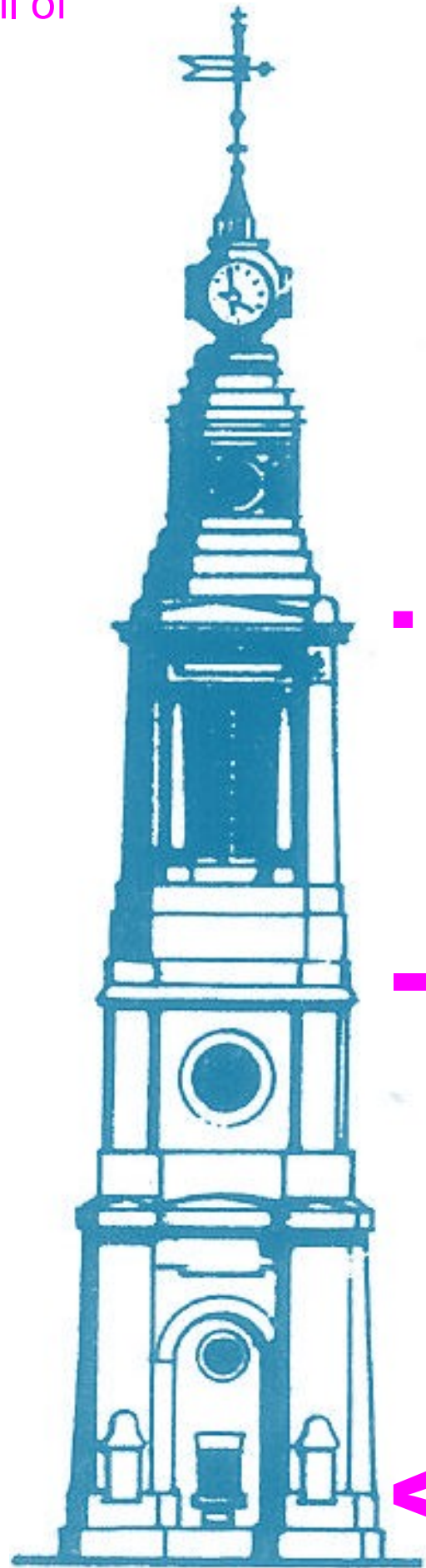


Annual report and financial statements  
of the Parochial Church Council of  
St Anne's Church, Soho



# Annual review 2009



**St. Anne's Church, Soho**

The Church of England Parish Church of Soho

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## The Rector's APCM Report

In our annual report we review the year that has been. As well as looking at the finances and fabrics all churches should do a spiritual stock take to examine where we have been and where we are with God and how our journey of faith individually and corporately is progressing. No church can stand still, nor can we say this is how we have done things and how we will do things for years to come.

In my first year's annual report I told the story of the man who held a bird inside his hands with the desire to prove that the wise man wasn't as wise as everyone thought he was. The young man sought to either produce a live bird or a dead bird depending how the wise man answered the question, 'Is the bird in my hands alive or dead?' but when asked the wise man said 'the answer is in your hands.' I had hoped that this analogy would encourage us as a congregation to seek a process of moving on and forward. During this last year a number of people have decided that they can no longer worship at St Anne's and so it is with regret that they have left. We continue to pray for their spiritual growth in other places.

St Anne's is smaller but as the church it will continue to be a witness in Soho. We all must remember, rector and parishioner alike that the church is not our property but rather it is the church of Jesus Christ and therefore we have a responsibility to ensure that we as the church are faithful to Christ in bearing witness

to the truth.

So where are we spiritually at this stage? On average we have 20 adults on a Sunday morning and between 6 and 8 children. We have continued to welcome people into the family of God and in 2009 - 2 children were baptised and a service of thanksgiving held for the birth of a child; 2 adults were confirmed and 4 weddings were conducted along with one blessing of a civil marriage and pastoral prayers offered for a gay couple following their civil partnership. With all of those seeking marriage in the parish, if they are not resident, attendance is required over a period of six months before they can be added to the electoral role of the parish thus giving an entitlement to marriage in the parish.

We continue to welcome visitors from all over the world and we have updated the welcome information and produced cards for use in local hotels. Towards the end of the year £5000 was secured to use towards the establishment of a Sunday School which will enable us to pay someone to run a more productive range of activities for our children. Also this year we have seen the development of Soho Youth and congratulate Wendy and her team on the 30+ children and young people she is working with and the magazine they produced. Fortnightly Bible studies have been introduced on a Wednesday evening and we are looking at St John's Gospel. Morning Prayer is offered for the parish on a daily basis in the church and the Eucharist is celebrated on 3 occasions with Sunday being the biggest service. We have welcomed 2 ordinands, (Mr Steven Morris and Mr David Oldham) this year to join with us in their ministerial formation and Dr Jason Phillips who came on placement last year was made deacon in July and will be priested in June 2010. David and Steve will be made Deacons in June 2010. We wish all the ordinands well with the ministry into which God has called them.

