

St Mary's Bourne Street

Annual Parochial Church Meeting 2022

Sunday 8 May 2022

A. The Annual Meeting of Parishioners

Agenda

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Agenda

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A. The Annual Meeting of Parishioners

Prayer

1. To appoint a Clerk to the meetings
2. To receive minutes of the meeting held on Saturday 29th May 2021

Minutes of the Annual Meeting of the Parishioners of St Mary's Bourne Street held on Saturday 29th May 2021 on Zoom

Fr Andrew Walker took the chair.

- a. Kate Costeloe was appointed clerk to the meeting.
- b. The minutes of the meeting held on Sunday 25th October 2020 were approved
- c. There were no matters arising from the minutes.
- d. There had been two nominations for Churchwardens. David Richards and Pauline Tuft were duly appointed, both to serve for a fourth year.
- e. Any people online, not on the electoral roll, were asked to leave the meeting before opening of the Annual Church Meeting.
- f. Clergy were invited to stay for the annual meeting but reminded that they could not vote.

B. The Annual Church Meeting

1. Minutes of the Annual Parochial Church Meeting held on Saturday 29th May 2021 on Zoom.

The meeting opened with a prayer led by Fr Andrew Walker who took the chair.

All papers and reports had been previously available on the parish website.

1. **The minutes of the APCM** held on 25th October 2020 were approved.
Fr Andrew invited nominations for membership of the PCC from any of those eligible who had not already submitted a form, there were no additional nominations.
2. **Matters arising from the minutes:**
There were no matters raised.
3. **Electoral Roll:** There were 151 names on the Roll at the October 2020 APCM. Nine names were added during the following half year. There were no deaths nor names removed. This year's Electoral Roll came into effect on 17 April 2021 with 160 names. It has been closed to

additional applicants since that time and reopened following this meeting. Cynthia Butterworth, electoral roll officer, was thanked for her work.

4. **The Annual report of the PCC and Financial Statements for 2020:** Kris Romanski, Hon Treasurer had presented the Financial Statements; there were no questions. Kris was thanked for his work.
5. **Stewardship:** There were no questions.
6. **The report of the Kenneth and Helena Levy Trust for 2020,** was accepted, there were no questions.
7. **Fabrics, Goods & Ornaments:** Thanks were expressed to all those whose tireless work has continued to facilitate the live streaming of services during the coronavirus pandemic.
8. **Report from St Mary's Trust:** The report, prepared by David Marchese was received, there were no questions.
9. **Westminster (St Margaret) Deanery Synod Report:** The report, prepared by David Richards was received. The representatives from this parish are David Garrett, Andrew Probert and James Ritzema. There were no questions.
10. **Elections**
 - a. **PCC.** There were four PCC vacancies: Bill Goss, Sue Hutchinson, David Marchese and David Ritchie had completed their three year terms and were thanked for their contributions. Nominations, all 3 appropriately proposed and seconded, were received from Hazel James, Timothy Jones and Martin Woolley all of whom were appointed for three years. A single vacancy remains. *
 - b. **Sidesmen:** The sidesmen for the year are as listed in the APCM papers.
11. **Appointment of Independent Examiner to the PCC.**

Kris Romanski explained that Grant Wells of PG Lemon LLP, who has been the independent examiner for the last 10 years, is still reorganising his workload and it is unclear whether or not he will be able to continue in this role. It was agreed unanimously that he should be asked to be independent examiner again for this year's accounts; should he not be able to do this, it would fall to the PCC to appoint an alternative independent examiner.
12. **Any Other Business.** There were no items of any other business. Fr Andrew thanked all of those who have continued to contribute to the running of the parish notwithstanding the trials and tribulations of the past year.
13. The meeting closed with a prayer.

*After a subsequent call for nominations Shane Fletcher was elected to the vacancy to serve on the PCC until the APCM 2024

2. Matters Arising

3. Report on changes to the Electoral Roll

There were 160 names on the Roll at the April 2021 APCM. Seven names were added during the following months. There were 3 deaths and no removals from the ER. This year's Electoral Roll came into effect on 23 April 2022 with 164 names. It has been closed to additional applicants since that time. It will reopen following today's APCM.

Cynthia Butterworth, Electoral Roll Officer

4. Parochial Church Council Annual Report and Financial Statements 2021

PCC ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

Aims and objectives

In accordance with the Parochial Church Councils (Powers) Measure 1956, the aim of the PCC is 'to co-operate with the incumbent in promoting in the ecclesiastical parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical'.

The aim of St Mary's remains what it has long been, to be a witness to the Catholic faith within the Church of England, drawing people (from a much wider area than its small geographical parish) to the worship of God through Catholic teaching and practice including, in particular, sacramental confession and spiritual direction, liturgy and fine music.

Events of 2021

The story of St Mary's in 2021 was again dominated by the Coronavirus pandemic, albeit to a lesser extent than in 2020. Although the Government had not required churches to close for public worship as part of the third lockdown in early January, on 8 January, the Mayor of London declared a major incident and, among other measures, requested all churches in London to do so, and this request was supported by the Bishop of London. Given the state of the pandemic at the time, it seemed right for us to close in line with the request, which we did with effect from 10 January. The Sung Mass continued to be celebrated with choir and servers and it was live streamed, as were all Low Masses. Sunday Evensong and Benediction was suspended.

