Registered Charity No. 1132895

PAROCHIAL CHURCH COUNCIL

—ALL SAINTS'—

MARGARET STREET
LONDON W1

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR

THE YEAR ENDED 31 DECEMBER

2025

Parochial Church Council (PCC) of the Ecclesiastical Parish of All Saints' Margaret Street London W1

Annual Report and Financial Statements for the year ended 31st December 2025

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Annual Report of the Parochial Church Council (PCC) of All Saints' Margaret Street for 2025

Part 1: Aim and purposes

The primary object of the Parochial Church Council (PCC) of the Ecclesiastical Parish of All Saints' Margaret Street is the promotion of the Gospel of our Lord Jesus Christ according to the doctrines and practices of the Church of England. The PCC has the responsibility of cooperating with the incumbent in promoting in the parish the whole mission of the church, evangelistic, liturgical, pastoral, social and ecumenical.

The PCC is responsible for the maintenance of the fabric of the church building; All Saints' Margaret Street is a Grade I listed building recognised as being of international architectural and historic significance.

The PCC is a registered charity no 1132895.

Part 2: Objectives and activities

The PCC have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant. They have also considered the specific guidance on charities for the advancement of religion.

Since its foundation, the parish has been at the heart of the Catholic tradition of the Church of England, taking forward the work of the Margaret Chapel on this site where the Tractarian Movement, originating under Keble, Pusey and Newman in Oxford, was first planted in London. Since the beginning, the Sunday liturgy has been celebrated with due splendour; each day the divine office has been said and the Mass celebrated publicly in the church.

Choral music of the highest standard has supported the public celebration of the liturgy from the antecedents in the Margaret Chapel. Since the closure of the choir school in 1968 a professional choir of women and men has been maintained. This is a significant cost to the PCC although a substantial part is now contributed by the All Saints Church Marylebone Choir and Music Trust. The PCC considers that the maintenance of the choral tradition, an essential part of the particular mission of All Saints', is a public benefit.

Within the tradition received the PCC is committed to enabling as many people as possible to worship at All Saints' and to become part of our parish community.

The parish clergy provide pastoral care and support for those within the parish and wider community who associate with All Saints'. Confessions are heard and spiritual counsel is given. The clergy visit parishioners in their homes or in hospital, when requested.

All Saints' maintains safeguarding procedures in accordance with Diocesan and national church requirements.

All Saints' has two full time clergy, and an honorary assistant priest licenced to the Parish. The PCC employs a part time administrator, a director of music, an assistant organist, and has a paid choir librarian. Musicians are paid fees for singing at choral services. A Contract cleaner is engaged for two short sessions each week. The electrical contractor attends for two days each month for essential maintenance and regulatory testing. All Saints' relies heavily on volunteers for their time and skills in continuing the work of the church and parish in numerous and varied ways.

The PCC raises monies for external charities. In 2025 the Lent Appeal was divided equally between the work of the homeless charity C4WS (*Registered Charity No 1189622)* working with the American Church on Tottenham Court Road and the Bishop of London's Lent Appeal, which was to support climate justice projects in Mozambique and Angola.

The five-year Mission Action Plan formally approved by the PCC on 1st February 2024 is included under Part 6 on pages 14-15.

Part 3: Achievements and performance

Statistics for mission

The new roll presented to the Annual Parochial Church Meeting in 2025 stood at 214 (2024: 144). At the end of 2025 there had been one further addition and no deletions; the roll therefore stood at 215. There are around 135 dwellings in the parish of which some 25 are believed to be vacant. The population of the parish is around 200 people *(189 according to the 2021 Census)* of whom three were on the electoral roll in 2025.

In October 2025, total physical attendance at four Masses and evensong on a Sunday averaged 193 each week (2024: 210). The average number of people attending Mass each weekday in October was 17 (2024: 18). Easter Eve there were 94 worshippers (2024: 96) and 90 communicants (2024: 90). Easter Day there were 294 worshippers (2024: 253) and 192 communicants (2024: 156). At the Christmas Vigil High Mass there were 186 worshippers (2024: 97) and 150 communicants (2024: 85). Christmas Midnight there were 104 worshippers (2024: 76) and 75 communicants (2024: 60). Christmas Day there were 92 worshippers (2024: 87) and 80 communicants (2024: 83). There has always been a wide fluctuation in the numbers for Christmas each year as many of the regular congregation visit their families outside London. There were no infant baptisms (2024: 0), two adult baptisms (2024: 1), five candidates from the parish were confirmed (2024: 4) and one marriage solemnised (2024: 2). Two funerals were held in church during the year (2024: 5).

On an ordinary Sunday there was an average of 203 attendees plus 3 children in church (2024: 195 and 3) and 99 live views (2024: 95).

During weekdays there were an average of 18 people each day at low Mass (2024: 16) and a similar number of live views (2024: 16).

Principal liturgical celebrations during the year

The dates of the moveable feasts in 2025 were solemnly proclaimed following the singing of the Gospel at the High Mass on the Solemnity of the Epiphany, anticipated on Sunday 5th January 2025.

The Annual Commemoration by the Society of King Charles the Martyr of the saintly death of Charles was celebrated at All Saints' on Thursday 30th January 2025 at 12 noon with a Solemn High Mass. This was followed by the veneration of the Society's relics of the Royal Martyr. The commemoration was at All Saints' in 2025 because the Banqueting House in Whitehall was once more undergoing restoration and building works.

Stations of the Cross were offered during Lent after the mid-day Mass on Wednesdays and after the evening Mass on the Fridays.

In 2025 the Solemnity of the Annunciation was celebrated with a High Mass on 25th March, being the Tuesday in the third week of Lent.

The celebration of Holy Week and the Paschal Triduum followed the established pattern. A good number of parishioners were present for the Chrism Mass at St Andrew's Holborn when the clergy renewed their ordination vows, the oils of the sick and of the catechumens were blessed and the Sacred Chrism consecrated. The latter were used for the anointings in the rites of initiation celebrated by the Bishop when he came on the Fourth Sunday of Easter.

The Bishop of Fulham visited All Saints' and celebrated a pontifical High Mass on Sunday 18th May 2025, Easter V, when he baptised and confirmed Sarah Duncan and Thomas Lyle, and confirmed Emelia Gralka, Hugo Gralka and Martin Hime.

All Saints' was consecrated on 28th May 1859. Although being a solemnity for the Parish it is not celebrated with a High Mass on the day as it invariably falls close to other solemnities of the general calendar. In 2025 it fell two days after the Walsingham national pilgrimage, and being a Wednesday, concurred with the Ascension falling forty days after Easter the next day.

Once again in 2025 the exterior procession of the Blessed Sacrament through the parish followed the High Mass on the solemnity of Corpus Christi on Thursday 19th June when some 170 people were present.

Friends of St George's Anglican Church, Paris, gathered at All Saints' on Monday 30th June when there was a sung Mass at 6.30 pm with 48 people present.

Fr Reg Bushau, who until his retirement was Vicar of St Stephen's Gloucester Road, has regularly celebrated the weekday Low Mass at All Saints'. On 5th July to mark the 50th Anniversary of his ordination to the priesthood he celebrated a High Mass in the presence of the Bishop of Fulham at All Saints'.

The High Mass for the Assumption was celebrated on the actual day, Friday 15th August, and on the following Sunday, 17th August, Solemn Evensong of the Assumption was sung in the presence of the Bishop of Fulham, followed by an outdoor procession along Oxford Street before returning to the church for Solemn Benediction at which the bishop was the Celebrant. A statue of our Lady of Walsingham was once again lent by the Cardinal Rector and Churchwardens of the parish of St Magnus the Martyr. Bishop Lindsay Urwin and some 225 people were present.

The Wednesday evening Holy Hour before the Blessed Sacrament introduced in 2024 continued and from August 2025 the place of Exposition was moved from the Lady Altar to the High Altar.

The Solemnity of the Immaculate Conception of the BVM on Monday 8th December 2025 was celebrated with a low Mass at the High Altar with hymns and a short homily.

During the first three weeks of December there were seven carol services for external organisations; Rugby School; St Mary's School, Calne; Bishop's Diocesan College School, Cape Town; St Peter's College, Oxford; Magdalen College, Oxford; Keble College, Oxford; and Freud's Communications. The parish service of nine lessons and carols was held on Sunday 21st December, Advent IV.

For the third year on Christmas Eve there was a vigil High Mass at 6 pm in addition to the High Mass of the Midnight (at 11 pm), a Low Mass of the Dawn at 9 am and the High Mass of the Day at 11 am.

Prayer for the departed

One of the chief works of Christian charity is prayer for the departed. There is a Requiem Mass on the third Saturday of each month in ordinary time, except when the Mass of the day takes precedence, which then is offered with intention for those whose deaths are commemorated in the month. There were a number of requiem Masses for individuals in the course of 2025.

Jack de Gruiter RIP:
The funeral rites of Jack de Gruiter, who died on 13th January 2025, were held at All Saints' on Tuesday 4th February with a Low Mass of Requiem with hymns. This was followed by a private cremation.