At the beginning of the year we discovered as a parish that the finances were in a critical condition. This picture had not been given to the PCC. The accounts had not been closed, nor had they been prepared for audit and there were significant gaps which required a forensic examination by an accountant who worked on a pro bono basis for the church. This was a long and laborious exercise which resulted in the 2008 accounts being audited in December 09. The exercise also showed very clearly that there were considerable issues in respect to overspending in this parish and it was estimated that the

overspend for 2008 would be £70,000. Reality struck highlighting that if we continued with inadequate budget setting, we as a parish would remove all our reserves including the ring fenced money and probably end up in a negative figure at the end of 2009. A dramatic budget was set in place by the end of February, where we sought to live within our means, but where at best there was a hope that we would not exhaust our reserves nor spend the legacy money. The PCC made a decision that costs had to be cut and that the staffing at the church required a reduction and therefore the process to make the post of caretaker redundant commenced.

At the end of 2009, it is with great joy that we can report that the parish finances ended up in a much healthier condition and rather than breaking even we were able to have expenditure £9,000 less than our income. It was also rather concerning when reviewing the last 6 annual reports that St Anne's has always lived above its means and over 6 years amassed £125,000 of an overspend, which was offset by the substantial legacy left by Bryan Burroughs. There are occasions when a parish may overspend, but systematic failures such as this should not happen and should have been highlighted by the former treasurers and action taken by the PCC or questions asked by the diocese. It is more concerning that for such a small congregation, money seemed to have been spent without regard to that which would be handed on to future generations. Contracts are in the process of being reviewed and renewed and new leases set up which will assist in the parish income. Patrick Thomson our new treasurer labouriously collated the gift aid envelopes over the past three years and giving us a rebate of approximately £6000 and we have sought to use this money wisely.

As a PCC this year we have had to register with the Charity Commission and from his point on will endure their scrutiny of finances and therefore have a responsibility to use charitable finances wisely. The lesson learned in all of this is clarity and transparency in our finance and the PCC now receive monthly printed reports comparing parish finances to the monthly budget set.

This year saw a complete revamp of the Friends of St Anne's. A new committee has been elected and it is now chaired by Janet Vance. Following a difficult transition where a clear handover failed to materialise and bank statements and cheque stubs shredded by the outgoing committee, the new friends committee have sought to work with

the church and undertake some fundraising. We congratulate the friends group on their fundraising efforts of £4000.00 to date.

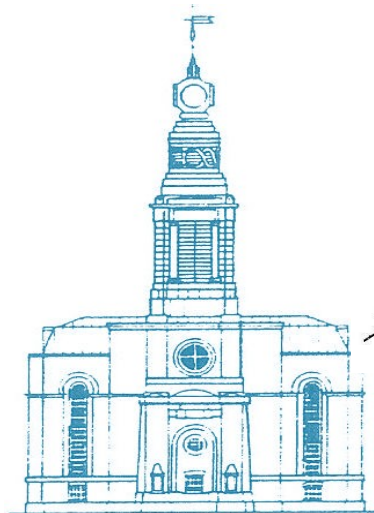
December brought the usual round of Christmas service and we welcomed the Lord Mayor Locum Tenens to our Nine Lessons and Carol Service. After The Christmas day service we had a wonderful lunch for those who would have spent the day alone. So twenty people and helpers had a great professional lunch.

So at the end of a difficult 2009 should we be concerned at St Anne's? It has been a painful year but it is one in which we will grown from. Sometimes there is a need for painful pruning to take place before shoots of growth can appear and we have indeed seen our share of painful pruning— but growth is slowly happening as we welcome new people into our fellowship. The reduction of our electoral roll gives a clear picture of where we are and in a reality a large electoral roll of non attendees does not build a church but it is only through commitment and unity that growth happens.

One of the signs of growth is from one person examining a sense of vocation to priestly ministry. This is very much in the early stages of that process, but it is an exciting time and as well as being a parish that is willing to support student priests, we can also hopefully walk with and support one of our own.

So what does the future hold and where do we go from here? The church is not a club but the body of Christ on earth and we are part of the body of Christ in Soho. If we want to grow, then we need to ask the question what is God's plan for this place and are we willing to be part of that plan? Are we prepared to take a big risk and get our hands dirty to see others know the love of God?

Under my ministry St Anne's will continue to welcome all irrespective of race, gender or whatever. The gospel is an inclusive gospel and we as a parish need to be prepared to meet people where they are at. So a third of the way through 2010, how can we make life in this place? Well the answer is in our hands!!



*David S Gilmore*

**David S Gilmore**  
Rector & Chair of the PCC

April 2010

# Report of the PCC

## **Rector**

Revd. David S Gilmore

## **Assistant Priest**

The Revd Simon Buckley  
(Until 15th March 09)

## **Church Wardens**

Janet Vance, Michael Harvey

## **Treasurer**

Patrick Thomson

## **PCC Secretary**

Mr Bob O'Dell (to 31st March 2009)  
Mr Michael Lynch (from April 09)

## **PCC Deanery Synod Representatives**

Alex Norrish (resigned)  
Michael Moran (resigned)

## **Elected Representatives of The Parochial Church Council**

Richard Abraham (resigned)  
Mark Allen (resigned)  
Jose Fernandez  
Maria Froggatt (co-opted)  
Michael Harvey  
Dorothea Kline (Co-opted & resigned)  
Michael Lynch  
Sharon Makinson (Co-opted)  
Colin McNeill  
Robert O'Dell (resigned)  
Andy Stone  
Patrick Thomson  
Janet Vance  
Patricia Walters (co-opted)  
**Parish Administrator**  
Mr Stephen Grey

The Full PCC met on 10 occasions during 2009 and met subject to rule 23 of the Church representative Rules on one occasion. The meeting commences with evening prayer .