From 25 January, the church reopened for Low Masses and Sunday Evensong and Benediction was resumed. Live streaming of Low Masses was maintained (until 24 April), to give people the choice. But the Sung Mass remained closed to the congregation, as it would have been busier and drawn participants from a wider area, and therefore the risk of infection was considered greater. The Mayor of London stood down the major incident in early March, and St Mary's congregation was able to participate in church in the Sung Mass from 14 March. As at the start of the year, the congregation was required to wear a face mask by law, unless exempt, use the hand sanitiser on entry to the church and maintain social distancing, and to reserve a ticket for Sung Masses, of course without charge.

These requirements were dropped from 25 July, though the Government continued to encourage the wearing of facemasks. St Mary's policy in those circumstances was generally to leave it up to the congregation to make their own decisions. Also from that date, singing, both of the Propers by the Celebrant, and by the congregation, was resumed. Because of staffing difficulties during the holiday season, the reintroduction of the High Mass, with three Sacred Ministers and a full team of servers was deferred to 5 September, with changed seating arrangements for the Ministers, to help maintain

social distancing. The Sunday evening Mass was resumed from 5 December. Mask wearing was again strongly encouraged by the Government, but not mandatory, as part of the response to the omicron variant from 9 December - we therefore introduced mask-wearing by the Sacred Ministers and servers when the entrance procession passed through the congregation, as it does customarily in Advent and Christmastide. One mask-wearing measure which continued throughout the year was that the Celebrant wore a mask when distributing Communion, which was restricted to the Host, received standing.

Total attendance at the Sunday High or Sung Mass has generally been in the range 60-90, compared to 80-100 before the Pandemic, with a tendency for the number to rise over the year, until the omicron variant arrived in December. We continue to live stream the High Mass, and it remains available to view for the remainder of the day, but it is difficult to assess how many people watch the whole Mass rather than just a brief glimpse, and one viewing can resent a single person or several. Attendance at the other services is generally about 5, but it can be higher, particularly for Evensong & Benediction, where it can reach double figures.

Our outreach to the homeless and vulnerable of central London, continued on the smaller scale of autumn 2020, led still by the Presbytery housekeeper, Gloria Gardner, operating once a week and serving only the Victoria area.

The social life of St Mary's was resumed when post-Mass drinks restarted in August, initially fortnightly, and we had a parish barbecue in September. Members of the Walsingham Cell were very pleased that the Parish Pilgrimage to Walsingham was able to go ahead at its usual time, just after the August Bank Holiday. Although there were fewer people at the shrine than normal, the pilgrims enjoyed a full programme of activities. The Cell also held three meetings in London, starting in August, either in church or in the Presbytery. The School of Religion resumed in December, with a talk by Fr Fergus Butler-Gallie, who spoke on "Laughing through the Apocalypse: Advent and Humour".

Despite the lockdown, progress continued to be made on the Pineapple Project. By the end of 2021, the original £1.5 million target for fund raising had been largely reached, but by then rising building costs had added about £400,000 to the VAT-exclusive cost. Additional works to open up the basement and undercroft to provide more natural light and fresh air and make the space more attractive to potential tenants would add about a further £300,000. In the last six months of the year the building design was refined and agreed via a sub-committee, and the works were ready to go out to tender in early 2022 (of a long list of 10 builders, 5 were shortlisted). Tender responses are due by the end of March. A further consultation with the congregation also took place in the autumn, and on that basis both the PCC and the St Mary's Trustees voted to continue with the Project as proposed and designed - with a further decision on going ahead of course to be taken once final tender figures are in. Fund raising is still continuing into 2022.

We reported last year the death of Fr Bill Scott, much loved former Vicar of St Mary's. On 17 July, the first anniversary of his death, a High Mass of Requiem was celebrated for the repose of his soul. On 8 December, the Bishop of Chichester dedicated the memorial to Fr Bill. A stained glass window which had been hidden in the south porch was reset in the west window of the Seven Sorrows chapel, with an inscription, and a small depiction of his coat of arms.

In 2019, we reported that new lighting had been installed in church and was functioning, but some work remained to be done to complete the scheme. Although some progress was made in 2020, some additional electrical work was identified as highly desirable and this work is still not quite complete because of the pandemic. The major item of work in 2021 was the restoration of the 'Big 6' High Altar candlesticks, and the 4 intermediate ones used so we have a 'Big 10' in Christmastide and Eastertide.

In 2020, 2 capezzali - Sicilian devotional plaques with a scene carved out of coral - were found in the sacristy safe. As they could not easily be displayed in church, it was decided to sell them to raise funds for the Jewels of the Madonna Fund to continue our programme of restoration of vestments. We were delighted when they were sold for £26,000, though we had to pay commission out of that. Vestments restored during the year included completion of the restoration of the 'Gold' High Mass set, as a memorial to Fr Bill, and two Low Mass chasubles, one white, 18th century French, the other purple.

The PCC held six meetings in 2021, including the formal meeting after the APCM to elect the PCC officers. The main issues discussed by the PCC during the year were:

- the impact of the Coronavirus Pandemic on church activity, including church opening, live streaming and the music at the Sung Mass;
- finance and giving to St Mary's;
- the Pineapple Project;
- other buildings, fabric and ornaments issues, including possible installation of a sound system;
- the safeguarding of children and vulnerable adults; and
- reports of St Mary's Trust issues.