Pope Francis RIP:
The Supreme Pontiff died on Easter Monday and accordingly the Masses of requiem for his soul celebrated at All Saints were on the first free day after the Easter Octave in accordance with the liturgical rules. St George's Day being a solemnity was transferred until Monday 27th April, the feast of St Catherine of Siena being 28th April fell on the Tuesday. Both Low Masses on Wednesday 29th April were of Requiem for the late Pope.

Tony (Anthony Charles) Hawkins RIP: Tony, the husband of Pat and father of Judith Mather, died in Devon on 28th June 2025. He had for many years been a server and subdeacon at All Saints before retiring to Exmouth. Friends from All Saints journeyed to Devon for his funeral Mass at All Saints' Exmouth and burial in the churchyard at St John in the Wilderness on Wednesday 16th July 2025.

Biddy Baxter (Joan Maureen Hosier) RIP: The funeral rites of Biddy Baxter, who died on 10th August 2025, were held at All Saints on Thursday 11th September 2025 with a High Mass of Requiem at 2.30 pm. This was followed by cremation.

All Souls: The commemoration of All Souls was transferred to Monday 3rd November and the Solemn Requiem was offered for all the Faithful Departed known and unknown. The Mass was followed by the Absolutions at the Catafalque. November being the month of Holy Souls, there were Low Masses of Requiem Saturday 15th November at 12 noon, Wednesday 19th at 6.30 pm and Wednesday 26th at 12 noon.

Remembrance Sunday: In place of a green High Mass of a Sunday in ordinary time a Solemn Requiem Mass was re-introduced at All Saints in 2025 on Sunday 9th November; the last time a Solemn requiem had been celebrated on a Sunday for those who had died in war having been in 1951. A Requiem properly places greater emphasis on intercession for the souls of those who have died in the two world wars and in other more recent conflicts.

Choral Music

In 2025 there were 52 Sundays all with full choral music at Solemn or High Mass in the morning. There was Evensong and Benediction with choir on 46 Sundays. There were Epiphany Carols and Benediction on the Epiphany (transferred); Candlemas Carols and Benediction on Candlemas; "Mysterium Paschale" music and readings for Holy Week ending with Benediction on Palm Sunday; Advent Carols and Benediction on Advent Sunday; and Nine Lessons and Carols on Advent IV. There was no choral evening liturgy on Sunday 28th December 2025. In 2025 there were 11 weekday High Masses, Tenebrae for Maundy Thursday, the Solemn Liturgy on Good Friday. In 2025 there were 116 choral services paid from PCC funds (2024: 119 choral services).

The maintenance of the musical tradition is a considerable expense of which under half the cost of choir fees and organists' salaries are covered by the grant from All Saints' Church Marylebone Choir and Music Trust and costs for specific choral services are covered by individual donors. The PCC considers that maintaining the choral tradition, which is open to all to appreciate, irrespective of personal faith, is a public benefit. (Choir and organists' fees for weddings, funerals and external carol services are privately funded but paid through the PCC account.)

The fundraising campaign to substantially increase the endowment fund of All Saints Church Marylebone Choir and Music Trust was announced in the weekly emailed newsletter on Friday 29th August 2025. The first event of the actual campaign was a concert given by the Choir of All Saints on the Saturday 1st November being the Eve of the Solemnity of All Saints in 2025 and a series of events will continue until All Saints' Day in 2026.

The bursary for the Organ Scholarship is partly funded from an endowment which originated under the will of the late Dr John Birch and subsequently augmented. Matilda Johnson, a postgraduate student at the Royal Academy of Music who came in September 2024, continued through 2025 as the All Saints' organ scholar.

The Director of Music has written: The repertoire of the choir has continued to increase, with occasional Sunday evening sequences of music and readings providing opportunities for creative matching of music to text. The generosity of an individual sponsor enabled the performance of a new mass setting by Arvo Part, joining a number of new mass settings and motets including works by Francis Pott, Rheinberger, Victoria and Lassus, among others. The choir participated in the launch concert of the Music Appeal in November, performing works by Parry, Holst, Finzi, Bairstow, Macdowall and Macmillan; the event afforded an opportunity to present works which in terms of duration or musical style are not suited to inclusion in a normal liturgical context. The appreciation and support of the work of the choir which the appeal embodies is greatly appreciated by the musicians of All Saints.

Liturgical requisites

During the year the parish acquired a new green set of low mass vestments (chasuble, stole, maniple, burse and veil) Spanish shape of Comper Jay silk damask made by Stella Maris Vestments and given by Dr Stephen Miller.

Pastoral care

The PCC wishes to record their thanks for all that Fr Peter Anthony does for the Parish, in the fifth year of his Vicariate, and to Fr Alan Rimmer, in his third year as assistant curate. Fr Alan has a particular responsibility for visiting and sacramental ministrations to the sick and housebound.

The PCC wishes to record their gratitude to our honorary assistant priest, Fr Julian Browning, for all he does in the Parish. The PCC are also grateful to the following priests who have assisted to maintain the celebration of the Mass twice each day in 2025: Fathers William Allen, Reg Bushau, David Houlding, Barrie Newton, Nigel Palmer and Graeme Rowlands.

Fr Graeme Rowlands, formerly incumbent of St Silas and Holy Trinity Kentish Town, continued as a visiting confessor for All Saints although he has been acting as Parish Priest in Walsingham since the summer. Fr David Houlding, former vicar of All Hallows, Gospel Oak, now also hears confessions at All Saints'. Confessions were heard at times previously advertised by Fr Paschal Worton and Bishop Lindsay Urwin.

The clergy of the parish are available to hear confessions either before or after Mass or by appointment.

Cell of Our Lady of Walsingham

There was a low Mass with hymns at the High Altar on the evening of Wednesday 24th September 2025, the Feast of Our Lady of Walsingham, followed by refreshments. The Cell is essentially a group of prayer and fellowship, centring its members on the example of Mary through her manifestation at Walsingham – 'England's Nazareth'.

Pilgrimages and the parish retreat

The Walsingham National Pilgrimage took place on Monday 27th May and All Saints' once again organised a coach from the Parish boundary on Mortimer Street as the road junctions inside the parish are all so narrow as would delay the get away! In 2025 a substantially larger coach was hired to enable us to accommodate a bigger group. The double decker coach allowed an increase from a group size of around 50 to 75. Others joined the people of All Saints and the coach was full.

Departing from King's Cross Station on Friday 25th July 2025, a group of pilgrims from All Saints' - some for the first time - spent a weekend in Walsingham on the annual All Saints' Parish Pilgrimage.

It has long been the practice of All Saints' to offer the opportunity to make a silent retreat and the parish participated in the Advent Retreat at Walsingham in 2024 and this was repeated in 2025. In preparation for Christmas, at a time of year when the world can be at its most demanding and noisy, a group of eight from All Saints' joined the Walsingham Advent Retreat from Friday 5th December to Sunday 7th December 2025. The silence was punctuated by addresses given by the retreat conductor, who in 2025 was Fr Christopher Irvine, until recently the Principal of the College of the Resurrection, Mirfield, and then latterly, before retirement, he was Canon Librarian of Canterbury. His four addresses focused on three works of art featuring John the Baptist 'Pointing the Way: John the Baptist and the priestly task'.

Mission and catechesis

Visting preachers

In 2025 there was a wide range of visiting preachers on Sundays and Holy Days: the Revd Christopher Johnson, Vicar of Horbury, on Thursday 30th January, the Commemoration of Charles, King and Martyr; the Revd Dr Thomas Plant, Chaplain at Rikkyo University, Tokyo and now Rector St Margaret of Antioch, Iver Heath, on Sunday, 9th March 2025, Lent I; the Revd Canon Jeremy Haselock, sometime Canon Precentor of Norwich Cathedral, throughout Holy Week and on Easter Day, April 2025; The Revd Steve Rice, Rector, St Timothy's Episcopal Parish, Winston-Salem, North Carolina, on Sunday 11th May 2025, Easter III; the Right Revd the Lord Bishop of Fulham, on Sunday, 18th May 2025, Easter IV; the Revd Grant Naylor, Vicar of St Matthews, Carver Street, Sheffield, on Thursday 19th June 2025, the solemnity of Corpus Christi; the Revd Phillip Warner, Cardinal Rector of St Magnus the Martyr, London Bridge, on Saturday 5th July for the 50th Anniversary of the ordination of Fr Reg Bushau; the Revd Professor Matthew Olver, Executive Director of Living Church, on Sunday, 6th July 2025, Trinity III; the Revd Phillip Corbett, Vicar of St Silas and Holy Trinity, Kentish Town, on the evening of Sunday 17th August 2025, before the Assumption Procession; the Revd Dr Michael Bowie, Vicar of St Peter's Eastern Hill, Melbourne, Australia, on Sunday, 14th September 2025, feast of the Exaltation of the Holy Cross; the Revd Thomas Crowley, Rector of Christ Church, St Leonards-on Sea, on Sunday, 21st September 2025, Trinity XIV; the Revd Nathan Humphrey, Rector of St Thomas, Huron Street, Toronto, Canada, on Sunday, 19th October 2025, Trinity XVIII; the Venerable Luke Miller, Archdeacon of London, on Sunday 2nd November 2025, All Saints' Day transferred; and, the Right Revd Lindsay Urwin, on Monday, 3rd November 2025, All Souls' Day.