The PCC discussions included the following issues:

- Charitable Giving
- Soho Green's plans for St Anne's Gardens
  - Child Protection Policy review
  - Buildings and Grounds
  - Lettings and rates
  - Finance
- New Chairs for the Hall & Allen Room
  - Advertising
  - Health & Safety
- Children & Holy Communion & Children's Ministry
  - Eucharistic Ministers
  - Leases
- Anniversaries of The Bombing of St Anne's & Rebuilding
  - World War II Memorial
  - Premises Drinks License
  - St Patrick's Church Homeless meal
    - Common Fund
    - The role of the PCC
      - Gift Aid
      - Fundraising
    - Church Flowers & Flower Fund
  - PCC registration with the Charity Commission
    - Leases
- Wedding & Pastoral Prayers Following a Civil Partnership
  - Registration with the Charity Commission
    - Chattels & Furnishing
    - Redundancy
    - Insurance
    - The Parish Finances
      - Faculties
    - Insurance and Alarms



This by no means is an exhaustive list but it has been exhausting on many evenings! The Parochial Church Council is a Board of Trustees for the Church and its members are registered with the Charity Commission. The Parochial Church Council ("PCC") is a corporate body with perpetual succession established by the Church of England. We operate under the PCC (Powers) Measure. The appointment and election of PCC members is governed by the Church Representation Rules. Currently serving elected members were elected at the Annual Parochial Church Meeting (APCM) in March 2009. The PCC advises new PCC members on their responsibilities. The PCC appoint a Children's Advocates and adheres to the Diocesan protocol in the protection of children. We invite representatives to attend training sessions arranged by the Diocese of London to keep us up to date with our responsibilities.

**David S Gilmore**  
Rector & Chair of the PCC

# Report on the Fabric, Goods and Ornaments of the Church

## Fabric

The building is now 19 years old and is generally in sound order although the toilets and flooring are looking tired and in need of refurbishment along with the re-decoration of the church hall and church all of which is due to age and constant use. We benefited, due to 2 bits of damage by hall lets, which meant that the entrance to the church was repainted and the area outside the vestry was re-carpeted at no cost to us. The weekly homeless meals which St Patrick's Church organise here on Thursday evenings have had an effect on our new painting but this will be reviewed by them prior to leaving.

Last year it was reported that St Anne's house especially the basement area had been a considerable expense due to leaks. This year we have not incurred any additional cost on this building. This may in part be due to the road outside being repaired which no longer allows water to collect.

Over the past year we have raised £2500 by fundraising in order to replace the chairs in the hall and Allen Room and have been able to purchase stacking stands for each room. These are much easier to maintain. The old chairs were gratefully received by 2 churches for use in their halls.

The Church Web Site was renewed and switched to a better service provider and we are seeking a more public profile. We are now able to upload photos in albums and there is a blog by the rector—which he needs to be nagged to update! New information cards have also been printed with details of the services on them.

The majority of our funds come from our leases and rentals – without them the parish is not viable. And over the last year, the rector and administrator have been renewing our leases with the guidance of the letting agent who reviews the property and its value. This has professionalised the way we manage leases and rentals. As we renew leases in the coming

years, these efforts will put St. Anne's in a stronger financial position.

## Goods and Ornaments

We still have two large chests of Goods and Ornaments and following their trip to Scotland for which we were charged, they have returned to London and appear to be happy in the vaults of the bank again. The boxes are still secure and we are still trying to find alternative accommodation for them.

Due to a leak from the flats above the vestry cupboard, considerable damage was done to the Altar frontal. Soho Housing have acknowledged this and repaired the water damage and provided for the replacement of the frontal. Designs have been put before the PCC and will go for a faculty in the near future when agreement has been reached.

## Conclusion

It was with sadness during the year that we had to make the post of caretaker redundant and would wish Steve Goodall well for his future and we would like to acknowledge the work done by Stephen Grey for all his hard work at St Anne's. We would also like to thank members of the PCC for their work on oversight and direction.

**Janet Vance & Michael Harvey,  
Churchwardens**

March 2010



Memorial brass of St Anne  
at Deerhurst, c.1400

## WESTMINSTER (St MARGARET) DEANERY SYNOD

### Report to parishes

2010



We continue to follow the pattern of the first part of each Deanery Synod meeting being the business section from 6.30-7.15pm, followed by drinks and canapés when any members from churches in the Deanery are invited to join us.

The Deanery **Schools Leavers' Service** held at St Margaret's Westminster on 30 June 2009 was a great success. It included our church schools and other schools in the Deanery who also joined us for the occasion.

A joint **Garden Party with the City Deanery** on 30 June 2009 was a very successful occasion when the weather was perfect – warm and sunny! It was held by kind invitation of the Master of the Temple, The Rev'd Robin Griffith-Jones in his garden next to the Temple Church. We have an invitation to repeat the occasion this summer.

A **Deanery Steeplechase** was held on 17 May 2009 in order to raise awareness of, and funds for, the Deanery Drop-in Centre in Carey Place, Vauxhall Bridge Road. One member, Shane Fletcher of St Mary's Bourne Street, completed a circuit of every church in the Deanery in record time. He said that it was a great opportunity to see the wonderful churches in the Deanery and to experience the welcome in each. He had dinner with the Area Dean and Lay Chairman of the synod as a prize, and a total of £1200 was raised for the St Margaret's Drop-in Centre.