The number on the Electoral Roll at the time of the APCM was 160, compared to 151 the previous year.

Finally, we wish to record our gratitude for the leadership of our Vicar, Fr Andrew Walker and in particular for his fund-raising efforts for the Pineapple Project, and for the work of the Honorary Assistant Curate, Fr Sam Korn, who is chaplain to St Mary Magdalene Academy, Islington and lives in the Presbytery. The other members of the College of Priests at the start of the year were Frs Michael Brotherton, Mark Kenny, Stuart Leamy, Peter McGeary, Victor Stock and Patrick Tuft. During 2021, they were joined by Fr Chris Newlands, until recently Vicar of Lancaster Priory, and Fr Gareth Davies, chaplain to the Lewisham and Greenwich NHS Trust. We continue to be grateful for everything that they all contribute to the life of St Mary's.

Safeguarding

The PCC continues to comply with the duty to have due regard to the House of Bishops' Safeguarding Policy and Practice Guidance on safeguarding children and vulnerable adults. Safeguarding is a standing item on the PCC agenda.

During the pandemic, there has been particular concern about housebound members of the congregation. The Vicar has telephoned people regularly as, to a lesser extent, have other members of the PCC. The safeguarding officer has frequently reminded the congregation to look out for each other at this particularly difficult time and to report any anxiety early to one of the priests or to her. Kate Costeloe is the PCC's Safeguarding Officer and Faith Allsop is the Children's Champion.

Financial review

Overall, there was a surplus of £344 on the general fund in 2021, compared to a surplus of £7,461 in 2020. The general fund had net assets of £72,546 at the end of 2021, compared to £72,202 at the beginning of the year. The impact of the pandemic was much smaller in 2021 than it had been in 2020, but this is still a rather better outcome in financial terms than had been expected at the beginning of the year, when a deficit of some £14,000 had been forecast.

Total general fund income in 2021 was £171,744 compared to £160,543 in 2020. The main reasons for the increase are that the PCC received a bequest of £5,000 from Gerald Bowden, who had been a regular worshipper at St Mary's for many years, and the increase from £11,385 in 2020 to £14,970 in 2021 in income for the use of the church, as the PCC received rent from Francis Holland School for its use of the undercroft for the whole year (although monthly rent payments fell, as it was no longer possible to rent out the choir room, as it does not have a fire escape). Total giving fell slightly, from £123,914 in 2020 to £121,375 in 2021. But within the overall total there were changes in the pattern of giving. There

was a marked fall in one-off donations subject to gift aid, particularly after the first quarter - these had been a particular feature of giving during the lockdowns of 2020 - whereas there was an increase in non-gift aid one-off donations, and standing orders rose from £73,686 in 2020 to £78,381 in 2021.

General fund expenditure in 2021 was £171,400, up from £153,082 in 2020. The main reason was the recovery in general fund expenditure on music, which rose from £38,161 in 2020 to £56,422 in 2021, surpassing the 2019 level. Office expenditure, including the cost of the parish administrator, rose from £8,483 in 2020 to £10,705 in 2021. The main area where there was a reduction in expenditure was repair and maintenance of the church fabric, cost of which fell from £3,839 in 2020 to £227 in 2021.

Last year's report recorded that the Levy Trust had agreed to give a grant to the PCC to cover the cost of restoration and redecoration of the servers' sacristy, and the balance of the cost lighting project and associated electrical works which the PCC could not meet from its own resources. That remains the position, as no progress was made on the electrical work in 2021. The latest estimate of the size of the grant required is £53,422. This work left the fabric fund with a zero balance. In 2021, the PCC received a bequest of £17,311 from Fr Bill Scott. The PCC decided to place this money in the Fabric Fund, as there are a couple of small building-related projects which the PCC is considering, for which it has no other funding available. The PCC is very grateful for both bequests received in 2021. The purpose of the restricted funds is described and income, expenditure and the balance at the year-end for each of the funds is shown in Table F below.

In 2021, the Fr Bill Scott Memorial fund achieved its objective. The total cost of the memorial was £35,456. During 2021 the fund received a grant of £15,000 towards the cost from the Hyde Park Place Trust, and donations totalling £5,269, including associated Gift Aid, towards the cost. The SS Peter & Paul Fund met £9,292 of the cost (the memorial falls squarely within its objectives, as work of beautification in the church). The balance of the cost will be met by a VAT grant under the Listed Places of Worship scheme. When that is received, the fund will be closed.

During 2021, the PCC received grants towards the cost of the Pineapple Project totalling £136,000: a further £100,000 from the Rausing Trust, £26,000 from the All Churches Trust and £10,000 from the no. 1 Trust. Further grants totalling almost £350,000 have been awarded but not yet paid. The PCC also received donations for the Project totalling £67,718 during 2021, plus £15,013 associated Gift Aid. It has pledged of further donations of around £50,000, including associated Gift Aid. But the forecast cost of the project has increased. The original estimate was £1.5 million plus VAT; the latest estimate is £1.9 million plus VAT, with a potential further £0.3 million cost for works on undercroft/basement. When the Pineapple Project started, invoices from the architects, etc. were met by St Mary's Trust. Now that the PCC has raised some funding, it has taken over that responsibility. It spent £56,981 on project-related invoices in 2021.

