined by other representatives from the Corporation, namely Keith Bottomley - Chair of the Port Health and Environmental Services Committee and Deputy Chair of Policy and Resources, and Simi Shah - Project Director, Innovation and Growth.

The talk was in essence a continuation of that given on 13th October 2020 by Catherine McGuiness, Chair of the City's Policy & Resources Committee. It should be noted that Mr Bottomley also serves on this committee.

A variety of topics was covered. They included:

- Covid-19 impact and recovery,
- Climate Action Strategy,
- The Tackling Racism Task Force,
- Carbon emissions and targets,
- The Diversity Task Force,
- Removal of statues in the Guildhall,
- Homelessness and rough sleeping.

5. Conclusions

5.1 In the past, Deanery Synod meetings have provided an excellent opportunity for representatives of both laity and clergy to meet together in person three times a year. Time will tell whether the online Zoom meetings, where name tags are replaced by a caption below the picture of the delegate, are an adequate replacement. However, all meetings were well organised and excellently chaired. Also, being online did not detract from the quality of the presentations. It would be interesting to know whether attendance has been better online than 'live'. It should be noted that, to ensure smooth running of the online meetings, all

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

representatives were issued with a document entitled "Zoom Instructions & Guidance for City Deanery Synod".

5.2 As always, the presentations were well delivered, but they were very 'meaty', so much so that I suffered from information overload on two occasions. I must confess that it has been difficult to describe accurately and clearly the content of the presentations. I apologise for this. As you can see from my report, there were so many different subjects covered: racism, planning, Covid, climate change, Brexit, transport, congestion charge, homelessness, social problems, and so the list goes on. Also, there were references to bodies about which I knew little, for example the Covid Recovery Commission, The City Bridge Trust, London Transition Board and more. The presentations would, in my view, be better delivered as part of a week's seminar rather than in a single evening.

5.3 Still to be clarified is the role of the City churches in regard to the challenges and problems previously mentioned. At the end of the presentation by Catherine McGuinness (CM), it was suggested by our Area Dean that "the churches look forward to working alongside the City Corporation and would be very interested in following up on CM's suggestion for a session with others of her colleagues to take further some of the issues brought up." It will be interesting to see what transpires at future meetings. Meetings are scheduled for 16th June and 12th October 2021.

John Harrison
Deanery Synod Representative
March 2021

Electoral Role Officer's report

The Guild Church Electoral Roll numbers forty-nine members.

This shows a figure that has not grown in 2020 because of the limited access to the church premises. The regular members of the congregation are keen to be on the mailing list. If the number on the Electoral roll is to grow, then we should continue to encourage these regular attenders to consider joining the roll.

Christopher Moore
Electoral Roll Officer
March 2021

Fabric Report

Regular Annual Maintenance.

Maintenance and inspection arrangements are in place in respect of

- Gutters, downpipes and roof surfaces
- Fire Alarm system
- Fire extinguishers
- Lightning conductor
- Boiler and heating system
- Organ
- PATS Electrical tests
- Cleaning.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Work carried out in 2020

- The restoration of the organ and the listed case was carried out in 2019. Work was started in June and was finished in time for the Christmas carol services. When testing the organ, however, it was found that further work to the blower would be needed and this was completed in 2020.
- The COVID-19 virus Pandemic began in February and a total lockdown, including the closure of churches, began on 23 March. As a result, apart from essential maintenance, no major work was carried out to the Church in 2020
- Although total lockdown was eased during the summer, few people returned to their offices and the City remained quiet for the rest of the year. The Revd Andrew Keep arranged for the weekly service to be continued via the Zoom computer video system and these services were well supported. When services were resumed in the Church later, they were broadcast via Zoom. To facilitate this system a movie camera and wheeled frame were acquired. An example was the Livery Carol service in December, attended by a limited socially distanced congregation, was shared by many in both Livery Companies at home.