On 22 October the synod held its meeting at **St Giles-in-the-Fields** with the main item of business being the Anglican Methodist Covenant, local discussion of its implementation having been referred to deaneries by General Synod. The synod heard from the Reverend Kenneth Howcroft, Assistant Secretary to the Methodist Conference.

The most recent Deanery Synod was the meeting on 3 February 2010 held by kind permission in The **Lord Mayor's Parlour at Westminster City Hall**. After the business was completed refreshments were served and the Lord Mayor, Council-

lor Duncan Sandys, joined the members. He welcomed everyone to the City Hall and spent some time moving around talking to virtually everyone who was present. It is hoped that this was the first in a series of events highlighting the valuable work undertaken by churches in Westminster in their communities.

The **Education Committee**, set up to report to the Deanery Synod, aims to encourage partnership and communication within the Deanery between churches and schools. We should be proud of our church schools:

St Peter's Eaton Square  
Burdett-Coutts and Townshend  
St Barnabas Pimlico

St Clement Danes  
Soho Parish  
St George's, Hanover Square

St Gabriel's, Pimlico  
St Matthew's, Westminster

and of the high standards of education provided for the children – the schools in the Diocese of London score higher than the national average in all aspects of Ofsted inspections. Within the deanery all parishes contribute to the Schools Maintenance Scheme managed by the London Diocesan Board for Schools.

The following parishes are currently in **vacancy** and we are asked to hold them in our prayers: St James Piccadilly, St James-the-Less, St Mary-le-Strand, St Mary's Bourne Street, and St Barnabas Pimlico.

The Deanery Synod is the Electoral College for the elections of laity to the **General Synod** during 2010, and will itself be re-elected at this time next year.

Finally, we are delighted to announce the establishment of a deanery **website** which may be found at [www.westminsterstmargaret.org](http://www.westminsterstmargaret.org).

**During the year the Deanery Synod Reps Mike Moran and Alex Norrish resigned. This report is the Deanery report for Parish APCMS.**

# Electoral Roll Officers Report 2010 to the APCM

The electoral roll is the official list of those qualified to attend and vote at the Annual Parochial Church Meeting. Only members of St. Anne's electoral roll can attend this meeting or be part of any vote. The Church Representation Rules tell us that each church has to prepare a new electoral roll every six years. We invite existing members to reapply, as well as encourage new members to join us and the roll is revised annually. Last year 95 people were enrolled on the electoral roll.

Over the last year 18 people have joined the roll:

<b>Almeida</b>	Isabelle	NR
<b>Barnett</b>	Julian	NR
<b>Blonsky</b>	Yevgenia Alexandrovna	NR
<b>Burke</b>	Matthew James	NR
<b>Chia</b>	Richard	NR
<b>Cherry</b>	Kate Victoria	NR
<b>Gilbert</b>	Laura Jane	NR
<b>Hunter</b>	Helen Sarah	NR
<b>King</b>	Steven Alistair	R
<b>Morris</b>	Richard John	NR
<b>McCarrick</b>	Sarah Elizabeth	NR
<b>O'Sullivan</b>	Richard Patrick	NR
<b>Rusike</b>	Tesence	NR
<b>Skerritt</b>	Gavin John	NR
<b>Spencer</b>	Roland	NR
<b>Voong</b>	Van Hvang	NR
<b>Walters</b>	Keith Robert	NR
<b>Walters</b>	Patricia Anne	NR

From the 2009 list the following will be removed:

3 by death

<b>Drake</b>	Ruth
<b>Hardie</b>	Miss Margaret
<b>Kasolo</b>	Marjorie

2 by ordination

<b>Gaffin</b>	Jenny C
<b>Hiller</b>	Ms Frances

8 by request

<b>Allen</b>	Mark
<b>Allen</b>	Sevilla
<b>Badcock</b>	Miss Margaret
<b>Cone</b>	Miss Dorothy
<b>Head</b>	Mrs Jean
<b>Henry</b>	Mrs Mary
<b>Kleine</b>	Dorothea
<b>Norrish</b>	Ms Alex

37 (non resident) by non-attendance for a period of over 6 months.

<b>Abraham</b>	Richard
<b>Amed</b>	Kathy
<b>Barnes</b>	Sally
<b>Borer</b>	Patricia Yvonne
<b>Burns</b>	Becky
<b>Cole</b>	Jacqueline
<b>Dann</b>	Billy
<b>Dann</b>	Peter Thomas Linton
<b>Deng</b>	Mabor
<b>Earley</b>	Terence
<b>Elston</b>	Mark
<b>Fernandez</b>	Jose
<b>Finni</b>	Andrew
<b>Fletcher</b>	Doreen
<b>Franklin-Kitchen</b>	David
<b>Gilchrist</b>	Susan Dr.
<b>Gradley</b>	Mark
<b>Gradley</b>	Sharon
<b>Graham</b>	Hugh
<b>Haigh</b>	Rebecca Louise Eliz
<b>Howard</b>	Georgia
<b>Howard</b>	Ray
<b>Manion</b>	James Edward
<b>Martin</b>	Helen
<b>Moran</b>	Michael
<b>Pettit</b>	Katherine A Smee
<b>Pettit</b>	Tobin William Neil
<b>Poncia</b>	Gemma
<b>Ruge-Cope</b>	Christine Marti Anita
<b>Statham</b>	Iain Michael
<b>Stewart</b>	Meg
<b>Stevens-Strohmann</b>	Rosalind
<b>Walmsley</b>	Jay Grace
<b>Wells</b>	Dennis H A
<b>West</b>	Geraldene
<b>West</b>	Paul
<b>Witts</b>	John

The current total membership of St. Anne's Electoral Roll is 62 - a decrease of 35 members on last year. 24 members are residents of the parish. 36 are non-resident.