During the year, £3,104 was raised through collections for other charities, compared to £2,291 in 2020 - Table G below gives a breakdown. But this only includes money paid to the PCC restricted fund to pass on to the charity and not, for example, cheques made payable to the charity itself given in response to a PCC appeal.

Overall, therefore, at the year end, the PCC had total net assets of £585,497, largely in restricted funds, compared to £385,637 at the beginning of the year.

Although the PCC had a small surplus on the general fund in 2021, that was only possible because of the £5,000 bequest and a large donation related to a memorial service held in St Mary's during 2021. The PCC's normal income to the general fund does not cover its normal general fund expenditure - its latest budget for 2022 shows a deficit of over £20,000 for the year, although over half of that is due to the fact that the PCC will not receive any rent from the undercroft while the Pineapple Project

building works are going on. That still leaves an underlying deficit of some £8,000, which the PCC will need to address soon.

The PCC operates internet banking, ensuring that there are two officers authorised to use it at any time, so that the operation of the account can always readily be independently checked. Currently, these are Kris Romanski, the Treasurer, and Shane Fletcher.

Reserves policy

The PCC's normal policy is not to maintain a reserve on the general (unrestricted) fund, except where necessary to meet known future expenditure, as its objective is that current expenditure should be met by current giving and other income. The PCC intends to use the current accrued surplus to help towards the objective of covering the costs of a full-time parish priest, as necessary. Restricted Funds are maintained for specific purposes, which are set out in Note 15 of the Financial Statements.

Risk management policy

The PCC has considered the major risks which it faces. In its opinion, the PCC has established systems which, under normal conditions, should allow those risks to be mitigated to an acceptable level in its day to day operations.

Payments to PCC members

In 2021, the PCC paid £3,562 to Mhairi Ellis and £3,488 to Toby Ward while they were members of the PCC in relation to their duties in singing in St Mary's choir; they were paid on the same terms as other choir members. In 2020, the PCC had paid them £768 and £1,024, respectively.

The only PCC member who received any expenses in 2021, other than reimbursement of costs incurred in purchasing goods or services required by the PCC, was Fr Andrew Walker, who received £1,823; a small, immaterial part of these expenses may have related to his duties as PCC Chairman. In 2020, he received £1,299.

Related party transactions

St Mary's Trust is a separate charitable trust, which was established on 24 March 1923, with independent Trustees who have discretionary powers to provide for the benefit of St Mary's Church, which is its primary purpose, or the work of the Church of England in the parish of St Mary's or in the neighbourhood. The Trustees appoint their successors. In practice, appointments of new Trustees are made after consultation with the parish. Two of the six current Trustees - Shane Fletcher and Kris Romanski - are also members of the PCC. The Trustees are generally persons who are closely associated with St Mary's.

In 2021, as in 2020, the PCC did not request any grant from St Mary's Trust, and none was given. The Trust continued to meet the costs of renting 85 Chester Row from the Grosvenor Estate and related costs, because the house is lived in by the Vicar. In 2021, the Trust incurred £21,896 on the normal running costs of the property, compared to £15,599 in 2020. The increase was caused by the need for repairs in the bathroom. In 2021, the Trust did not incur any other expenditure which was proper to the PCC. In 2020, it had incurred £979 such expenditure in connection with the funeral obsequies of Fr Bill Scott.

In 2021, the Trust incurred £4,570 in connection with the Pineapple Project to create a new church hall in the ground floor of the Presbytery. In 2020, it had incurred £50,649 in connection with the Project, because at that stage it was meeting the architect's fees, which are now the responsibility of the PCC, which is the body that is raising funds and carrying out the work.

Also in 2021, St Mary's Trust paid £4,093 towards shared gas costs (2020 - £3,696) to which it is appropriate that they contribute - since June 2019, the Trust and PCC gas supplies have come through

separate meters, so the shares of costs can be accurately known. The Trust also paid to the PCC £11,458 rent for use of the undercroft by the Francis Holland School, which it had paid to the Trust in error. The PCC did not meet any costs proper to the Trust during 2021. The PCC had met and been reimbursed £2,952 such costs in 2020.

The Helena and Kenneth Levy Trust was set up in March 1990, when the late Mrs Helena Levy, a member of the congregation, gave £100,000 for the purpose. Its objects are the improvement, maintenance, repair and renewal of the fabric of the Church, its fittings and organ. Under the Trust Deed, the Incumbent and Churchwardens are the Trustees while they hold those offices - they are also ex officio members of the PCC. In 2021, the PCC did not request any grant from the Trust, and no grant was given. The Trust had agreed in 2019 and 2020 at the PCC's request to meet the cost of repairing cracks in the wall of the servers' sacristy, behind the apse, and redecorating it, and to meet the balance of the cost of replacing the lighting in church which could not be met by the PCC's designated fabric fund or other donations to the PCC for that purpose. This grant has not yet been paid because the work has still not been completed because of difficulties caused by the Covid pandemic and so the precise figure is not known. The current estimate is £53,422.