New 10 Year Plan for 2019 - 2029

Apart from the major accomplishment of completing the Organ Restoration work in 2019/20, the implementation of the new 10 Year Plan for this decade has been delayed.

The GCC are mindful that the new plan, which encompassed the findings of the Quinquennial Inspection 2017, will need to be revived and reviewed in 2021 to take account of then current economic climate.

The priorities that were identified for attention in this decade were:

- Complete Organ refurbishment (this has now been done).
- Interior redecoration of the Church, including the Narthex, which was last done in 1991. This will be a major undertaking and scaffolding will be needed.
- Carry out repairs to the South elevation of the Nave Clerestory.
- Repairs to the Vestry roof and East aisle window.
- To review the current lighting scheme in the Church. Any work needed at high level should be done when scaffolding access is available at the time the Church interior decorations are undertaken.
- Conversion of the North aisle to a meeting room and reconfiguring the outer Vestry. A scheme has been drawn up for review and analysis in 2021.
- Minor external repair works to the Tower and Spire which were identified in the detailed inspection undertaken by the Inspecting Architect in December 2019.
- Many other small items will be considered when finance is available. These will include:
 - 1) improving the forecourt and the external South Entrance steps;
 - 2) joinery repairs to pews and panelling;
 - 3) and replacing the boiler.

The GCC will need to draw up a phasing plan for the works having regard to the cost estimates and the post pandemic economic climate.

Donald Newell
Churchwarden
March 2021

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Ecumenical relationships

The two Livery Companies, the Basketmakers and the Pattenmakers, that support the church worship and have special services at the church several times each year. However, because of the pandemic special services for the Livery have been limited. A Livery Carol Service was held on 9th December with limited numbers in church with social distancing rules observed by all. One of the Sheriffs of the City of London is a Past Master Pattenmaker, he was elected for a second term as Sheriff following the effects of the pandemic on City government and attended the Livery Carol service.

Other Livery Companies, from time to time, use the church for special services, and the church supports the wider mission of the City and the Lord Mayor and is open to the laity for private worship, 'though this has been severely curtailed in 2020.

The church also conducts weddings and baptisms, 'though demand for such services is very variable.

Safeguarding

The Guild Church Council takes seriously its responsibility to protect and safeguard the welfare of children and vulnerable adults. This Safeguarding Statement applies to all who make up the church 'workforce' which includes all clergy, holders of Bishop's licence or permission, those commissioned or authorised by the Bishop, those, paid or unpaid, who hold positions of responsibility and work with children or vulnerable adults, and those with representational ministry, for example; churchwarden, organist and choir members. For the purposes of this statement it covers the GCC and the Associate Vicar who are together responsible for ensuring that diocesan safeguarding policies and procedures are implemented. For the purposes of this document a child is anyone under the age of eighteen years.

Policy 1.

The GCC has adopted the House of Bishops' safeguarding policy. A copy of the full relevant policy is obtainable on the Diocese of London's website and a hard copy is displayed on the noticeboard in the Narthex.

Policy 2.

The Guild Church Safeguarding Representative is Chris Moore and he has been appointed by the GCC. The Children's Champion is the Reverend Andrew Keep and he has been appointed by the GCC.

Statement of Commitment:

The GCC will develop a safeguarding culture that:

- Creates an environment where there is awareness and vigilance about the signs, symptoms and impacts of abuse.
- Enables and encourages all concerns or allegations to be raised in order to protect children and adults from harm.
- Ensures all those who work or volunteer on behalf of the church with children and adults achieve the standards required by this policy.
- Holds to account those in the church community who disregard the safety and well-being of children and adults.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Financial Review

The 2020 accounts have been prepared on the Accruals basis as they were in 2019.

General Fund, Unrestricted - In the year the church spent £113,737 to provide ministry including a contribution to Common Fund of £32,500 which was £1,000 more than that requested from the Deanery as a contribution to the work of the wider church. The amount that the church contributes to Common Fund is based on a multi-faceted formulae and for Guild Churches with no accommodation for a priest is substantially less than for churches in the Deanery with accommodation for a priest.

The net result for the year on this Fund was an excess of income over expenditure which will need to be committed towards repair/redecoration work identified by the Reporting Architect in the latest Quinquennial report on the fabric of the church. The church was designed by Sir Christopher Wren and is Grade One listed.

Impact of Covid - 19

During 2020 there has been a significant loss of income from lettings (estimated to be around £45,000). It is difficult to quantify as requests for use of the church vary. Furthermore there has been a loss of rent from the forecourt coffee vendor who has had to shut for much of the year, again on government advice.

Reserves Policy

The GCC's policy is to hold one year's operating expenditure in reserve (c£100,000) to cope with emergencies to be expected in a church building of the age of St Margaret Pattens. Currently some £9,500 is held in the reserves.

Volunteers

The GCC would like to thank all volunteers for their hard work, in particular our non-stipendiary priest the Reverend Andrew Keep.

Structure, governance and management

The GCC has met on one occasion during the year (see above, because of the pandemic the members of the GCC have been in contact, regularly, 'though not sitting formally as the GCC). Given its responsibilities it has three sub committees:-

- i) the Standing Committee whose members are the three Churchwardens and the Associate Vicar (which meets frequently as required) and;
- ii) the Finance Committee whose members are as above for the Standing Committee plus the church Treasurer (which met once in 2020 on Zoom) [although the church's accounts are continuously monitored by the Treasurer, Associate Vicar and Churchwardens] and;
- iii) the Fabric Committee, the membership of which is variable as to circumstance, meets as necessary.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

Administrative information

The Guild Church of St Margaret Pattens with St Gabriel Fenchurch is situated on the corner of Rood Lane and Eastcheap in the City of London.

The church of St Gabriel Fenchurch was a small church standing in the middle of Fenchurch Street adjacent to where the main entrance to the office block, Plantation Place (31 Fenchurch Street) now stands. The church was destroyed by the Great Fire of London in 1666. After the Fire it was decided to join together the churches of St Margaret Pattens and St Gabriel Fenchurch. This is recognised by the canopied churchwarden's pews at the back of the nave, one designated for churchwardens from St Margaret Pattens and one designated for churchwardens from St Gabriel Fenchurch

The GCC is a body corporate (PCC Powers Measure 1956, Guild Churches Acts 1954 and 1960, the Church Representation Rules 2017) and is registered with the Charity Commission; registered number 1181352.

GCC members serve from the date of the Annual Meeting (usually held in April but in 2020 held on Zoom in October following advice and guidance from the Bishop of London and the Diocese of London) and hold office until the date of the next Annual Meeting and their names are set out at the beginning of this report.

Approved by the GCC on 15th April 2021 and signed on their behalf by:

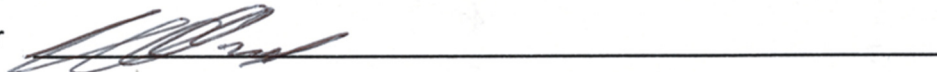
The Reverend Andrew Keep, Chairman of the GCC