**Andrew Stone Electoral Roll Officer.  
April 2010**

## Thank You

- An enormous thank you Stephen Grey (Parish Administrator), who makes this Parish flow smoothly and without whose diligence and care so much more work would fall on the shoulders of the rector and others. Thank you all who contribute to the work of St Anne's

## Voluntary help

- Thank you to all who contribute to the life of the parish and give of their time and talents to assist in the work of the church.
- To Church Wardens and Members of PCC Janet Vance and Margaret Bailey for the flower arranging and for all they do for SCCT.
- The Friends of St Anne's and the Soho Society.
- Those who act as sacristan and servers, readers, intercessors, sides persons, and administer the chalice.
- Serving on church bodies such as the Deanery Synod.
- For side persons who welcome newcomers.
- For Maria Froggatt who regularly cleans the kitchen.

## Mission Statement

### Our mission

St Anne's Church seeks to be a loving and accepting Christian community, exploring and celebrating the presence of God.

We're committed to being a prayerful oasis in Soho, accessible, open and engaged with the wider community.

St Anne's Church is a parish of the Church of England and exists to promote the Gospel of Christ in Soho.

The PCC works with the Rector in promoting in the parish the full pastoral, evangelistic, social and ecumenical mission of the Church.

The PCC also has maintenance responsibilities for the church and associated property at 55 Dean Street, London W1.



Memorial brass of St Anne  
at Morley, 1470

### We hope to achieve our mission by:

**Celebrating God's presence** with church services which are accessible and reflective and to which we make everyone feel welcome.

**Welcoming and supporting each other**, whoever we are, and providing a place of prayer, hospitality and acceptance in Soho.

**Providing space in Soho for groups**

**Engaging widely with the life of the Church:** in London, in other countries and with other denominations.

**Providing Christian education**, discussion and fellowship groups for people to explore their faith.

**Giving financial support**, to the church locally nationally and internationally and by supporting local groups which work with older people, those who are homeless, gay & lesbian people and children.

## Financial review

“ After the concerns raised in respect to the finance of the church in the annual accounts of 2008, the PCC recognised a need to set a stringent budget and curb spending in order that saving were made to stem the erosion of the reserves of which £22,000 were ring fenced. 2008 became a wake up call to the mentality of overspending which had been in the history of St Anne’s for a number of years and which over the past 6 had amassed an overspend of approximately £120,000 in total. 2009 due to the extreme measure, was the first year in the past 6 years that there was not an overspend but rather that income exceeded expenditure. Whilst 2009 saw a decrease in direct giving there was a clear recovery in respect to lettings which assisted the financial position of the parish.

### Income

Direct giving appeared to decrease slightly again, however income increased due to a significant increase in Hall Lettings and from money raised for the new chair fun along with money for designated funds for the introduction of a Sunday School and the commissioning of a new Altar Frontal The gift Aid for 2009 has still to be calculated and does not appear in the annual accounts but income from the past 3 years Gift Aid was received during this financial year.

### Expenditure

There was a reduction in expenditure this year by £62,000 in comparison to last year (of which £28,000 was due to major repairs). The PCC had to make the post of Caretaker redundant and during this financial year that has reduced expenditure by £11,000. For the 7th year in succession, the contribution to the Diocese of London was increased from £51,000 to £54,800. This is the largest single cost which contributes to our share of providing ministry in the Diocese and is a debt of honour any parish must pay to continue ministry in the parish. Charitable giving remained at the level of 2007. Heating and lighting costs were reduced by £6,000 this was due to a reviewing of contracts which were allowed to role over from year to year and by seeking alternative and cheaper providers.

### Investments

With the volatile outlook for the financial market, At the beginning of 2009 some of the investments had to be realised by approximately £7,000 to deal with a considerable decline in parish finances and the increase in expenditure.

### Reserves and Investments

The PCC holds financial reserves in case of having to cover significant repair costs or in the event of losing a tenant. Reserves would help us to keep going in an emergency. The PCC reviews the reserves each year and during 2008 they dropped considerably towards the minimum range of £60,000 - £100,000. At the 31st December 2009, the financial reserves stood at £74,899.00 - including the ring-fenced amount of the Bryan Burrough Legacy (£22,537) this amount was below the target range. Financial reserves are invested wisely in the managed funds of the C.O.E. Whilst this is an increase on last year it is clear that the parish still has a considerable distance to go to increase its reserves to its stated minimum level.

### Risk Management

The PCC has identified and reviewed major risks to which we are exposed and has established procedures and identified systems to manage the risks.

”



31st March 2010 Patrick Thomson  
PCC Treasurer

### Independent Examiner's report to the Parochial Church Council of St Anne's Church, Soho

This report on the accounts of the PCC for the year ended 31 December 2009, which are set out on pages 12 to 17, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 ('the Regulations') and s43 of the Charities Act 1993 ('the Act').