In 2020, the Trustees of the Society of Saint Peter and Saint Paul Charitable Trust decided to wind up the Society and donate the proceeds to St Mary's PCC, to be used for specified purposes (see Note 15). Certain quoted investments formerly held by the Society are now held in the names of David Marchese and Kris Romanski jointly on trust for the PCC.

Members of the PCC and their close relatives donated £63,071 to the PCC in 2021 (£52,411 in 2020) in Gift Aid envelopes or by cheque or BACS transfer. As is customary and in common with other PCCs, details of any further donations by PCC members and their close relatives of loose cash on the collection plate or in candle donation boxes cannot be known. Consequently, it is not possible to disclose the extent of any further donations of this nature but these are considered by the Trustees to be de minimis.

FINANCIAL STATEMENTS FOR YEAR ENDED 31 DECEMBER 2021

A. PCC INCOME 2021

Voluntary income	Unrestricted	Restricted	2021 Total	2020 Total
Planned giving subject to Gift Aid	78,381	360	78,741	73,686
One-off gift aid donations	15,623	63,710	79,333	49,906
Gift Aid recoverable	23,501	15,768	39,269	30,899
Planned giving not subject to Gift Aid	3,472	108	3,580	3,341
Candle donations	418	-	418	426
Other donations not subject to Gift Aid	19,694	13,284	32,978	17,106
Collections at services	3,787	-	3,787	2,654
Grants from Trusts	-	151,000	151,000	126,309
Gift – Society of St Peter & St Paul	-	-	-	150,990
GASDS top up payments	1,064	356	1,420	482
Bequests	22,311	-	22,311	-
Sub total	168,251	244,586	412,837	455,799
Activities for generating funds				
Bookstall	179	-	179	968
Church lettings	14,970	-	14,970	11,385
Food, drinks and Parish parties	1,868	-	1,868	1,720
Sub total	17,017	-	17,017	14,073

Investment income

Interest on balance at bank	26	160	186	367
Income from UK listed investments		1,972	1,972	2,021
Sub-total	26	2,132	2,158	2,388
Church activities				
Fees from weddings & funerals	485	-	485	2,091
Sale of columbarium niches	2,785	-	2,785	2,400
Sub total	3,270	-	3,270	4,491
Other income				
Listed Places of Worship Scheme VAT grant	488	5,873	6,361	1,248
Other fees	3	24,523	24,526	5,781
Sub total	491	30,396	30,887	7,029
TOTAL INCOME	189,055	277,114	466,169	483,780

B. PCC EXPENDITURE 2021

Costs of church activities	Unrestricted	Restricted	2021 Total	2020 Total
Missionary and charitable giving donations	-	1,425	702	702
Home missions and church societies	-	2,131	1,086	1,086
Ministry: Diocesan Common Fund	72,500	-	72,500	72,500
Other ministry costs	2,954	-	2,954	16,711
Church running and maintenance	24,146	41,008	65,154	36,982
Sacristy and Candles	2,020	8,955	10,975	8,816
Music: Salaries, fees and expenses	56,422	4,842	61,264	51,659
Flowers	-	1,193	1,193	812
Office expenses, including Parish Administrator	10,705	-	10,705	8,753
Pineapple Project	-	56,981	56,981	6,972
Bank charges	432	-	432	429
Sub total	169,179	116,535	285,714	205,422
Raising funds				
Bookstall	98	-	98	120
Lunch and drink party costs	1,979	-	1,979	2,164
Stewardship costs	144	-	144	2,911
Sub total	2,221	-	2,221	5,195
TOTAL EXPENDITURE	171,400	116,535	287,935	210,617

C. SUMMARY	Unrestricted funds	Restricted funds	2021 Total	2020 Total
Total Income	189,055	277,114	466,169	483,780
Total Expenditure	171,400	116,535	287,935	210,617
SURPLUS/(DEFICIT)	17,655	160,579	178,234	273,163
Gains on investment assets	-	21,626	21,626	1,119
NET MOVEMENT IN FUNDS	17,655	182,205	199,860	274,282
Total funds brought forward	72,202	313,435	385,637	111,355
TOTAL NET ASSETS*	89,857	495,640	585,497	385,637

* For a breakdown of these totals between funds, see Tables E (Unrestricted Funds) and F (Restricted Funds).

D. BALANCE SHEET as at end 2021

	2021	2020
Fixed assets		
Investments	66,178	66,178
Current assets		
Stocks	-	-
Debtors	68,508	68,508

Cash at bank and in hand	269,582	269,582
Sub total	338,090	338,090
Creditors: amounts falling due within 1 year	(18,631)	(18,631)
Total net current assets	111,355	111,355
TOTAL NET ASSETS	177,533	177,533

E. UNRESTRICTED FUNDS

	At 1.1.21	Income	Expenditure	At 31.12.21
General Fund	72,202	171,744	(171,400)	72,546
Fabric Fund	-	17,311	-	17,311
TOTAL	72,202	256,813	(171,400)	89,857