The online zoom theology seminars continued in 2025 with six diverse subjects addressed:

Medieval Women: in their own words: A Parish visit to this exhibition at the British Museum in late January was followed on Tuesday 4th February by a session led by two significant academics in the realm of Medieval history and theology: Dr Mark Philpott, a medievalist and historiographer at Keble College, Oxford; and Dr Charlotte Gauthier, a historian of Church and State in the Medieval and Early Modern period. They reflected on how theology, religious life and Christian faith influenced the role of women in Medieval Europe.

An Anglo-Catholic Tale of Two Cities – What does it mean to be an Anglo-Catholic Parish today? This was conducted as a joint session with St Mary the Virgin, Times Square, New York on the afternoon of Saturday, 22nd March 2025 at 3.00 pm GMT. Fr Peter Anthony spoke about Dom Bernard Clements, O.S.B, an Anglican Benedictine Monk of Nashdom Abbey and sixth vicar of All Saints' from 1934 – 1942. In many ways he is not as well-known as he should be and is often overshadowed by his illustrious predecessor, Fr Mackay. His short incumbency, saw the outbreak of war and was cut short by his untimely death. He achieved less than he would unquestionably have done if he had led the parish into the post-war world. Fr Sammy Wood, speaking from New York, reflected on some of the most famous and influential rectors of St Mary the Virgin. The seminar considered what these histories can tell us about the future of Anglo-Catholic parishes like All Saints' and St Mary's, and what do our parishes' witness and traditions have to contribute to the life of the Church in our two cities?

Nicaea – What's it all about? This was explored on Tuesday 13th May at 7.00 pm with the speaker being one of the foremost academic theologians in the country – the Revd Dr Andrew Davison, Regius Professor of Divinity at the University of Oxford. In 325 the Emperor Constantine convened what was to become one of the most important Councils in the history of the Church. The bishops who gathered in Nicaea had the task of sorting out a number of doctrinal and political questions that had arisen, especially in response to the teaching of a priest from Alexandria called Arius. The formula of faith which emerged from this great council is one of the most important milestones in the journey of Christian doctrinal development, celebrating its seventeen hundredth anniversary in 2025.

God's Ghostwriters: Enslaved Christians and the Making of the Bible: This recently published book by biblical scholar Candida Moss was considered on Tuesday 8th July at 7.00 pm. We are used to thinking of the great names of the apostolic band as the authors of the gospels and epistles, but who actually put pen to paper, and in what sense can we say they "wrote" those texts? In the book she explores the contribution of a range of enslaved secretaries, amanuenses and writers, seeking to reveal the forgotten voices and marginalised contributors without whose work the New Testament corpus would not exist. The seminar was led by the Vicar.

The Book of Revelation: Professor Ian Boxall considered the theology, history and interpretation of the Book of the Apocalypse and its place in the canon in a seminar at 7.00 pm on Tuesday 18th November 2025. Professor Ian Boxall is Senior Fellow in New Testament and Professor of Biblical Studies at the Aquinas Institute of Theology in St Louis, Missouri. He has taught previously at the Catholic University of America, and the University of Oxford, from which he received his Doctorate in the Book of Revelation. He is considered one of the world's leading authorities on this complex and enigmatic book of Scripture.

The Theology of Sacred Space in Victorian Britain: This was presented by the Revd Professor William Whyte, Professor of Social and Architectural History at St John's College, Oxford, at 7.00 pm on Tuesday 25th November 2025. The nineteenth century saw the transformation of the parish church in England, and a renewed interest in sacred space. One of the leading bodies at the intellectual and aesthetic heart of this movement was the Cambridge Camden (later Ecclesiological) Society, for which All Saints' was built as a model church. Professor Whyte led a discussion of the theological elements of this transformation, and more broadly how theology and space interact and inform each other.

Lent

Formational activities allow us to grow in our understanding of the Christian faith; a Lent visit to the National Gallery was made jointly with the parish of St Paul, Winchmore Hill, on the afternoon of Tuesday 11th March 2025. The vicar gave a guided theological tour of the gallery looking at a number of images. The tour concluded in time for tea at the Gallery café.

Bible Study in August: St Luke's Gospel

Following the successful introduction in 2024 of weekly Bible study, led by Fr Alan Rimmer, on Wednesday evenings during the month of August, which had worked through the Gospel of St Mark, in 2025 the Gospel of St Luke was considered. A revised format considered this much longer book. There were just three sessions – Wednesdays 13th, 20th and 27th of August. with participants having read the sequential thirds of the Gospel in advance. Each session began with a short introductory talk given by Fr Alan Rimmer on an aspect of St Luke, followed by time for discussion based on the reading beforehand. The sessions followed exposition of the Blessed Sacrament from 5.30 pm, the evening Mass at 6.30 pm, and the number was limited to 25 each evening, booked through Eventbrite. Once again, these sessions in what has been considered as the holiday season proved remarkably popular with a good number attending.

Fidelium

On the Wednesday in the Easter Octave, 23rd April 2025 (the Solemnity of St George being therefore transferred to the following Monday), a new network for young adults (18-35) called Fidelium, who worship in parishes of the See of Fulham, met at All Saints for the evening Mass of the day followed by drinks in a local pub.

In the autumn Fidelium organised a teaching mini-series on the Oxford Movement. On Thursday 11th September 2025 the group came to All Saints' where the Vicar gave a lecture introducing the main ideas and figures of the Oxford Movement and Catholic Revival. This was followed by a day trip to Oxford on Saturday 27th September 2025 to put some of the ideas discussed in context. The day trip included a visit to Pusey House, a tour of Oriel College, a pub lunch, a punting party and then Evensong at Christ Church Cathedral.

Every four weeks starting on the evening of Monday 13th October 2025 the Fidelium's women's group came to All Saints for the 6.30 pm Mass, followed by a Bible Study, with refreshments in the Parish Room, focussed on the readings for the day. The group is convened by Charlotte Choley-Kovacevic.

Group and educational visits to All Saints'

A number of visits were made by schools, colleges and other institutions to All Saints' either because of its architectural importance or as a centre of the Anglo-Catholic tradition.

A group from St Michael's, Barnes, visited All Saints' on Tuesday 8th April 2025 They came for a tour of the Church and then stayed for the 12 noon low Mass.

A small group of former pupils of the Choir School, which was first established in the time of the Margaret Chapel and closed in 1968, came to the High Mass on Low Sunday, 27th April 2025. After Mass some examined their entries in the choir school register and in the confirmation register where many had been confirmed by Graham Leonard, as Bishop of Willesden when Marylebone was in his area. They gathered for lunch in a local Italian restaurant.

Ecumenism and interfaith

Berlin Partnership: Fr Peter Anthony, the Vicar of All Saints', has recently been appointed the coordinator of the Diocese of London ecumenical partnership with the Evangelical Church in Berlin-Brandenburg. He spent the first weekend of October 2025 in Berlin with the Archdeacon of London, representing the Diocese at the inauguration of Dr Julia Helmke as the new *"Generalsuperindentin"* of the Berlin Central Area. The Vicar spent the Sunday morning of 5th October 2025 with the community at the Jesus-Christus-Kirche in Dahlem, Berlin. He was invited to address the congregation about the ecumenical link the Diocese of London has with the Church in Berlin-Brandenburg. The Diocese of London partnership with Berlin aims to have a theological conference once every two years. The next conference will take place from 9th-12th October 2026 in Berlin.

Buddhist neighbours: On Sunday 2nd February 2025 after the Candlemas Carol Service, a group from All Saints' visited our neighbours at the Fo Guang Shan temple opposite us on Margaret Street to wish them a Happy New Lunar Year and taking a basket of fruit, which is an auspicious gift in China, as a sign of our esteem and friendship. In return they gave a beautiful, framed motto which became our neighbours' inspiration during the year. Each visitor from All Saints' also received a lucky bag – with fascinating objects and treats symbolising prayers and wishes for a peaceful and harmonious New Year. They were assured of All Saints' prayers and best wishes for their community of faith. All Saints' are fortunate to have such kind and thoughtful neighbours in a building which was originally designed as the day school for the children of the Parish.

All Saints' continues to engage with Churches Together in Westminster.

Charitable works in the local area

The five-year Mission Action Plan identified an area in the parish's life as needing work, which is the corporate commitment to the needs of those who are less fortunate than many of us. Jennifer Mills-Knutsen of the American International Church on Tottenham Court Road introduced All Saints' to a scheme to help the homeless and vulnerable, and with whom it is hoped to work more extensively in coming years as we seek to engage more intentionally with the needs of the communities around us. This is under the aegis of C4WS, a Camden-based charity which for nearly 20 years has sought to support those without homes in rebuilding their lives.