#### Respective responsibilities of the PCC and the Examiner

As members of the PCC you are responsible for the preparation of the financial statements; you consider that the audit requirement of the Regulations and section 43(2) of the Act does not apply.

It is my responsibility to issue this report on those financial statements in accordance with the terms of the Regulations.

#### Basis of this report

My examination was carried out in accordance with the General Directions given by the Charity Commission under section 43(7)(b) of the Act and to be found in the Church guidance, 2006 edition. That examination includes a review of the accounting records kept by the PCC and a comparison of the accounts with those records. It also includes considering any unusual items or disclosures in the financial statements 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 I do not express an audit opinion on the view given by the accounts.

#### Independent Examiner's statement

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 41 of the Act and
- to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations

have not been met or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**Bruce Burford ACA** 20th April 2010

8 Beechfield Road,  
Bromley,  
Kent,  
BR1 3BU

# Statement of financial activities

## For the year ended 31 December 2009

	Note	Unrestricted 2009 £	Designated 2009 £	Total 2009 £	2008 £
<b>Incoming resources</b>					
Voluntary income	2a	19,019	11,428	30,447	24,426
Income from activities for generating funds	2b	84,848	-	84,848	76,989
Income from investments	2c	1,546	-	1,546	4,447
Income from church activities	2d	41,447	-	41,447	39,800
Other income	2e	712	-	712	-
<b>Total incoming resources</b>		<b>147,572</b>	<b>11,428</b>	<b>159,000</b>	<b>145,682</b>
<b>Resources expended</b>					
Cost of church activities	3a	(147,576)	(2,316)	(159,892)	(212,579)
Governance costs	3b	(300)	-	(300)	(306)
<b>Total resources expended</b>		<b>(147,876)</b>	<b>(2,316)</b>	<b>(150,192)</b>	<b>(212,885)</b>
<b>Net (outgoing)/incoming resources</b>		<b>(304)</b>	<b>9,112</b>	<b>8,808</b>	<b>(67,203)</b>
<b>Gains / (losses) on investment assets</b>					
on disposal	5	-	-	-	-
on revaluation	5	812	-	812	(4,202)
<b>Total gains / (losses) on investment assets</b>		<b>812</b>	<b>-</b>	<b>812</b>	<b>(4,202)</b>
<b>Net movement in unrestricted funds</b>	13	<b>508</b>	<b>9,112</b>	<b>9,620</b>	<b>(71,405)</b>

# Balance Sheet

## At 31 December 2009

	Note	2009 £	2008 £
<b>Fixed assets</b>			
Tangible fixed assets	5	-	-
Investment assets	5	16,988	23,176
<b>Total fixed assets</b>		<b>16,988</b>	<b>23,176</b>
<b>Current assets</b>			
Debtors and prepayments	6	2,269	7,685
Short term deposits	7	34,308	33,799
Cash at bank and in hand	7	22,294	3,593
<b>Total current assets</b>		<b>58,871</b>	<b>45,077</b>
Liabilities: amounts falling due within one year	8	(962)	(2,780)
<b>Net current assets</b>		<b>57,909</b>	<b>42,297</b>
<b>Total net assets</b>		<b>74,897</b>	<b>65,473</b>
<b>Parish funds</b>			
General (unrestricted) Fund	12	43,444	42,936
Designated funds	12	9,112	-
Restricted funds	12	22,341	22,537
<b>Total funds</b>		<b>74,897</b>	<b>65,473</b>

The notes on pages 14-17 form part of these accounts.

Approved by the Parochial Church Council on  
and received by the Annual Parochial Church Meeting on  
and signed on its behalf by



19th April 2010



**David Samuel Gilmore**  
Rector & Chairman of the PCC

**Patrick Thomson**  
PCC Treasurer

**St Anne's Church, Soho**  
Annual Review 2009

**13**

## 1. Accounting policies

### A. Basis of preparation

The financial statements have been prepared in accordance with the Church Accounting Regulations 2006 together with the applicable accounting standards, the Charities SORP 2005 and the "Church guidance" from the Finance Division of the Archbishops' Council.

The financial statements have been prepared under the historical cost convention except for the valuation of investment assets which are shown at market value.

### B. Funds

General funds represent the funds of the PCC that are not subject to any restrictions regarding their use and are available for application on the general purposes of the PCC.

### C. Incoming resources

#### Voluntary income

Collections and donations are recognised when received by or on behalf of the PCC.

Income tax recoverable on gift aid donations is recognised when the income is recognised.

Gifts in kind of £100 value or more are valued and shown as both incoming resources and resources expended in the financial statements.

#### Income from activities for generating funds & income from church activities

Rent from land and buildings owned by the PCC and leased by licence under faculty is recognised when the rental is due.

Rental income or income from lets to organisations whose aims *either*

accord with those of the PCC *or*

are supported by the PCC (especially by virtue of our Mission Action Plan)

is treated as 'income from church activities'.

All other rental income or income from lets is treated as income 'from activities for generating funds'.

#### Income from investments

Dividends are accounted for when due and payable. Interest entitlements are accounted for as they accrue. Any tax recoverable on such income is recognised when the income is recognised.

### D. Gains & losses on investments

Realised gains or losses are recognised when investments are sold.

Unrealised gains or losses are accounted for on revaluation of investments at 31 December.

Grants and donations are accounted for when paid over, or when awarded, if that award creates a binding obligation on the PCC.

### E. Resources expended

Any diocesan quota unpaid at 31 December is provided for in these accounts as an operational (though not a legal) liability and is shown as a creditor in the Balance Sheet.

### F. Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts by s96(2)(a) of the Charities Act 1993.

Movable church furnishings held by the Rector and Churchwardens on special trust for the PCC 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 financial statements.

All expenditure incurred in the year on consecrated or beneficed buildings, individual items under £2,000 or on the repair of movable church furnishings acquired before 1 January 2001 is written off through the statement of financial activities.

### G. Investment assets

Investments are valued at market value at 31 December.

### H. Current assets

Amounts owing to the PCC at 31 December in respect of fees, rents or other income are shown as debtors less provision for the amounts that may prove uncollectible.

Short term deposits include cash held on deposit either with the CBF Church of England Funds or at the bank.

## 2. Incoming resources

	Unrestricted 2009 £	Designated 2009 £	Total 2009 £	2008 £
<b>2a</b>				
Sunday School donation	-	5,000	5,000	-
Receipt for replacement altar cloth	-	2,000	2,000	-
Fabric fund	-	1,800	1,800	-
Chair fund	-	2,628	2,628	-
Other collections and donations	17,148	-	17,148	19,862
Gift aid recovered	1,871	-	1,871	4,564
<b>Total voluntary income</b>	<b>19,019</b>	<b>11,428</b>	<b>30,447</b>	<b>24,426</b>
<b>2b</b>				
South passage rental	13,000	-	13,000	13,000
Airspace rental	8,000	-	8,000	8,667
Hall lettings	38,904	-	38,904	31,408
Allen Room lettings	21,702	-	21,702	21,073
Tower lettings	3,242	-	3,242	2,841
<b>Total income from activities for generating funds</b>	<b>84,848</b>	<b>-</b>	<b>84,848</b>	<b>76,989</b>
<b>2c</b>				
Dividends and interest including any reclaimed tax	1,546	-	1,546	4,447
<b>Total income from investments</b>	<b>1,546</b>	<b>-</b>	<b>1,546</b>	<b>4,447</b>
<b>2d</b>				
Centrepoint rental <sup>†</sup>	26,000	-	26,000	26,000
Westminster Advocacy Service for Senior Residents rental	11,000	-	11,000	10,500
Soho Society rental	3,300	-	3,300	3,300
Assigned fees	1,147	-	1,147	-
<b>Total income from church activities</b>	<b>41,447</b>	<b>-</b>	<b>41,447</b>	<b>39,800</b>
<b>2e</b>				
Other income	712	-	712	-
<b>Total other incoming resources</b>	<b>712</b>	<b>-</b>	<b>712</b>	<b>-</b>
<b>Total incoming resources</b>	<b>147,572</b>	<b>11,428</b>	<b>159,000</b>	<b>145,682</b>

## 3. Resources expended

**3a** Principal grants made during the year: grants of £300 or more are shown below. No material grants were made to individuals.

	£		£
Christian Aid	1,000	Westminster Deanery Synod	439
Soho Parish School	1,000	Anglican Church of Kenya	1,014
Bishop Simeon Trust	1,000		

### 3. Resources expended (continued)

	Unrestricted 2009 £	Designated 2009 £	Total 2009 £	2008 £
<b>3a</b> Grants, gifts & alms	4,955	-	4,955	4,778
Contribution to the Common Fund of the Diocese of London	54,800	-	54,800	51,000
Ministry, including hospitality	60	-	60	2,780
Sanctuary goods	782	-	782	2,600
Provision of music at services	4,715	-	4,715	4,212
Heat, light & water costs	9,073	-	9,073	16,509
Caretaking	11,635	-	11,635	22,336
Cleaning	3,827	-	3,827	7,410
Small repairs, maintenance & gardening	6,878	-	6,878	20,841
Insurance	3,673	-	3,673	4,940
Major repairs & redecoration	-	-	-	28,409
Chair fund	-	2,316	2,316	-
Communications, printing & stationery	3,425	-	3,425	10,580
Site & parish administration	35,687	-	35,687	35,166
Computer & large office equipment	491	-	491	664
Professional fees	3,210	-	3,210	-
Irrecoverable VAT	3,705	-	3,705	-
Other costs	146	-	146	270
Bank charges & loan interest	514	-	514	84
<b>Total cost of church activities</b>	<b>147,576</b>	<b>2,316</b>	<b>159,892</b>	<b>212,579</b>
<b>3b</b> Cost of producing and independently examining the annual review	300	-	300	306
<b>Total governance costs</b>	<b>300</b>	<b>-</b>	<b>300</b>	<b>306</b>
<b>Total resources expended</b>	<b>148,255</b>	<b>2,316</b>	<b>150,571</b>	<b>212,885</b>

### 4. Staff costs

During the year the PCC employed a caretaker and parish administrator. The caretaker was made redundant during the year. One employees' emoluments fell in the band £20,000-£29,999.

	Unrestricted 2009 £	Restricted 2009 £	Total 2009 £	2008 £
Wages and salaries	35,871	-	35,871	50,577
Redundancy costs	3,100	-	3,100	-
Social security costs	7,389	-	7,389	9,270
<b>Total staff costs</b>	<b>46,360</b>	<b>-</b>	<b>46,360</b>	<b>59,847</b>

## 5. Fixed assets for use by the PCC

The PCC has no tangible fixed assets. See note 1 on accounting policies.

The PCC holds 1,405 units (2008: 1,405) in the CBF's Investment Fund. Units were valued at £10.22 each at 31 December 2009 (2008: £9.35), giving a total market value of £14,365 (2008: £13,138).

The PCC holds 4,530 units (2008: 6,227) in the CBF's Fixed Interest Securities Fund. During the year units to the value of £7,000 were sold. Units were valued at £1.55 each at 31 December 2009 (2008: £1.61), giving a total market value of £2,623 (2008: £10,036).

## 6. Debtors

No provision has been made for gift aid recoverable on 2009 donations. £214 (2008: £348) is included relating to insurance prepaid.

## 7. Cash & short term deposits

The PCC holds short term deposits with the CBF deposit fund which amounted to £34,308 at 31 December (2008: £33,799). At 31 December the PCC held £22,171 with the Bank of Scotland (2008: £3,464) and held £123 as petty cash (2008: £128).

## 8. Creditors

Creditors relate to accruals for gas and electricity charges to 31.12.09 not invoiced until 2010.

## 12. Parish Funds

	Balance 1.1.09	Income	Expenditure	Movement	Balance 31.12.09
Unrestricted funds	<u>42,936</u>	<u>148,384</u>	<u>(147,876)</u>	<u>508</u>	<u>43,444</u>
Designated funds;					
Sunday School fund	-	5,000	-	5,000	5,000
Fabric fund	-	1,800	-	1,800	1,800
Chair fund	-	2,628	(2,316)	312	312
Altar cloth fund	-	2,000	-	2,000	2,000
Total designated funds	-	<u>11,428</u>	<u>(2,316)</u>	<u>9,112</u>	<u>9,112</u>
Restricted fund- Bryan Burrough	<u>22,537</u>	-	<u>(196)</u>	<u>(196)</u>	<u>22,341</u>
Clock fund					

## 9. Gifts in kind & intangible income

The PCC receives, and gratefully acknowledges, substantial voluntary help. In accordance with s8.45 of the Church guidance and s109 of the Charities SORP this intangible income is not accounted for in the financial statements.

## 10. Professional fees

Jane Proctor was paid £300 by the PCC for her examination of the 2008 accounts

## 11. Transactions with PCC members

No person connected with the PCC has been paid or is payable remuneration or other benefits from the funds of the PCC except as shown here.

- The Revd David Gilmore was Chair of the PCC from 29th April 08 and Rector of the parish and did not take an honorarium.

Expenses have been reimbursed to PCC members only insofar as PCC members act as agents for the PCC.

# How to support us

The Church of England is becoming less able to rely on its historic assets to generate income, so parish churches like ours have to become as self-sufficient as we can and, if possible, help poorer parishes in London.

We believe we are making our buildings (and people!) work very hard to generate as much money as possible, but we also need support from our congregation and the people who know us.

With your support we can ensure that St Anne's continues its worship, work and witness in Soho.

If you would like to help us out financially then please use the forms below.

Thank you for your support.

## The forms you need to help us

If you would like to pay a regular amount directly from your bank account then please use form A below.

If you pay UK income tax then consider filling in form B too. It allows us to reclaim income tax on your donations, making £10 worth £12.80.

### A. I'd like to give regularly to St Anne's

Title \_\_\_\_\_ First name \_\_\_\_\_

Surname \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Banker's Order (Instruction to your bank/ building society to pay by standing order)

To the Manager,

\_\_\_\_\_ (name of bank)

Address of bank \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Exact name of account holder(s):  
\_\_\_\_\_

Account number  
\_\_\_\_\_

Sort code \_\_\_\_\_

Please pay on the \_\_\_\_\_ (day) of \_\_\_\_\_ (month)  
\_\_\_\_\_ (year)

And on the same day of each succeeding month / year\* until further notice to:

Bank of Scotland, 14/16 Cockspur Street, London SW1Y 5BL  
Sort code 12-11-03 account number 00548260,  
St Anne with St Thomas and St Peter Soho

The sum of £ \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

(\* - Delete as applicable)

### B. Please reclaim tax on my donations

Gift Aid declaration

*giftaid it*

Full name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Postcode \_\_\_\_\_

• I want St Anne's to reclaim tax on all of my donations over the past six years

• I note that I should tell St Anne's if I don't pay an amount of income or capital gains tax that at least equals the tax deducted from my donations

Signature \_\_\_\_\_

Date \_\_\_\_\_

Please return to the Treasurer, St Anne's Church, 55 Dean Street, London W1D 6AF. Thank you.





## Full parochial name

St Anne with St Thomas and St Peter, Soho  
Diocese of London

## Address for correspondence

St Anne's Church  
55 Dean Street  
London W1D 6AF

020 7437 8039  
[www.stannes-soho.org.uk](http://www.stannes-soho.org.uk)  
[info@stannes-soho.org.uk](mailto:info@stannes-soho.org.uk)

## Legal Advisor:

Diocesan Registrar  
The Old deanery  
London

## Independent Examiner

### Bruce Burford ACA

8 Beechfield Road,  
Bromley,  
Kent,  
BR1 3BU

## Bank

Bank of Scotland  
St James's Gate  
14/16 Cockspur Street  
London SW1

## Investment Manager

CCLA Investment Management Ltd  
80 Cheapside  
London EC2V 6DZ



THE CHURCH  
OF ENGLAND