F. RESTRICTED FUNDS

	At 1.1.21	Income	Expenditure	Gains & losses	At 31.12.21
Flower collections	273	960	(1,193)	-	40
Collections for other charities	1,256	3,104	(3,480)	-	880
Charity donations (St Antony)	705	367	(75)	-	997
Music	43,260	2,333	(4,842)	-	40,751
Jewels of the Madonna	853	23,370	(8,955)	-	15,268
SS Peter & Paul	153,860	1,972	(14,844)	21,626	162,614
Pineapple Project	113,206	218,866	(56,982)	-	275,090
Fr Bill Memorial	22	26,142	(26,164)	-	22
TOTAL	313,435	277,114	(116,535)	21,626	495,640

Purposes of restricted funds:

- Flower Fund - Money donated for the purchase of flowers for the church.
- Collections for other charities - Money raised through the church specifically to support the work of other charities.
- St Antony Fund for the Poor - To provide assistance for homeless and needy people who come to the church.
- Music Fund - To provide for any major repairs to the organ and for its continued use within the liturgy and, more generally, for the support and development of the church's musical tradition.
- Jewels of the Madonna Fund - For the purchase and maintenance of vestments, vessels and other items used in the services of the church and for other similar sacristy costs.
- SS Peter & Paul - Under the terms of the gift of the proceeds of winding up the Society of Saint Peter and Saint Paul Charitable Trust, for publishing works promoting the Christian religion; conserving, restoring, commissioning etc. church furnishings, memorials and works of a decorative nature at St Mary's; and supporting musical events at St Mary's.
- Pineapple Project - To provide a community hall at 30 Bourne Street.
- Fr Bill Scott Memorial - To fund a memorial to Fr Bill Scott, and/or restoration work to be done in his memory.

G. AMOUNTS RAISED FOR OTHER CHARITIES IN 2021

In 2021, £3,104 was raised for other charities (£2,291 in 2020):

St. Mary's, Cable Street	906
Challenging Youth Violence	556
Glass Door Homeless Charity	314
Blood Lions	267
Landmark Leopard & Predator Project	267
Evelina London Children's Charity	669
Melanoma Me Charity	125
TOTAL	3,104

5. Stewardship Report

FINANCIAL STEWARDSHIP REPORT FOR 2021

In 2021, total giving for the general fund subject to Gift Aid totalled £94,004 compared to £97,572 in the previous year. Income tax recovered by the PCC under the Gift Aid scheme in 2021 was therefore £23,501, compared to £24,393 in 2020. In addition, St Mary's was able to claim £1,064 for the general fund under the Gift Aid scheme for small donations, compared to £364 in 2020.

In 2021, standing order giving subject to Gift Aid totalled £61,304, compared to £58,513 in 2020. There are now 47 people who give by standing order. We also received £1,560 from four standing orders from non-taxpayers who could not Gift Aid their giving. Standing orders represent a future commitment to St Mary's and provide a steady and reliable source of income – which was particularly important during lockdown, as several donors started or increased their standing orders to help maintain St Mary's income while the church was closed and giving in collections became impossible. In 2021, three donors started giving to the Pineapple Project by monthly standing order.

Although envelope giving in collections remains our second largest source of regular income, it is still well below 2019 levels. It rose to £16,037 in 2021, compared to £12,723 in 2020 and £29,889 in 2019. In 2021, we also received a further £1,040 from those who replicated their envelope giving by other means, e.g. by weekly BACS payments, compared to £2,450 such payments in 2021.

The final form of tax-efficient planned giving is Give As You Earn, now only used by one donor. The PCC received some £1,840 under this scheme in 2021, compared to £2,000 in 2020.

Apart from planned giving, we received £15,623 in one-off Gift Aid donations for the general fund in 2021, compared to £23,886 in 2020. Some of this will have been from the regular congregation replacing their normal planned giving. We also received £19,694 in donations without Gift Aid, compared to £12,847 in 2020.

Money given in collections not in envelopes recovered slightly to £3,787 in 2021, compared to £2,654 in 2020 (£8,773 in 2019).

We set up an online giving page on St Mary's website in 2020, enabling donors to give by credit or debit card using SumUp and Givealittle. Donations can also be received via PayPal. In 2021, we started showing a QR code in the Mass Paper and in church, which can be used to access the giving page directly. Donations of £2,091 were received for the General Fund and £4,695 for the Pineapple Project via these methods during 2021.

6. Report on the Kenneth and Helena Levy Trust

The Helena and Kenneth Levy Trust was set up by the late Mrs Helena Levy, a member of the congregation, who gave £100,000 for the purpose in March 1990. Its objects are the improvement, maintenance, repair and renewal of the fabric of the Church, its fittings and organ. The Trustees are the incumbent and Churchwardens of St Mary's, while they hold those offices.

In 2019 and 2020, at the PCC's request, the Trust agreed to give grants to cover the balance of the cost of the church lighting project (the PCC was also intending to use the balance of its fabric fund to meet the cost) and other electrical works in church, the repair and redecoration of the servers' sacristy and the repair of the floor tiling in church. None of these grants has yet been paid to the PCC, for a number of reasons – the electrical work has not yet been completed because of the Covid pandemic, the PCC has had no cash flow problems (indeed, the reverse has been the case) and the money has benefited from a better rate of return than it hold have had in the PCC's deposit accounts. Based on invoices received and estimates given of costs for the outstanding work, the expected total grants which the PCC will need from the Levy Trust is £53,422.