Over the night of Wednesday 5th / Thursday 6th February 2025 and again on Wednesday 26th / Thursday 27th November 2025, All Saints' took the lead in feeding and offering hospitality to some of the homeless of this city at the night shelter at the American Church on the Tottenham Court Road. All Saints' supplied the volunteers: a kitchen lead, a team lead, an overnight volunteer and two further evening volunteers, as well as a Breakfast lead and further volunteer for the following morning shift, from 7 am. The volunteers all satisfied the requirement to be over 18.

In the first quarter of 2026 All Saints' volunteers covered three separate nights.

Charitable giving outside the parish

All Saints' Lent Appeal 2025 was raised to support the following causes: The work of C4WS (*Registered Charity No 1189622)* who run the Homeless Shelter at the American Church on Tottenham Court Road and the Bishop of London's Lent Appeal, which supported climate justice projects in Mozambique and Angola.

The Lent Appeal raised £1,989.20 which was divided equally between the above two causes. A further £370.90 was raised during the year for C4WS.

Health and Safety

A review of existing Health and Safety policy was formally approved by the PCC on 14th January 2025. This was reviewed again following year end and approved by the PCC on 20th January 2026 when Health and Safety Risk Assessments in accordance with EIO proforma were also agreed. The policy and risk assessments may be consulted in the Parish Office.

All on site accidents were noted in the accident book kept in the office and post incident reviews undertaken by the churchwardens and chair of the Health and Safety Committee. Protocols have been established and implemented for the weekly testing of fire alarm manual call points and sounders. The external processions conducted during the year were facilitated by full risk assessments and prior notifications to Westminster City Council and the Metropolitan Police. Post procession reviews were undertaken to inform future events. The continued participation in all above matters by Clergy and members of PCC has been much appreciated.

The buildings

The building fabric and in particular the parapet gutters and roof surfaces, were viewed by the chair of the Buildings, Health and Safety Committee every quarter in 2025. Photographic records were circulated to the PCC officers.

There were regular inspections and maintenance of the electrical installations and heating boilers. The organ was periodically tuned, and the organ blowers and humidifiers maintained. The lightning conductors were examined. Further details of the electrical and boiler replacement projects are included in the Churchwardens' Report on the Fabric and Articles prepared in accordance with the requirement of section 50 of the Care of Churches and Ecclesiastical Jurisdiction Measure 2018.

Note on VAT and the Listed Places of Worship Grant Scheme, now abolished
Two applications were made for works in 2025 and the VAT refunds requested have been paid in full. The present government has now abolished the Listed Places of Worship Grant Scheme (LPWGS) established under the last Labour Government in 2001. The following announcement was released by the Department of Culture Media and Sport on 18th February 2026:

> *All awards within this year's £23 million budget have now been allocated to applicants, and the Listed Places of Worship Grant Scheme for 2025/26 has now closed to new applications.*
> *There will be no further funding rounds. Please be advised that further applications will not be accepted.*

The Places of Worship Renewal Fund will open to applications starting in 2026/27. Further details will be announced by DCMS in due course.

It is not known if the new Places of Worship Renewal Fund will cover regular maintenance to existing heating and electrical installations and organ tuning, which have been covered by the LPWGS. This could in effect increase the PCC's costs by 20% for works related to the church and non-residential areas.

In the first four years of the scheme the PCC recovered VAT on works associated with the organ restoration project, the church floor tiling and repairs to the spire. Since then, in the last two decades the PCC has recovered a total of £325,572 of VAT paid.

Unless the new scheme covers routine maintenance cost the abolition of the LPWGS will have a significant effect on All Saints' finances.

Volunteers

Volunteers make an invaluable contribution to the life of All Saints'. Committed volunteers continue to provide support when possible, being in church on weekday afternoons to welcome visitors, serving in the sanctuary, assisting as sidesmen, reading lections, serving coffee, assisting with sacristy work, gardening, posting on social media, arranging flowers, operating the cameras and maintaining the YouTube channel for live streaming. Much administrative work is undertaken by the Churchwardens, Hon Treasurer, Hon Secretary and officers of the PCC.

As there are now many opportunities to join in supporting the day-to-day work and welcome at All Saints', members of the congregation are encouraged to offer whatever time and talents they can.

Events and Hospitality *Refer also to report on All Saints' Club on page 19*

During 2025 the Events and Hospitality Group, led by Kate Hodgetts, Chris Self and Janet Drake, arranged refreshments at a series of gatherings.

Drinks were served in the courtyard to a large number of people after the Corpus Christi and Assumption processions. A 'Bring & Share' lunch was held on 18th May for the Bishop of Fulham's visit. Refreshments were served on the evenings of 1st November following a choir concert, and on 19th December after an organ recital given by Jeremiah Stephenson as part of the fundraising effort for the Choir and Music Trust. A number of significant birthdays were celebrated as well as Keith and Rosa Postance's 60th Wedding Anniversary, and Fr Reg Bushau's 50th anniversary of ordination. During December, mulled wine and mince pies were served after several carol services.

Serving drinks in the church and courtyard requires considerable extra work and more volunteers are needed if these events are to continue.

Groups and activities

Visits to exhibitions

A group from the Parish visited the British Library on Tuesday 28th January 2025, for the exhibition called, "Medieval Women: in their own words". The exhibition uncovered much about the rich and complex lives of women in the Middle Ages, with over 140 extraordinary items that reveal their artistry, resourcefulness, courage and struggles. Afterwards some adjourned to a nearby pizzeria on Euston Road for supper. The following week there was a review of the subject of the exhibition during a zoom theology seminar on Tuesday 4th February 2025.

There was a parish visit to the British Museum on Friday 7th February 2025, to see the exhibition entitled "Silk Roads." The tickets were arranged by Tim Moller of which 15 were free of charge apportioned on a "first come - first served" basis. Richard Blurton gave an introduction before the participants entered the exhibition which examined the network of trade, travel and intellectual connections that linked East and West through the first Millennium. Afterwards some of the group went to dinner at a French restaurant in Litchfield Street.

A group from the parish visited the National Gallery on Friday 6th June 2025 to view the exhibition on 14th Century art in Siena; the 20 tickets were apportioned on a "first come - first served" basis. The exhibition explored the extraordinary contribution the city of Siena made to Western painting in the first half of the Fourteenth Century. It revealed the way in which the city's artistic traditions influenced later painters and foreshadow some of the developments to emerge in the Renaissance as artists endeavoured to communicate emotion, movement, depth and perspective. This was followed by dinner at a Chinese restaurant near the gallery.

Events for younger people

Four events in 2025 were specifically arranged by Fr Alan Rimmer for chronologically younger adults which were generally held in the assistant priest's house at 6 Margaret Street after the 6.30 pm Mass: On Shrove Tuesday 4th March, there was a pancake party; on Thursday 8th May there was an Eastertide curry night; a film night with refreshments was held on 23rd July; the inaugural film being Bruce Robinson's 1987 black comedy *Withnail & I*, starring Richard E. Grant and Paul McGann; and, finally, a dinner in the church courtyard on Friday 22nd August 2025.

Rambles outside the Metropolis

Following the pattern set in 2023 originally aimed at younger parishioners and continued in 2024 without an upper age limit, in 2025 there were four parish rambles attracting a wide range of participants. In Lent, on Saturday 15th March, departing from Fenchurch Street by train there was a circular walk of around 9 miles in the environs of Leigh-on-Sea and Hadleigh Castle. On Easter Saturday, 26th April, travelling out on the Metropolitan Line a large group followed an 11 mile circular route from Amersham in the Chilterns, and viewing the medieval wall paintings in the Church at Little Missenden. On one of the hottest days of the year, Saturday 12th July, a somewhat older and more determined group, of which the youngest third were both alumni of Christ Church Oxford, having travelled by train from Victoria, made the nine mile walk from Amberley to Arundel which included some very steep ascents before descending through the park into the town. The last walk of the year was on St Luke Day, Saturday 18th October; after taking the train from Victoria to Lewes, the group followed a round route of some 10 miles, with some mild ascents and views of the sea.

The participants paid the full costs of events attended at outside venues.

Organ Concert

A Christmas Carol Organ Concert was generously given by the Associate Director of Music, Jeremiah Stephenson, on the evening of Friday 19th December 2025 to raise funds to support the campaign to increase the endowment of the choir and music costs. It was a wonderful evening of organ music in anticipation of the festive season. The programme included: Dupré, Variations sur un vieux Noël; and, improvisations on a series of well known and loved Christmas carols.

Friends of All Saints' Margaret Street

In 2025 the membership of the Friends of All Saints' is some 175. The largest geographical concentration of Friends is in London. Of the remainder, there is significant representation from the Home Counties, and a smaller but considerable representation from the West Country. Overseas there are Friends in 12 countries, including Finland, Portugal, New Zealand, and Switzerland. The largest representation of Friends outside the United Kingdom is from United States followed by Australia and Canada.