D Newell, Churchwarden



Neil Osmond, Treasurer



THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

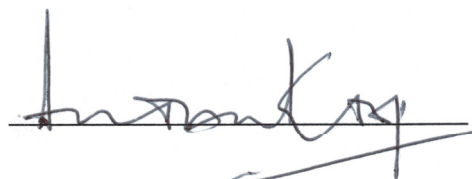
BALANCE SHEET

31 December 2020

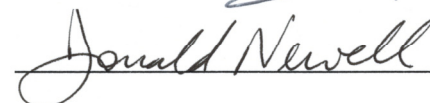
	Note	Total 2020	Total 2019
FIXED ASSETS	9	14,620	13,119
CURRENT ASSETS			
Debtors and prepayments	10	1,679	7,807
Short term Deposits		9,981	9,945
Cash at bank and in hand		34,046	44,784
		45,707	62,536
LIABILITIES			
Creditors - Amounts falling due within one year	11	19,204	37,465
NET CURRENT ASSETS / (LIABILITIES)		26,503	25,071
TOTAL ASSETS LESS CURRENT LIABILITIES		41,124	38,190
Creditors - Amounts falling due after one year	7	80,000	90,000
TOTAL NET ASSETS		(38,876)	(51,810)
GUILD FUNDS			
Unrestricted	12	31,259	30,981
Restricted	12	(70,135)	(82,791)
		(38,876)	(51,810)

Approved by the Guild Church Council on the 15 April 2021 and signed on its behalf by:

The Reverend Andrew Keep, Chairman of the GCC



D Newell, Churchwarden



Neil Osmond, Treasurer



The notes on pages 17 to 21 form part of these accounts

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

STATEMENT OF FINANCIAL ACTIVITIES

31 December 2020

	Note	Unrestricted fund 2020	Restricted funds 2020	Total funds	
				2020	2019
RECEIPTS					
Voluntary Receipts	2(a)	49,227	14,150	63,377	196,379
Activities for generating funds	2(b)	45,385	-	45,385	89,807
Investment income	2(c)	37	-	37	91
Church activities	2(d)	18,167	-	18,167	9,138
Total receipts		<u>112,815</u>	<u>14,150</u>	<u>126,965</u>	<u>295,415</u>
PAYMENTS					
Church activities	3(a)	112,537	1,493	114,030	371,648
Raising funds	3(b)	-	-	-	262
Total payments		<u>112,537</u>	<u>1,493</u>	<u>114,030</u>	<u>371,910</u>
Net of receipts/(payments)		278	12,657	12,935	(76,495)
Transfers between funds		-	-	-	-
Total funds brought forward		<u>30,981</u>	<u>(82,791)</u>	<u>(51,810)</u>	<u>24,685</u>
Total funds carried forward		<u>31,259</u>	<u>(70,135)</u>	<u>(38,876)</u>	<u>(51,810)</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2020

1 ACCOUNTING POLICES

The GCC is a public benefit entity within the meaning of FRS102. The financial statements have been prepared under the Charities Act 2001 and in accordance with the Church Accounting Regulations 2006 governing the individual accounts of GCCs. And with the Regulations' "true and fair view" provisions, it is also the first year that they have been prepared under FRS102(2016) as the applicable accounting standards and the 2016 version of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP(FRS102)).

These financial statements include all transactions, assets and liabilities for which the GCC is responsible in law. They do not include the accounts of church groups that owe their main affiliation to another body, nor those that are informal gatherings of church members.

ASSETS

Consecrated and benefice property

In so far as consecrated and benefice property of any kind is excluded from statutory definition of 'charity' by Section 10(2)(a) and (c) of the Charities Act 2011 such assets are not capitalised in the financial statements.

Moveable church furnishings

Moveable church furnishings held by the Vicar and Churchwardens on special trust for the GCC, and which require a faculty for disposal, are accounted for as inalienable property unless consecrated. They are listed in the church's inventory which can be inspected at any reasonable time. For inalienable property acquired prior to 2001 there is insufficient cost information available and therefore such assets are not valued in the accounts.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £1,000 or on the repair of movable church furnishings acquired before 1 January 2001 is written off.

Tangible fixed assets for use by the charity

Individual items of equipment with a purchase price of £1,000 or less are written off in the period in which the asset is acquired.

Items used within the church premises are depreciated at the following rates:

Grand piano	- Fully depreciated, no annual depreciation charge
Computers & other similar equipment	- on a straight line basis over 5 years
Furniture & equipment not included above	- on a straight line basis over 10 years

An impairment review is carried out at each year-end and any resultant loss identified included in expenditure for the year.

Investments

Investments are valued at Market value at 31 December.

Short term deposits

These are the cash held on deposit either with the CCLA or at the bank.

FUNDS

Unrestricted Funds

These represent the remaining income funds of the GCC that are available for spending on the general purposes of the GCC, including amounts designated by the GCC for a particular purpose.

Restricted Funds

These are income funds that must be spent on restricted purposes and details of the funds held and restrictions provided are shown in the notes to the accounts.

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2020

2 INCOME

	Unrestricted fund 2020	Restricted funds 2020	Total funds	
			2020	<i>2019</i>
2(a) Voluntary income				
Planned giving:				
Gift Aid donations	4,800	-	4,800	535
Tax recoverable	5,688	2,500	8,188	5,889
Other	-	-	-	-
Collections and Alms:				
Open plate	1,291	-	1,291	7,087
Grants:				
Trust for London	3,656	-	3,656	8,739
Burial Ground Foundation	-	-	-	2,750
Livery Companies:				
Pattenmakers	8,000	-	8,000	8,000
Basketmakers	4,500	-	4,500	4,500
Friends of St Margaret Pattens	4,000	-	4,000	150,000
Sundry donations	17,292	11,650	28,942	8,878
	<u>49,227</u>	<u>14,150</u>	<u>63,377</u>	<u>196,379</u>
2(b) Activities for generating funds				
Hire fees	25,654	-	25,654	54,840
Forecourt trading	3,000	-	3,000	13,822
Radio Mast income	16,731	-	16,731	21,145
	<u>45,385</u>	<u>-</u>	<u>45,385</u>	<u>89,807</u>
2(c) Investment income				
Interest on Short term deposits	37	-	37	91
	<u>37</u>	<u>-</u>	<u>37</u>	<u>91</u>
2(d) Church activities				
GCC fees and Church events	-	-	-	638
Hire - Tower Room	18,167	-	18,167	8,500
	<u>18,167</u>	<u>-</u>	<u>18,167</u>	<u>9,138</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2020

3 EXPENDITURE	Note	Unrestricted fund 2020	Restricted funds 2020	Total funds	
				2020	2019
3(a) Church activities					
Diocesan parish share		32,500	-	32,500	31,000
Clergy and staffing costs	4	24,653	-	24,653	26,773
Church running expenses					
Training		-	-	-	150
Church running expenses		8,902	-	8,902	16,621
Church maintenance		7,736	-	7,736	7,728
Music - organ and choir		6,653	-	6,653	13,304
Cleaning		8,462	-	8,462	7,685
Administration costs, including meetings and refreshments		5,449	-	5,449	6,008
Depreciation		3,040	-	3,040	2,131
Major repairs					
Church maintenance - internal		10,385	-	10,385	1,308
Church maintenance - external		1,557	-	1,557	15,722
Architects and consultants fees		-	-	0	5,451
Church conversion costs - Architects fees		-	-	0	1,224
Organ refurbishment		3,200	1,494	4,694	236,544
		<u>112,537</u>	<u>1,494</u>	<u>114,031</u>	<u>371,648</u>
3(b) Raising funds					
Stewardship costs		-	-	-	262
		<u>-</u>	<u>-</u>	<u>-</u>	<u>262</u>
4 CLERGY AND STAFFING COSTS				2020	2019
Administrator - salary and costs				24,593	25,991
Priest in Charge - fees and expenses				-	271
Visiting clergy - fees and expenses				60	510
				<u>24,653</u>	<u>26,773</u>
Average number of employees				1	1
5 GOVERNANCE COSTS				2020	2019
Independent examiner				1,500	2,052
				<u>1,500</u>	<u>2,052</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2020

6 RELATED PARTIES

During the year no GCC members or persons closely connected to them or related parties received any payments for expenses.

Donations included £30,300 from four GCC members.

7 LOAN RECEIVED

On the 3rd October 2019 a loan of £100,000 was made to the church by the Newell family to cover the cash shortfall in funds, so far raised, towards the refurbishment of the organ.

The use of the loan is restricted to funding the organ restoration.

The loan is interest free and to be repaid in full with a minimum sum of £10,000 being paid per annum.

8 CONNECTED CHARITIES

The Friends of St Margaret Pattens

The GCC are supported by the fund raising activities of the Friends of St Margaret Pattens, which has a separate charity registration.

9 FIXED ASSETS - TANGIBLE		Concert Piano	Computers & other similar equipment	Furniture & equipment not included above	Total
Cost	At 1st January	7,500	6,063	11,127	24,690
	Additions	-	4,541	-	4,541
	At 31st December	<u>7,500</u>	<u>10,604</u>	<u>11,127</u>	<u>29,231</u>
Depreciation	At 1st January	7,500	1,213	2,859	11,571
	Charge for the year	-	2,121	919	3,040
	At 31st December	<u>7,500</u>	<u>3,333</u>	<u>3,777</u>	<u>14,611</u>
Net book value					
	At 31st December 2020	<u>-</u>	<u>7,271</u>	<u>7,349</u>	<u>14,620</u>
	At 31st December 2019	<u>-</u>	<u>4,850</u>	<u>8,268</u>	<u>13,119</u>

The concert piano, although fully depreciated, is thought to have a value of approximately £7,500.

10 CURRENT ASSETS	2020	2019
Debtors	-	-
Tax recoverable	1,250	6,878
Prepayments	429	929
	<u>1,679</u>	<u>7,807</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

NOTES TO THE FINANCIAL STATEMENTS

31 December 2020

11 LIABILITIES	2020	2019
Amounts falling due within one year		
Other creditors	204	12,191
Accruals	9,000	15,274
Loan Note 7	10,000	10,000
	<u>19,204</u>	<u>37,465</u>
Amounts falling due after one year		
Loan Note 7	80,000	90,000
	<u>80,000</u>	<u>90,000</u>

12 SUMMARY OF FUND MOVEMENTS

	Balance b/fwd	Incoming Resources	Resources expended	Transfers	Balance c/fwd
Unrestricted General Fund	<u>30,981</u>	<u>112,815</u>	<u>(112,537)</u>	-	<u>31,259</u>
Restricted Funds					
Reading Fund	1,217	1000	-	-	2,217
Tower Fund / Premises Fund	2,464	-	-	-	2,464
Organ Restoration Fund	(86,472)	13,150	(1,493)	-	(74,815)
	<u>(82,791)</u>	<u>14,150</u>	<u>(1,493)</u>	-	<u>(70,135)</u>
Total funds	<u>(51,810)</u>	<u>126,965</u>	<u>(114,030)</u>	-	<u>(38,876)</u>

13 SUMMARY OF ASSETS BY FUND

	Unrestricted	Restricted	Total
Tangible fixed assets	14,620	-	14,620
Current assets	25,843	19,865	45,708
Liabilities:			
Amounts falling due within one year	(9,204)	(10,000)	(19,204)
Amounts falling due after one year	-	(80,000)	(80,000)
	<u>31,259</u>	<u>(70,135)</u>	<u>(38,876)</u>

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

INDEPENDENT EXAMINERS REPORT

to the

THE GUILD CHURCH COUNCIL OF ST MARGARET PATTENS

I report on the accounts of the church for the year ended 31 December 2020, which are set out on pages 17 to 21

Respective responsibilities of trustees and examiner

The church's trustees are responsible for the preparation of the accounts. The church's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- . examine the accounts under section 145 of the 2011 Act;
- . to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- . to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items of disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

Since the gross income for the year exceeds the amount provided in section 145(3) of the Act, I can confirm that I am qualified to act as Independent Examiner under the provisions of that section of the Act and that my qualification is as shown below.

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



SUSAN BOARDMAN FCA

Chartered Accountant

16 April 2021

BOARDMAN & CO

36 Reynards Road

Welwyn

Hertfordshire

AL6 9TP