The Trust's investments are held in SUTL Cazenove Charity Equity Fund units and M&G Charibond Fixed Interest Fund units. At 5 April 2022, the end of the Trust's latest financial year, the valuation of the Trust's investments was £264,186, compared to £238,328 at 5 April 2021. The value of the holding of SUTL Cazenove Charity Equity Fund had risen from £150,252 to £178,448, whereas the value of the holding in M&G Charibond had fallen from £88,076 at 5 April 2021 to £85,739 at 5 April 2022.

The Trust's total income in 2021/22 was £6,697 (£6,374 in 2020/21); as in the previous year, it had no identifiable administrative expenses as investment management charges are reflected in the price of the units held, and there is no requirement for the accounts to be independently examined.

The Trust held £9,744 in its deposit account at 5 April 2021 (£9,734 on 5 April 2021). In addition, there is accumulated interest included in the value of its investments. At 5 April 2021, this amounted to about £59,425. This means that the Trust has some £69,170 accumulated income. This accumulated income is considered by the Trustees to be available for funding grants to the PCC. But £53,422 of this is already committed to making grants to the PCC for the lighting and other building work, as set out above. This means that there is only some £16,000 available for further grants, and it would be better, if possible for the Levy Trust to replenish its reserves before making any further grants to the PCC, so that the Trustees will be in a position to make grants towards the cost of any urgent repairs that are identified by the next quinquennial inspection of the church, due in 2024.

7. Report on the Fabric, Goods, and Ornaments of the Church

This time last year we reported that the lavatories were occupying much of Kathy's time as parish administrator and how the need for the Pineapple Project was underlined by such matters. It is good therefore to be looking with some confidence now at the prospect of our church having easy access to these and other facilities this time next year!

We also wrote about the challenges of live streaming and it is good to report now that our ability to live stream has become well-established and continues to draw a great deal of positive comment from near and far. The challenges of the pandemic have produced an outreach for St Mary's which was barely considered beforehand and we have been able to provide access not only to our regular services but to a number of special services such as funerals and memorial services. The PCC will continue to review these matters and the possibilities arising from our technical infrastructure in the months ahead.

Reference to some of the following will have been made both at last year's Annual Meeting and also in the formal Report and Accounts, but there is probably no harm in reminding ourselves of the work which goes on at St Mary's behind the scenes under Fr Andrew's remarkable leadership:

The much neglected stained glass window in the south porch was reset in the west window of the Seven Sorrows chapel as a memorial to Fr Bill. The costs for this of £35k were met from the Fr Bill Memorial Fund and the funds given to us on the wind up of the Society of SS Peter & Paul.

The 'Big Six' High Altar candlesticks, along with the 4 smaller candlesticks which accompany them, were restored at a cost of almost £6k using funds from the Society of SS Peter & Paul.

The 'gold' High Mass vestment set were restored, as a further memorial to Fr Bill, and two Low Mass chasubles (one white, 18thC French, the other purple) using funds from the 'Jewels of the Madonna' at a cost of just under £9k.

The successful sale of 2 capezzali (Sicilian devotional plaques made out of coral) took place. This time last year we were awaiting the outcome of the sale which we hoped might make £10k, but in fact the result was £23,370. The proceeds have been added to the 'Jewels of the Madonna' fund.

In this current year:

Another Low Mass chasuble and stole has been restored at a cost of £650 (paid for from the 'Jewels of the Madonna' fund)

Work has taken place in the south porch to create a wider opening to the void behind the west wall of the church underneath the location of the relocated stained glass. The fine new door anticipates (and was paid for by) the Pineapple Project at a cost of just under £15k.



Installation of a kitchenette in the Servers' Sacristy paid for from the Fabric Fund at a cost of just over £8k. This provides much needed access to a decent deep sink and hot water in the church amongst many other benefits.



We continue to be grateful, on your behalf, to all those at St Mary's who take such good care of the Goods, Fabric and Ornaments.

Pauline Tuft & David Richards

Churchwardens

8. Report from St Mary's Trust

ST MARY'S TRUST

(Registered Charity no. 259887)

INTERIM REPORT FOR 2021

Objectives and aims

The objects of the Trust are to benefit the parish of St Mary's, Bourne Street, or the work of the Church of England in that parish or neighbouring parishes. The Trustees seek to fulfil these objectives by providing accommodation at the Trust's properties for clergy and other persons working in connection with St Mary's, providing facilities at the Presbytery for parish functions and other events, and providing financial assistance for St Mary's as and when required, and as funds permit. The Trustees are also the patrons of the benefice of St Mary's. The Trustees during the year were David Marchese, Tom Cochrane, Shane Fletcher, Kris Romanski, Keith Leuchars (who gave notice to retire on and with effect from 10th December 2021), Michelle Gurney and Rollo Burgess.

Activities and property

The Trust owns the freeholds of St Mary's Presbytery, 30 Bourne Street, London SW1W 8JJ (including the Cottage which forms part of it) and 26 Graham Terrace, London SW1W 8JH.

Of the three flats in the Presbytery, the third floor flat and the smaller second floor flat continued to be let on a commercial basis. The larger second floor flat was occupied by Fr Sam Korn, free of charge in connection with his appointment as Assistant Curate.