American Friends of All Saints' Margaret Street

The "American Friends of All Saints', Margaret Street", established in 2024, aims to connect more effectively with North American supporters, deepen friendship and fellowship across the Atlantic, and make financial support of All Saints' simpler and more tax efficient for American taxpayers. Through the medium of Chapel and York, these donations to All Saints' count as a valid tax deduction.

All Saints' has continued her renewed links with her sister parish in New York, St Mary the Virgin, Times Square; the two parishes are "twinned" through the partnership programme which exists between the Diocese of London and the Episcopal Diocese of New York. As noted above, there was a joint Zoom seminar on Saturday 22nd March 2025 entitled *An Anglo-Catholic Tale of Two Cities – What does it mean to be an Anglo-Catholic Parish today*?

The relatively modest costs of launching the American Friends in New York and establishing the payment mechanism through Chapel and York were covered by a grant from All Saints' Foundation for this purpose.

Communication

The 12 noon Mass each day, and High Mass and Evensong & Benediction on Sundays are live streamed. In 2026 the PCC are planning to replace the sound system to improve audio both on the stream and for sound reinforcement in person. Especial thanks are due to volunteers especially Huw Pryce, Richard Everton and Daniel Fielden who have maintained the system and procedures.

The live streaming of the Mass has allowed those who were unable to be physically present to participate contemporaneously in the liturgy and spiritual communion. The statistics generated by YouTube estimate that most of the congregation who participate in worship contemporaneously online are over the age of 65 and may include people who used to be present in person in 2019 before the pandemic. In 2024 the average number of people who participated in the Sunday liturgies live online was 99 an increase of 4% from 95 in 2024.

Including those participating in live services, All Saints' YouTube channel attracted 180,000 individual views (2024: 197,200), 25,900 viewing hours of live or recorded services during 2025 (2024: 28,400) and 5,335 subscribers (2024: 4,543).

The Parish Paper was published in March 2025 for Lent/Easter and in early October 2025 for All Saints-tide. The Parish Paper is the journal of the Friends of All Saints', Margaret Street, and is posted directly to all members of the Friends.

The parish publishes a detailed, weekly email newsletter. This includes a reflection from the clergy and details of services, forthcoming events, news, mission projects and appeals. Our website is regularly being updated to include complete information about every aspect of parish life.

Other communications.

We have an active page on Facebook and post regularly on Instagram.

Part 4: Financial review

Brief statement on the PCC's financial affairs for the year ended 31st December 2025 by the Hon. Treasurer:

Unrestricted Funds

It has been a challenging year as I report a deficit on unrestricted funds of £8,650 as compared to the surplus in the previous year of £35,175 although the figures for the previous year were boosted by the receipt of two separate legacies of £10,000 each. In broad terms, congregational giving whether it be through standing orders or through friends or via the card machine remained similar although the mix was slightly different with an increase in giving from Friends. In 2025, the overall costs were around £6,000 higher than in 2024. This can be explained by increases in the common fund contribution, heat and light costs and overall office costs with some reductions elsewhere.

As far as the buildings are concerned there were considerable expenses incurred in relation to No's 6 and 8 Margaret Street (refer to the Churchwardens' Report on the Fabric and Articles) but thankfully the costs for the most part were largely covered by grants from the All Saints Foundation. As I no doubt mentioned last year, all efforts are needed to maximise revenues and minimise costs. The initial response to the capital campaign to increase the funds available to the All Saints Church Marylebone Choir and Music Trust (ASCMCMT) has been encouraging as this will assist with the cost of the provision of music.

Incoming Resources

General congregational giving excluding legacies totalled £236,894 which is an increase on the £232,446 received in 2024 which is encouraging. Property income increased slightly as compared to 2024 from £100,436 to £102,151, excluding interest.

Resources Used

The PCC contributed an amount to the Common Fund of £99,980 being the Parish Standard Cost for one priest together with an additional £42,610 in relation to the costs for the Assistant Priest. This remained one of the PCC's largest items of expenditure and is an increase on the previous year of nearly £10,000. The overall music costs including the wages paid to the Director of Music and Assistant Director of Music were broadly similar to 2024 and a similar amount of £50,050 was received in grants from the ASCMCMT.

The balance of unrestricted and undesignated reserves at the year-end totalled £34,018.

Restricted Funds

The restricted income during the year totalled £68,868, a large part of which related to grants from the ASCMCMT as mentioned above.

After allowing for expenditure for the year of £71,755, there is a restricted balance at the year-end of £67.849 of which £55,122 is available for future restoration works.

Legacies

There were no legacies received in 2025.

Part 5: Financial statements

These form part of this annual report and are set out in this document starting on page **NN**.

Part 6: Plans for future periods

The Meeting of the PCC on Thursday 1st February 2024 formally approved the Mission Actions Plan for the next five years which was developed following a PCC Away Day on 29th July 2023.

Parish of All Saints' Margaret Street.

Mission Action Plan: 2024-2029

Our parish will focus on three main areas over the coming five years:

1. Congregational growth so that our church might develop, mature and grow in faith, charitable action and number.

2. A significant fund-raising campaign to increase the capital in the Choir and Music Trust Fund.

3. A substantial renewal of our ancillary buildings so that income is maximised and our facilities are renewed.

In the area of **congregational growth**, we commit to accomplishing the following in the next five years:

- To create a project, in which parishioners can volunteer, focussed on visiting and loneliness amongst our parishioners;
- To support a local charitable project, for which parishioners can volunteer, alleviating homelessness, destitution, and hardship;
- Review all elements of Sunday morning welcome, and implement a plan of renewal;
- Review all elements of our online presence and use of social media and implement a plan of renewal;
- To launch a Mass on a Sunday once a month in German;
- To have an average total Sunday in person attendance of 200 by the beginning of 2029.

In the area of **fundraising**, we commit to accomplishing the following in the next five years:

- To spending 2024 preparing for the launch of a major four year music fundraising campaign; and to launching the campaign in January 2025.

  The aim of this campaign is to ensure a substantially greater portion of our music budget is covered by the Choir and Music Trust, freeing funds in the PCC budget to cover day to day expenditure.
- To establish the American Friends of All Saints', Margaret Street in 2024, and organise its first in person event in USA.

In the area of **renewal of our buildings**, we commit to accomplishing the following in the next five years:

- Finishing renewal of our speaker system in church by the end of 2024;
- Renewal of our street facing signage by the end of 2024;
- A review of how we use our physical buildings aimed at generating more income, and improving our facilities:
    - focussing on the spaces in Number 6 Margaret Street:
        - To renew and rebuild our sacristies and expand storage space.
        - To complete refurbishment and renewal of all other spaces which form part of No 6, Margaret Street.
    - focussing on the spaces under Number 8 and our undercroft:
        - To build a series of new lavatories and kitchen spaces;
        - To explore the creation of a columbarium in our undercroft space;
        - To explore how the spaces in the undercroft and the bar might be used better in order to increase income and improve accessibility.
        - To review how accessibility to the church and parish room can be improved.

Our aim is that in five years' time (by the beginning of 2029):

- our average Sunday attendance will have grown to an average total Sunday in person attendance of 200;
- charitable action will have returned to being part of our parish's life and an expression of our parishioners' Christian discipleship;
- a substantially greater proportion of the cost of our music programme will be met by income from the Choir and Music Trust Fund, freeing funds from our PCC budget for other purposes;
- income from our buildings will have increased;
- our parish will have better, more accessible, and more extensive facilities for welcome and hospitality.

Part 7: Structure, governance and management

The parochial church council is a corporate body established in English law under the Parochial Church Councils Powers Measure 1956 which is the governing document. It is also a charity registered with the Charity Commission as charity number 1132895.

The PCC

PCC members are appointed in accordance with the Church Representation Rules. Those who are baptised, ascribe to the doctrine of the Holy Trinity and habitually attend public worship may register on the electoral roll and attend the annual meeting at which members of the PCC are elected.

In accordance with the Parochial Church Councils Powers Measure 1956, the PCC members are responsible for making decisions on all matters of general concern and importance to the parish including deciding on how the funds of the PCC are to be spent.

PCC members who have served at any time since 1st January 2025 until the date this report was approved were: the Reverend Dr Peter Anthony (Vicar and Chair), the Reverend Alan Rimmer (assistant curate), the Reverend Julian Browning (honorary assistant priest), Catherine Hodgetts (churchwarden), Huw Pryce (churchwarden), Rosamond Clayton (lay member), Kirill Dashkovskiy (lay member until 25th May 2025), Janet Drake (co-opted member until 25th May 2025 and elected member from 25th May 2025), Richard Everton (lay member), Daniel Fielden (lay member), Mark Fleming (lay member), John Forde (lay member), Daniel Formston (lay member from 25th May 2025), Rachel Foss (lay member until 25th May 2025), Nicholas Gralka (lay member from 25th May 2025), Aiden Hargreaves-Smith (General Synod member), Patrick Hartley (lay member until 25th May 2025 and co-opted member from 25th May 2025), Keir Martland (Deanery Synod member), Robert Mason (lay member), Judith Mather (lay member), Samantha Parker (Deanery Synod member until 25th May 2025*), Simon Rainey (lay member), Carlos Remotti-Breton (lay member until 5th May 2025**), Colin Symes (lay member from 25th May 2025), Kitty Thompson (lay member from 25th May 2025), John Zachariah (Deanery Synod member from 25th May 2025).

**Samantha Parker resigned from her position on the Deanery Synod and the PCC in anticipation of her admission as a novice with the Community of St Francis in the summer. She has taken the name Sister Mary Clare.*
***Carlos Remotti-Breton resigned from his position on the PCC on being placed as a seminarian at St Peter's Eaton Square.*

The PCC made the following appointments during 2025:

Vice Chair	Huw Pryce
Hon. Treasurer	Patrick Hartley
Hon. Secretary	John Forde
Electoral Roll Officer	Daniel Fielden
Senior Sidesman	Keith Postance
Safeguarding Officer (children and vulnerable adults)	Janet Drake

Standing Committee. In 2025 members were: The Revd Dr Peter Anthony, Catherine Hodgetts, Huw Pryce, John Forde and Patrick Hartley.

There is no formal induction process for new members of the PCC, however, Charity Commission literature is circulated to new members explaining the responsibilities and duties of trustees. Members of the PCC are invited to attend training courses arranged by the diocese.

The PCC had six full meetings in 2025 plus a short meeting immediately after the APCM on 25th May 2025 solely to appoint officers and to co-opt Janet Drake (Parish Safeguarding Officer).

During 2025 the PCC considered a number of governance issues. This process is ongoing.

In addition to the statutory Standing Committee there is now one other committee exercising a defined function:

Health, Safety & Buildings Committee. In 2025 members were: Nick Gralka (chair), John Forde, Keith Postance and Mark Fleming.

PCC trusteeship; conflicts of interest; governance;

Trusteeship, conflicts of interest and governance matters were specifically discussed by the PCC at a meeting on 1st February 2024.

In recent years and especially since the passing of the Charities Act 2011, there has been a fundamental change in emphasis from a body of charity trustees being composed of stakeholders representing the various interest groups to body which takes corporate responsibility in a collegiate manner.

It was no longer practical for those who have a personal financial interest in the decision making of the Council to be elected to serve with trustee status as if elected they would have to withdraw from all deliberations which have financial implication. As this covers almost all PCC business it would render their membership virtually pointless. In the context of the parish there are three categories of persons affected: those employed by the PCC, those who are rent paying tenants of PCC property and those who provide services as paid contractors including singers in the choir.

Employees and Tenants (if on the Electoral Roll and otherwise being eligible) could not be precluded from standing and being elected but if elected they would have to recuse themselves from discussion of any matters which had a financial implication (which is far wider than setting their own payments and rents) as this might almost certainly affect pay or rent reviews. However, their employment or tenancy would be protected under secular legislation and could not be terminated upon election.

Contractors, in particular those who sing in the choir, could similarly be elected with the same requirement to recuse themselves when any matters with financial implications are discussed. However, in practice, any singer once elected would thereby be deemed ineligible to continue to receive choir fees.

For the council to function efficiently and effectively members should be able to use basic electronic communication systems including email and when appropriate engage in Zoom or similar type meetings. The required DBS training and clearances are based on electronic communication.

A formal paper expanding the above points entitled “A policy concerning PCC membership and the management of conflicts of interest within our PCC” was approved by the PCC on 25th April 2024.

Risk management

The members of the PCC confirm that they have considered the major risks to which All Saints’, its PCC and the charity are exposed and satisfied themselves that systems or procedures which are designed to manage those risks have been established. This is the responsibility of the PCC. The PCC continues to keep the various aspects of risk assessment under review.

Policy on reserves

The PCC’s policy is to maintain its reserves at as high a level as possible as it may well be faced with unexpected expenses on the important buildings entrusted to its care. It needs to have a reserve to cover any future shortfall of revenue which might be caused by expenses increasing or contributions from donors reducing. The PCC’s policy is to invest any fund balances with the CCLA Church of England Deposit Fund. This includes both general funds and funds raised as part of the restoration appeal.

Safeguarding

The PCC has complied with the duty under section 5 of the Safeguarding and Clergy Discipline Measure 2016 (duty to have regard to House of Bishops' guidance on safeguarding children and vulnerable adults).

The meeting of the PCC on 25th June 2025, being the first full meeting after the annual parochial church meeting, unanimously approved the Church of England Model Parish Safeguarding Policy; a copy is displayed in the church. The meeting on 25th June also resolved; to reapprove Section 7 of the Parish Safeguarding Handbook (August 2019 version) as the adopted procedure on responding promptly to every safeguarding concern or allegation; and, to approve the review of the Safeguarding Action Plan (Level 3) dated 3rd June 2025. The meeting of the PCC held on 11th September 2024 had unanimously ratified the Incumbent, the Revd Dr Peter Anthony, as the named person in relation to the use of social media in accordance with Section 12 of the Church of England Parish Safeguarding Handbook.[1]

Members of the PCC have engaged in the prescribed online safeguarding training. Janet Drake continued to serve as safeguarding officer for both children and vulnerable adults throughout 2025.

No matters of concern were raised during 2025 that required reporting or were reported to the Diocesan Safeguarding Team.

Archidiaconal Triennial Visitation

The last Triennial Visitation was in 2024; the next is due in 2027.

Clergy

All Saints' parish is within the Two Cities Area of the Diocese of London and is under the episcopal care of the Bishop of Fulham, the Right Reverend Jonathan Baker.

The Vicar and Parish Priest is the Reverend Dr Peter Anthony.

The Reverend Alan Rimmer is licensed as assistant priest.

The Reverend Julian Browning is licensed to the parish as honorary assistant priest.

[1] *The Parish Safeguarding Handbook (August 2019 version) has now been superseded by the safeguarding e-manual. The Diocesan Safeguarding Team is now updating and adding to the e-manual. Two key changes are noted:*
From 1st September 2025 the new Code of Practice includes a duty to "follow safeguarding guidance", rather than as previously to "have due regard to safeguarding policies".
The policy is supported by practice guidance and reference documents developed by the National Safeguarding Team, which can be viewed and downloaded from the safeguarding e-manual.

Associated charitable trusts

There are two charities which are connected with the All Saints' PCC:

All Saints Church Marylebone Choir and Music Trust (registered charity no 802994). This has as its object to maintain and promote the performance and appreciation of church music in Marylebone, in particular at All Saints'. In 2025 the Trust paid £50,050 in grants to the PCC which includes a contribution to the organ scholarship bursary from an endowment left by the late Dr John Birch with a later augmentation.

All Saints Foundation (registered charity no 273390). This includes among its objects the maintenance and repair of the parish church of All Saints'. In 2025 the Foundation paid grants to the PCC of £31,970 for necessary electrical and mechanical (new boilers for the domestic areas) works with some minor building works, £1,252 repairs to 39 chairs in the nave, and £5,500 for new card readers and update to the IT infrastructure. The total paid by the Foundation to the PCC in 2025 was £38,722.

The annual reports for these two trusts may be viewed under their registered numbers on the Charity Commission website.

All Saints' Club

All Saints' Club is a licenced members' club and is an important venue for members to meet and bring guests. New members are welcome. The bar opens for an hour after Sunday services and major weekday festivals. The Club provides the refreshments after the Corpus Christi and Assumption processions at no cost to the PCC.

The Club facilitates courtyard refreshments on Sunday mornings, with tea, coffee and biscuits being provided whatever the weather.

The club pays a service charge to the PCC for use of the basement facilities.

The provision of hospitality and welcome is labour-intensive and relies on a relatively small number of committed volunteers to whom we are very grateful. New recruits are needed if this important service is to continue.

Part 8: Administrative information

The parish church of All Saints' St Marylebone is situated in Margaret Street in the City of Westminster. It is part of the Diocese of London within the Church of England. The correspondence address is 7 Margaret Street, London W1W 8JG. Day-to-day management is delegated to the vicar and churchwardens who are assisted by the parish office administrator. *The administrator is Julian Manresa. Email office@asms.uk.*

The boundary of the geographical parish runs along the centres of Berners Street to the east, Mortimer Street to the north, Oxford Street to the south and Great Portland Street to the west.

Bankers: National Westminster Bank plc, 125 Great Portland Street, London W1W 6AX

Independent Examiner: Francis Lee & Co., Chartered Certified Accountants**,** 62 Ainsdale Road**,** London W5 1JX

Quinquennial Inspector: Karen Butti MA, Grad Dipl Cons (AA), RIBA, AABC of Thomas Ford and Partners.

Legal Advisors: Winckworth Sherwood LLP

PCC OF ALL SAINTS' MARGARET STREET

STATEMENT OF PCC RESPONSIBILITIES

YEAR ENDED 31 DECEMBER 2025

PCC responsibilities in relation to the financial statements

The PCC are responsible for preparing an annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the PCC to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the applicable Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The PCC are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.



Approved by the PCC on 30 April 2026 and signed on their behalf by the Revd Dr Peter Anthony (PCC chair)

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF PAROCHIAL CHURCH COUNCIL (PCC) OF ALL SAINTS' MARGARET STREET

I report on the accounts of the PCC of All Saints' Margaret Street for the year ended 31 December 2025, which are set out on pages 22 to 32.

Respective responsibilities of Trustees and Examiner

As Trustees, you are responsible for the preparation of the accounts; you 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 trust and a comparison of the accounts with those records. It also includes considering 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 these matters set out in the statement below.

Independent Examiner's statement

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.



Francis Lee
Francis Lee & Co.
Chartered Certified Accountants
62 Ainsdale Road
London W5 1JX

Date 30 April 2026

PCC OF ALL SAINTS' MARGARET STREET

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR TO 31 DECEMBER 2025

	Note	Unrestricted funds £	Restricted funds £	2025 Total £	2024 Total £
Incoming resources					
Voluntary income	**7A**	**287,468**	**68,868**	**356,336**	390,012
Income from investments	**7B**	**102,157**	-	**102,157**	100,799
Activities for generating funds	**7C**	**-**	**-**	-	985
Income from church activities	**7D**	**10,367**	**-**	**10,367**	24,415
Total incoming resources		**399,992**	**68,868**	**468,860**	516,211
Resources expended					
Costs of generating voluntary income	**8A**	**7,815**	**-**	**7,815**	6,826
Church activities – mission and Charitable giving	**8B**	**-**	**4,720**	**4,720**	13,224
Church activities – directly relating to the work of the church	**8C**	**398,667**	**67,035**	**465,702**	463,507
Governance costs	**8D**	**2,160**	**-**	**2,160**	1,440
Total resources expended		**408,642**	**71,755**	**480,397**	484,997
Net incoming/(outgoing) resources		**(8,650)**	**(2,887)**	**(11,537)**	31,214
Balance b/f at 1 January 2025		**48,668**	**70,736**	**119,404**	88,190
Balance c/f at 31 December 2025		**40,018**	**67,849**	**107,867**	119,404

The notes on pages 25 to 32 form part of these financial statements.

PCC OF ALL SAINTS' MARGARET STREET

BALANCE SHEET AT 31 DECEMBER 2025

	Note	2025	2024
		£	£
Fixed assets			
Tangible assets for use by the PCC	**9**	**6,001**	6,001
Current assets			
Stock		**1,708**	2,708
Debtors	**10**	**39,500**	24,428
CBF deposits		**144**	137
Cash and CBF re: Restoration		**11,454**	9,832
Cash at bank and in hand		**103,855**	103,620
Total		**156,661**	140,725
Liabilities: amounts falling due within one year	**11**	**(54,795)**	(27,322)
Net current assets		**101,866**	113,403
Net assets		**107,867**	119,404
Funds			
Unrestricted			
Undesignated		**34,018**	42,668
Designated		**6,000**	6,000
Total unrestricted funds	**12**	**40,018**	48,668
Restricted	**13**	**67,849**	70,736
Total	**14**	**107,867**	119,404

Approved by the parochial church council on 30 April 2025 and signed by:

Peter Anthony

The Revd Dr Peter Anthony, PCC chair

P. J. Hartley, Hon. Treasurer

The notes on pages 25 to 32 form part of these financial statements.

PCC OF ALL SAINTS' MARGARET STREET

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

	2025	2024
	£	£
Net income/(expenditure) income for the year as per the SOFA	**(11,537)**	31,214
Adjustments for:		
Dividend, interest and rents from investments	**(102,157)**	(100,799)
Decrease/(increase) in stocks	**1,000**	730
Decrease(increase) in debtors	**(15,072)**	17,399
Increase/(decrease) in creditors	**27,473**	11,668
Net cash (used in)/provided by operating activities	**(100,293)**	(39,788)
Cash flows from operating activities		
Net cash (used in)/provided by operating activities	**(100,293)**	(39,788)
Cash flows from investing activities		
Dividend, interest and rents from investments	**102,157**	100,799
Net cash provided by/(used in) investing activities	**1,864**	100,799
Change in cash and cash equivalents during the reporting period	**1,864**	61,011
Cash and cash equivalents at the beginning of the reporting period	**113,589**	52,578
Cash and cash equivalents at the end of the reporting period	**115,453**	113,589
Analysis of cash and cash equivalents		
Cash at bank and in hand	**115,453**	113,589
Total cash and cash equivalents	**115,453**	113,589

The notes on pages 25 to 32 form part of these financial statements.

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

1. Accounting policies

The accounts

The accounts have been prepared in accordance with the Church Accounting Regulations 2006 together with suitable accounting standards, except as mentioned below, and the Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with FRS 102 and the Charities Act 2011.

The accounts have been prepared under the historical cost convention except for freehold property which is shown at the PCC's estimate of its market value when it was received. No depreciation has been provided on freehold property as it is considered to be immaterial as the costs of maintenance are treated as an outgoing resource when incurred in order for the accounts to give a true and fair view of the state of the PCC's affairs for the income and application of resources.

The accounts include all transactions, assets and liabilities for which the PCC is responsible, except that they do not include the accounts of the All Saints' Club, which is a members' club with its own committee of management, trading only with its own members, for which the PCC might be said to have some responsibility. They do not include connected charities, details of which are given in note 3, because the PCC does not exercise dominant influence over them.

The PCC of All Saints' Margaret Street constitutes a public benefit entity as defined by FRS 102.

Going concern

The PCC has reviewed the circumstances of the Church and consider that adequate resources continue to be available to fund the activities for the foreseeable future. The PCC are of the view that the church is a going concern.

Funds

Unrestricted funds represent the general funds that are not subject to any restrictions regarding their use and are available for application to general purposes of the PCC. Included in the unrestricted funds is the designated fund which relates to No. 6 Margaret Street which is PCC freehold property with the London Diocesan Fund as custodian trustee.

Restricted funds are subject to those limitations on their expenditure imposed by their donor(s); and, currently, the main types of restricted funds are:

Mission fund – these funds are reserved to provide continued support for the mission projects as decided on from time to time by the PCC.

Organ restoration appeal fund – these funds relate to the balance of funds left over after the restoration of the organ and have been retained specifically against any further costs incurred. There were costs incurred during the year of £2,104.

Choir and music fund – this comprises:

i) proceeds from the Choir and Music Trust towards the cost of the choir and music of All Saints';
ii) the organ scholar bursary specifically funded by a legacy from John Birch and other donations; and
iii) the residue of a legacy of £5,000 from Sandra Allen for the purchase of sheet music.

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

Restoration appeal fund – these funds relate to the funds received and expended on the restoration project. During the year £1,942 was received in relation to ongoing restoration works. After expenditure of £1,044 there was a balance of £55,122 in the restoration fund at the year end.

Live streaming and IT infrastructure fund – the fund was established in 2020 in order to acquire equipment for the live streaming of services during lockdowns. During the year a grant of £5,500 was received from the All Saints Foundation for IT infrastructure works. Following expenditure on equipment of £3,549, the balance in the fund at the year end is £4,725.

Vestments, hangings and sundries fund – these funds are used to acquire and repair vestments and hangings. During the year no funds were expended or received.

Details of the movements in all restricted funds for the year are shown in note 13.

Incoming resources

Voluntary income – collections are recognised when made, amounts receivable under pledges when honoured by the donor and income tax recoverable on gift-aided donations when claimable. Grants and immediate legacies are recognised as soon as the PCC is notified of its entitlement and the amount due. Reversionary legacies are recognised when the reversion falls in.

Other income – rental income and fees are recognised when earned, less any provision for amounts that may prove uncollectible. Interest is recognised when due.

Resources expended

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly. Grants and donations are recognised when authorised by the PCC. All other costs, including the Diocesan Common Fund contribution, are recognised when the relevant liability is incurred.

Costs of generating voluntary income – the costs of generating voluntary income comprise the costs associated with attracting voluntary income.

Support costs – the support costs are detailed in note 8C to the financial statements and are allocated to church activities.

Governance costs – governance costs include those costs associated with meeting the constitutional requirements of the PCC.

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025

Fixed assets

Consecrated land and buildings and moveable church furniture
Consecrated and benefice property is excluded from the accounts by section 10(2)(C) of the Charities Act 2011. No value is placed on movable church furnishings held at 31 December 2025 by the churchwardens on special trust for the PCC and which require a faculty for disposal, since the PCC considers this to be inalienable property. The value of any such property for whose disposal a faculty might be obtained would be recognised on disposal. All expenditure incurred during the year on consecrated or beneficial buildings, whether on maintenance or improvement, is written off as incurred.

Other land and buildings
Number 6 Margaret Street is valued at estimated market value when received. Depreciation of the building has not been accounted for since the amount involved was not material.

Other fixtures, fittings and office equipment
Equipment used within the church premises is depreciated on a straight line basis over 3 years. Individual items of equipment with a purchase price of less than £1,000 are written off in the period in which the asset is acquired.

Current assets
Amounts owing to the PCC at 31 December 2025 in respect of fees, rents or other income are shown as debtors less any provision for amounts that may prove uncollectable. Short-term deposits include cash held on deposit either with the Central Board of Finance or at the bank.

Stock
Stock is valued at the lower of cost and net realisable value.

2. Remuneration
No remuneration or other material benefits have been paid or are payable from the PCC's funds directly or indirectly to any person connected with the PCC in their capacity as a member of the PCC.

3. Connected charities
There are two charities which are connected with the PCC. The All Saints Church Marylebone Choir and Music Trust has as its objects the support of church music in St. Marylebone and in particular at All Saints. the All Saints Foundation includes among its objects the maintenance and repair of the parish church of All Saints'.

4. Independent Examiner's remuneration
The remuneration payable to the independent examiner for examining the accounts is £2,160; the remuneration paid in the year for examining the previous year's accounts was £1,440; in both cases inclusive of VAT.

5. Capital commitments
There were no financial commitments at 31 December 2025.

6. Policy on reserves
The PCC's policy is to maintain its reserves at as high a level as possible as it may well be faced with unexpected expenses on the important buildings entrusted to its care. It needs to have a reserve to cover any future shortfall of revenue which might be caused by expenses increasing or contributions from donors reducing. The PCC's policy is to invest any surplus fund balances with the CBF Church of England Deposit Fund. This includes both general funds and funds raised as part of the Restoration Appeal.

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2025

7. Incoming resources	**Unrestricted Funds**	**Restricted**	**2025 Total**	2024 Total
	£	**£**	**£**	£
A. Voluntary income				
Planned giving:				
- with Gift Aid	**101,442**	**-**	**101,442**	103,680
- Income tax recoverable	**29,243**	**-**	**29,243**	25,791
- Other	**28,806**	**-**	**28,806**	35,994
- Friends	**33,232**	**-**	**33,232**	26,752
Collections at services	**26,084**	**-**	**26,084**	18,838
Wall safes	**5,074**	**-**	**5,074**	4,753
Sundry donations	**13,014**	**810**	**13,824**	17,103
Grants for the choir and music	**-**	**50,050**	**50,050**	50,000
Other grants	**49,960**	**5,500**	**55,460**	61,831
Appeals and special collections	**613**	**3,080**	**3,693**	12,129
Restoration Appeal	**-**	**1,942**	**1,942**	3,625
Legacies	**-**	**-**	**-**	20,000
Walsingham/Parish Retreat	**-**	**7,486**	**7,486**	9,516
Total	**287,468**	**68,868**	**356,336**	390,012
B. Investment income				
Interest	**6**	**-**	**6**	363
Rents receivable	**68,575**	**-**	**68,575**	57,906
Other income from lettings	**33,576**	**-**	**33,576**	42,530
Total	**102,157**	**-**	**102,157**	100,799
C. Activities for generating funds				
Shop sales	**-**	**-**	**-**	985
Total	**-**	**-**	**-**	985
D. Income from Church Activities				
Parish paper sales	**-**	**-**	**-**	23
Choir fees	**9,836**	**-**	**9,836**	17,587
Other fees	**531**	**-**	**531**	6,805
Total	**10,367**	**-**	**10,367**	24,415
Total incoming resources	**399,992**	**68,868**	**468,860**	516,211

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2025

8. Resources expended

	Unrestricted Funds £	Restricted £	2025 Total £	2024 Total £
A. Costs of generating voluntary income				
Advertising	**5,894**	**-**	**5,894**	4,715
Fund-raising expenses	**1,921**	**-**	**1,921**	2,111
	7,815	**-**	**7,815**	6,826
B. Church activities- mission and charitable giving				
Mission and charitable giving	**-**	**4,720**	**4,720**	13,224
C. Church activities- directly relating to the work of the church				
Diocesan Common Fund contribution	**99,980**	**-**	**99,980**	91,300
Choir and music	**52,848**	**51,050**	**103,898**	108,742
Organ – tuning and repair	**7,668**	**1,669**	**9,337**	6,885
Altar, sanctuary and flowers	**7,159**	**992**	**8,151**	10,836
Restoration costs	**-**	**1,044**	**1,044**	-
Clergy expenses	**10,645**	**-**	**10,645**	7,704
Shop cost of sales	**1,000**	**-**	**1,000**	730
Parish paper	**7,028**	**-**	**7,028**	6,344
Maintenance, repairs and renewals	**61,495**	**436**	**61,931**	83,387
Heat, light and water	**20,462**	**-**	**20,462**	9,858
Insurance	**17,397**	**-**	**17,397**	17,202
Walsingham and parish retreat costs	**-**	**8,295**	**8,295**	9,515
Salaries, wages and staff expenses	**100,208**	**-**	**100,208**	96,658
Office expenses	**9,743**	**3,549**	**13,292**	8,997
Sundry expenses	**630**	**-**	**630**	3,960
Bank charges	**1,873**	**-**	**1,873**	1.873
Dioceson fees	**531**	**-**	**531**	-
Total	**398,667**	**67,035**	**465,702**	463,507
D. Governance costs				
Examiners Report fee	**2,160**	**-**	**2,160**	1,440
Total resources expended	**408,642**	**71,755**	**480,397**	484,997

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2025

9. Fixed assets for use by the PCC

	Freehold Building	Equipment	Total
Gross book value:	**£**	**£**	**£**
At 1 January 2025	**6,000**	**12,419**	**18,419**
Cost of equipment bought during year	**-**	**-**	**-**
Cost of equipment scrapped during year	**-**	**-**	**-**
At 31 December 2025	**6,000**	**12,419**	**18,419**
Depreciation:			
At 1 January 2025	-	**12,418**	**12,418**
Charge for the year	-	**-**	**-**
Relating to scrapped equipment	**-**	**-**	**-**
At 31 December 2025	-	**12,418**	**12,418**
Net book value			
At 1 January 2025	**6,000**	**1**	**6,001**
At 31 December 2025	**6,000**	**1**	**6,001**

10. Debtors

	2025	2024
	£	£
HM Revenue & Customs	**19,648**	7,813
Other debtors	**19,852**	16,615
Total	**39,500**	24,428

11. Liabilities

	2025	2024
	£	£
Due within one year:		
Other creditors	**19,588**	27,322
Due to All Saints Choir and Music Trust	**35,207**	-
Total	**54,795**	27,322

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2025

12. Unrestricted funds

	Opening balance £	**Movement in 2025 £**	**Closing balance £**
Undesignated:			
General	39,960	**(7,650)**	**32,310**
Shop stock	2,708	**(1,000)**	**1,708**
	42,668	**(8,650)**	**34,018**
Designated:			
6 Margaret Street	6,000	**-**	**6,000**
Total	48,688	**(8.650)**	**40,018**

13. Restricted funds

	Opening balance £	**Income £**	**Expenditure £**	**Closing balance £**
Mission	1,483	**-**	**-**	**1,483**
Collections and appeals	5,862	**11,376**	**14,008**	**3,230**
Choir and Music fund	2,132	**50,050**	**51,050**	**1,132**
Live streaming and IT infrastructure fund	2,774	**5,500**	**3,549**	**4,725**
Organ restoration appeal	3,788	**-**	**2,104**	**1,684**
Vestments, hangings and sundries	473	**-**	**-**	**473**
Restoration appeal	54,224	**1,942**	**1,044**	**55,122**
Total	70,736	**68,868**	**71,755**	**67,849**

14. Analysis of assets over types of funds

	Fixed assets £	**Net current assets £**	**Total £**
Restricted funds	**-**	**67,849**	**67,849**
Unrestricted funds			
Designated	**6,000**	**-**	**6,000**
Undesignated	**1**	**34,017**	**34,018**
Total	**6,001**	**101,866**	**107,867**

PCC OF ALL SAINTS' MARGARET STREET
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31 DECEMBER 2025

15. Staff costs

	2025	2024
	£	£
Gross salaries	**95,837**	92,462
Employer's national insurance contributions	**-**	-
Pension contributions to defined contribution schemes	**4,371**	4,196
Total	**100,208**	96,658

The average number of lay staff during the year was 4 (2024: 4).

All lay staff are offered the option of joining NEST which is a workplace pension scheme set up by the Government. The contributions made by the PCC during the year totalled £4,371 (2024: £4,196) and were to a defined contribution scheme.

The gross salaries of £95,837 includes £42,610 paid to the London Diocesan Fund in relation to the stipend, employers national insurance and pension costs of the Assistant Priest together with the City of Westminster council tax payment.

16. Net incoming resources for the year

	2025	2024
	£	£
This is stated after charging:		
Independent Examiner's remuneration	**2,160**	1,440

17. Related parties

No PCC member received remuneration or expenses during the year.

During the year, donations received by the church from PCC members amounted to £29,102 of which £3,545 was given for restricted purposes.