The Trustees continued to provide the Sacristan of St Mary's, Anne Mundy, with accommodation in the Cottage in lieu of remuneration. The Dining Room, Library and Kitchen of the Presbytery continued to be used regularly for parish functions and other events, and the Study was used by the Vicar, Fr Walker. The Guest Room was made available for visitors.

The basement of the Presbytery continued to be let on a commercial basis to The Francis Holland School Trust.

Repairs and redecoration were carried out in the top flat of the Presbytery, and to the Graham Terrace side of the exterior of the Presbytery. Emergency repair work was carried out in The Cottage. Water hygiene testing continued to be carried out in the Presbytery. To deal with an ongoing but limited legionella problem in the hot water supply, new calorifiers were installed. Electrical testing and improvements were carried out.

Repairs and redecoration were carried out to the front of 26 Graham Terrace.

In accordance with the arrangements agreed with the Parochial Church Council of St Mary's (PCC) in 2010, the Trustees continued to bear responsibility for rent and other outgoings relating to 85 Chester Row, London SW1W 8JL (let to the PCC by the Grosvenor Estate) as the residence of the Vicar, Fr Walker.

Pineapple Project

Much of the work of the Managing Trustee and other Trustees related to the Pineapple Project, as to which the Trustees obtained legal advice relating to the structure of the proposed arrangements. It also became clear that it would not be possible to lease the Presbytery basement in future unless

improvements were carried out to it, and the architects were instructed to advise in this regard and to obtain necessary consents. From the funding point of view, it was agreed that the Trustees would have to sell certain of their investments if they were to assist in the funding of the Project, although the precise amount remained unquantified, but as a start it was agreed to use the Carmel Hall fund (which historically represents a portion of the funds arising from the sale of The Carmel Hall in Bourne Street during the 1950s, the remainder having been used to improve the Church heating), and it was agreed to apply to the Charity Commission to authorise this. The Trustees agreed to make a contribution to the Project fund of £100,000 (including the Carmel Hall monies), in addition to sums already paid in respect of professional fees relating to the Project, and further agreed that we should move towards the tender stage, subject to clarification of the governance structure and approval of the tender documents.

Financial review

The value of the Trust's investments at 31st December 2021 (including cash awaiting re-investment) was £2,166,823 (2020 £2,077,746). Gross income (before fees) from investments and interest in 2021 was £68,032 (2020 £68,590). The Trust derived rental income of £28,175 from the letting of the Presbytery basement to the Francis Holland School Trust (2020 £18,837). The gross rental income from other Presbytery lettings amounted to £35,291 (2020 £34,591), whilst the gross rent from the letting of 26 Graham Terrace amounted to £72,800 (2020 £72,800), total gross rental income being £136,266 (2020 £119,896). The total gross income for the year was £226,775 (2020 £192,453).

The total expenditure of the Trust in 2021 was £170,820 (2020 £248,658). This included £24,369 in respect of the costs relating to 85 Chester Row (2020 £15,599) and £4,570 in respect of professional fees relating to the Pineapple Project. The Trust had a net surplus of £55,955 (2020 £62,238), in either case before investment losses.

Figures referred to in this Report are provisional.

David Marchese

Managing Trustee

2 May 2022



9. Westminster (St Margaret) Deanery Synod – Triennium 2020-2023

The first meeting of the current triennium (2020-2023) took place over Zoom on 22nd February 2021 with a presentation by the Archdeacon of Charing Cross about "parishes in partnership". Officers were elected, and I was re-elected as Lay Chair of the Deanery Synod.

- A Garden Party was held on 21st July in the Master's Garden at the Temple Church
- Synod met at St Anne's Soho on 19th October, the highlight being a presentation by Linda Ulrich from St Barnabas Pimlico, on some research she has undertaken entitled: "Fairness and Faith: Muslim Parents and Church of England schools"
- A meeting was held on 26th April 2022 at St Matthew's Westminster, the highlight being a presentation from Penny Roberts MBE, the Director of Education Designate for the diocese about the work and challenges for the London Diocesan Board for Schools, particularly in light of the recent White Paper.

Members of the deanery synod from St Mary's are:

- Fr Andrew Walker (ex officio incumbent)
- David Richards (ex officio diocesan synod)
- David Garrett (elected)
- Andrew Probert (elected)
- James Ritzema (elected)

David Richards

May 2022

10. Elections to PCC/ Sidesmen / Deanery Synod

1. There are four vacancies on the PCC.

2. Sidesmen

The current sidesmen are:

Colin Black	Michelle Gurney	James Ritzema
Cynthia Butterworth	Hazel James	Rosemary Sinclair
Kate Costeloe	Alex Nightingale	Louise Stallwood
David Crickmore	David Parchot	Charlotte Way
Stephen Davis	Richard Parker	Kate Woollcombe Gambrill
Simon Gay	Marc Prema-Ratner	
Bill Goss	David Richards	
Toby Graham	David Ritchie	

11. Appointment of Independent Examiner to the PCC

A proposal to re-appoint Grant Wells of Philip Gambrill & Co Ltd., as independent examiner

C. First Meeting of the PCC

1. To elect vice-chairman, secretary, treasurer
2. To elect members of the standing committee
3. To note the date of the forthcoming PCC meetings: