

St Andrew by the Wardrobe

and

St Martin Ludgate

ST ANDREW BY THE WARDROBE
WITH ST ANN BLACKFRIARS AND ST MARTIN LUDGATE
ST ANDREWS HILL &
QUEEN VICTORIA STREET
EC4V 5DE

ANNUAL REPORT FOR THE YEAR ENDING DECEMBER 2025

Registered Charity Number 1162335

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ADMINISTRATIVE INFORMATION - 2025

Rector and Archdeacon of London:	The Ven Luke Miller
Churchwardens:	Martin Woods Thomas Ormond
Parochial Church Council Members & Sidespeople:	Martin Woods Thomas Ormond David Wheeler (resigned 30.04.25) Robin Davies Laura Li Alexander Rayner Hoe-Yeong Loke
Treasurer:	Robin Davies
Safeguarding Officer:	Laura Li
Bookkeepeer:	Kevin Ogilvie
Deanery Synod Representative:	Martin Woods
Electoral Roll Officer:	Martin Woods
Parish Administrator:	Alexandra Clark
Independent Examiner:	Andrew Hedger FCA Sevenoaks, Kent
Bankers:	CAF Bank Ltd
Parish Clerks:	
St Andrew by the Wardrobe	Martin Woods
St Ann Blackfriars	Jennifer Maclean
St Martin Ludgate	Peter Pursglove
St Mary Somerset	Thomas Ormond
St Nicholas Olave	Robin Davies
St Mary Mounthaw	Alexander Rayner
St Mary Magdalen Old Fish Street	Hoe-Yeong Loke

AGENDA FOR THE ANNUAL PAROCHIAL CHURCH MEETING 2026

Held at St Andrew by the Wardrobe on 29 April 2026 at 6pm

ANNUAL MEETING OF PARISHIONERS

1. Welcome and Opening Prayer
2. Apologies for absence
3. Minutes of the previous meeting
4. Election of Churchwardens
5. Close of meeting

ANNUAL PAROCHIAL CHURCH MEETING

1. Apologies for absence
2. Minutes of the previous meeting
3. Matters arising from Minutes of last meeting
4. Reports
    a. Rector's Report
    b. Electoral Roll
    c. Safeguarding Report
    d. Deanery Synod Report
    e. Administrator's Report
    f. Treasurer's Report
    g. Finance Report and Accounts
5. Elections and Appointments
    a. Election of Deanery Synod Representative
    b. Election of PCC Members
    c. Appointment of Independent Examiner
6. Any Other Business
7. Closing Prayer

Please Note: The Annual Parochial Church Meeting will be followed by the first meeting of the newly elected Parochial Church Council.

MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING 2025
St Andrew by the Wardrobe on 30th April 2025 at 6pm

Present: Father Luke Miller (LM), Rector and Chair.
PCC: Robin Davies (RD); Tom Ormond (TO); Martin Woods (MW); David Wheeler (DW)
Electoral Roll: Michael Hudson (MH); Laura Li (LL); Alex Rayner (AR); Peter Livock (PL)
In Attendance: Alexandra Clark (AC)

ANNUAL MEETING OF PARISHIONERS

1. **Opening Prayer**
   Fr Luke opened all the meetings in prayer.

2. **Apologies for absence**
   Jennifer Maclean (electoral roll) and Alex Rayner (PCC) sent their apologies.

3. **Minutes of the previous meeting**
   The minutes were read out by the Rector, accepted, and the vestry minute book was duly signed.

4. **Election of Churchwardens**
   LM asked the meeting to enable candidates who have served six terms to stand again. LM as Chair proposed the motion and MH seconded. All were in favour with no abstentions. Tom Ormond and Martin Woods had been nominated and were duly re-elected unopposed. LM gave thanks to them both for all of the work they do for the parish.

5. **Close of meeting**
   There being no other business, the meeting closed.

ANNUAL PAROCHIAL CHURCH MEETING

LM noted that whilst anyone may be present for this meeting; to vote they must have a parochial electoral roll.

1. **Apologies for absence:**
   Jennifer Maclean and Alex Rayner gave their apologies.

2. **Minutes of the previous meeting**
   The minutes were reviewed by the PCC after the last APCM. There were no further comments so the minutes were accepted and duly signed.

3. **Matters Arising.**
   LL noted that the APCM Annual Report did not have her or Alex Rayner listed as Sidespeople after their election last year. AC will amend the report and distribute to the PCC post meeting.

4. **Reports**

4.1 Rector's Report

The Rector's report was noted. LM thanked everyone for their work and support over the last year in particular the volunteers and administrator. LM also gave his thanks to Fr Andrew Crosbie who had provided cover for some of the lunchtime masses.
LM noted that that the Castle Baynard Educational Fund/charity is in the process of being wound up and that MH had been a part of this work. Once it has been closed, the money in the account from various investments will be distributed. Investigations by MW show that the majority of these funds should come to the church. MH said that the final figures still needed to be confirmed but it would be around £70 – £80k in total. About £40-£50k of this would be for the church. MH acknowledged and gave thanks to MW for all his hard work getting the historical evidence together and LM reiterated this.

LM finished by saying that the aim for 2025 is to build up the parochial activity in the churches. RD noted that the Lent Course was a good addition to the church's offering.

4.2 Electoral Roll

The Electoral Roll Report was noted. There were no comments or questions and LM thanked MW for his work on this.

4.3 Safeguarding Report

The Safeguarding Report was noted. LM noted that safeguarding is crucial for the church, and we are under particular scrutiny due to his role in the National Church. In autumn 2025, the Diocese would be externally audited and people on the parish roll may be sent a survey to complete. MH noted the importance of regular safeguarding training and AC confirmed that a log was kept of everyone's training and its expiry date.

4.4 Deanery Synod Report

The Deanery Synod Report was noted. MW noted that it was quite a long report, and he was happy to answer any questions. He also had a copy of the minutes from the meeting if anyone wanted to look. LM thanked MW for his work. LL asked MW where he saw things going given the current situation. MW thought it was possible that some churches might form their own synod and the rest would carry on as normal. LL wondered how this would affect the voting given the voting structure.

4.5 Administrator's Report

The Administrator's Report was noted.

4.6 Treasurer's Report

The Treasurer's Report was noted. RD reported that the church had little in common with the average parish. He noted that the church had received about £4k in donations over the year and about £18k in rents. It was also noted that the parish rate income was down on previous years. RD pointed out that in 5 years time, we might have used up the Net Assets.
LM clarified that the Coptic Church were paying the correct rental amounts which took into account the £175k in capital that they gave to the project. In 8 years time, this will have been repaid and their rental income will increase. It should also be noted that the Coptic Church also pay for the maintenance and utilities at St Andrew by the Wardrobe. With regards to the project, there is still the retention fee that will need to be paid out once we are satisfied that the contractor has completed the outstanding snagging.
AC noted that the cash amount in the bank also included the funds received from AMS for the dilapidations at St Ann's Vestry Hall.

4.7 Finance Report and Accounts

It was noted that the annual accounts were presented to and agreed by the PCC at a meeting on 12 March 2024 and have since been approved by the Independent Examiner. RD proposed that the accounts are accepted and DW seconded this. All were in favour with no abstentions.

5. **Elections and Appointments**

a. Election of PCC Members

LM suggested that the PCC Members and other roles be voted in en-bloc. LM said that the elections would be the same as before with one change in that DW would be stepping down from the PCC. All were in agreement. MW proposed the How Yeong Loke join the PCC and this was seconded by VH. This was passed unanimously. Robin Davies, Tom Ormond, Martin Woods, Laura Li and Alex Rayner remain as members of the PCC. MW, TO, LL and AR are ex-officio. LM thanked everyone for taking on their respective roles.

b. Appointment of Independent Examiner

MH proposed that Andrew Hedger (AH) be re-appointed as Independent Examiner, and this was seconded by MW. All were in agreement with no abstentions.

6. **Any Other Business**

TO said that as Churchwarden he would like to extend thanks to LM for keeping us all going as our 'clock keeper' and all present concurred.

7. **Closing Prayer**

Fr Luke closed the APCM meeting with a prayer.

RECTOR'S ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Worship, devotion and catechesis

Prayer lies at the centre of all we do. The increase in the number of Masses has been sustained, and with the regularity we have seen a small but stable congregation develop. My archidiaconal work means that I have fairly often to ask for help from other priests and I am most grateful to those who have supported the round of services. The pattern continues to be every other week at S Martin Ludgate on a Monday, and every other week on a Wednesday at S Andrew by the Wardrobe. Each weekday morning somewhere between 0715 and 0745 I say Mattins in one of the churches.

The major events gathered good congregations to the Patronal Festival of S Andrew in November; S Ann's Day in July; the Ward and Parish Carols. A new initiative was the School of Prayer in October where each evening we had a talk on the theory of a form of prayer or devotion followed by trying it out. Many people found this helpful and we shall repeat it. The programme of Advanced Sunday School included talks from Steve Allbutt, on Art and Christianity, The Rev'd Douglas Dales on S Bonaventure, and Dr Sonia Dore, who a Guardian of the Shrine of Our Lady of Walsingham on the spirituality of the Shrine.

There was a full round of Livery services in the year for the Apothecaries, Blacksmiths, and Farriers, and this year with the Parish Clerks whose installation Evensong was at S Martin Ludgate. We continue warm relations with the Spectacle Makers and Upholders who, as ever, joined the carol service and participated in events through the year. There were a number of carol services, and the Midnight Mass at S Martin Ludgate was once again standing room only.

Our participation as a parish in the City Catholics network has been helpful to us, and many from here have been to the "Wednesday Specials" at S Andrew Holborn where Bishop Jonathan gathers people from across the parishes which look to him for Episcopal Care.

We are cared for by the Bishop of Fulham because we maintain the historic view that the priesthood was instituted by Our Lord to the Apostles, all of whom were men, and that this having been the universal practice of the church catholic, it is not for the Church of England to alter. We nevertheless seek to work closely with all our sisters and brothers, and we were sorry when Bishop Sarah had to cancel coming to lead one of the School of Prayer evenings after her diary became too complicated when she was nominated Archbishop. We pray for her as she goes from the parish to Lambeth and Canterbury.

Ward Church

As Ward Church we maintain close relations with the Ward Club and the Members. The 2025 Ward Club AGM was a happy evening hosted in S Andrew by the Wardrobe. I continue as an ex-officio member of the Ward Club Committee and trustee of the Educational Foundation and the Alderman Samuel Wilson Fund, and work has progressed on the winding up of these charities and the likely passing of the bulk of the Castle Baynard Education Foundation funds to the PCC as a designated or restricted fund for educational purposes.

Partnerships

Our key partnerships with the Coptic Orthodox Church, the Heritage Alliance and the Chinese Church are all going well. The continuation of regular meetings between myself, Alex Clark, the churchwardens and His Eminence Archbishop Angaelos have helped us make sure that the church sharing arrangement at S Andrew by the Wardrobe is going smoothly.

Building Matters

The finalisation of the snagging after the refurbishment of S Andrew by the Wardrobe took a very long time and in fact has only been completed finally in 2026. The kitchen has been well used both by us and our Coptic partners, and the ability of Mr Churchwarden Ormond to produce canapes and drinks in profusion is becoming legend. We still receive requests to come to look at the green heating system. The recurrent fault on the fire alarm system has not been fixed. It is overall too sensitive for the church despite clear instructions that we use incense in worship. We have informed the insurers that this is the case. Day to day repairing liability for S Andrew's is the responsibility of the

Coptic Orthodox Church as part of our agreement with them.

At S Martin Ludgate the licence renewal with the Chinese Church was concluded at the beginning of the year. There have been recurrent issues with the boiler and the underfloor heating in the upstairs offices which underlined the need the launch the major refurbishment of the church. The Gateway Project was given a "soft launch" in September with the Sherriff, David Chalke, and many civic and other partners present. We have identified five phases of work to make the church more accessible and welcoming, a gateway to the City, with a renewed entrance and office; heating and electrics; lighting, redecoration and refurbishment of the plaster and woodwork in the main church; refreshment of the offices, toilets and kitchen; repair of the organ and possibly the opening of the north undercroft. Discussions about the installation of a peal of bells began, but if it were to happen would need to be in step with the other aspects of the project.
Following the successful agreement of a terminal dilapidations settlement for the S Ann's Vestry Hall with the Ancient Monuments Society, refurbishment works were scoped and commissioned to begin after the end of the year.

Safeguarding

The PCC maintains its safeguarding training and considers safeguarding at every meeting. I am grateful to Tom Ormond for his work as Parish Safeguarding Officer. He handed over at the APCM to Laura Li who has taken up the work with equal commitment and vigour. We have ensured that our partners have taken account of safeguarding in their churches, and done simple but important things like putting up notices in the church toilets so that those who come to us know they can find help if they need it, and any who may come with ill intent know that we are building a culture in which all are taking safeguarding seriously and seeking to keep everyone safe, a place where we will look out for signs of abuse and act on concerns.

Looking Forward

Last year I suggested that we needed to move forward in two ways. First, the project to refurbish S Martin Ludgate, (and repairs at the Vestry Hall). This is beginning, but as is the case with this sort of project the road to starting is long, and we shall have to raise the funds to get through the planning stages since following the Wardrobe project we don't have money for those "sunk costs" as we did before. More importantly I suggested that we needed to seek the growth of the Kingdom of God by increasing the offering of worship and seeking more regularity. Attendance at worship has seen small but noticeable growth. It was a joy that we had a Confirmation and a First Holy Communion. Advanced Sunday School and the School of Prayer were well attended. We need to continue to build on these beginnings and ensure that the visioning and sharing of our life and work which will be needed to raise funds for the building works will enhance our proclamation of the Gospel and our evangelization.

Thank you

None of this would be possible without the huge hard work of Alex in the office, the churchwardens, PCC members and all those who volunteer time effort and prayer to the life and work of our churches. I am hugely grateful. We have much that we have achieved, and much to do, in God's grace in the coming year.

From the London Diocesan Fund

The following note has been circulated by the London Diocesan Fund, the charity which gives corporate identity to the Diocese of London and of which as Archdeacon of London I am a trustee.

Parish Annual Report text
The Diocese of London is the largest in the Church of England, with over 400 churches serving a diverse population of 4.2m north of the Thames and west of the Lea, with a vision for every Londoner to encounter the love of God in Christ.
In 2025, the Church continued to grow according to indicative statistics, contributing to attendance increases of around 20% since 2022.

The London Diocesan Fund (LDF) serves, supports and resources all parts of the Diocese by funding around 540 paid clergy and providing essential services so every parish benefits from strong pastoral and missional leadership.
The Ministry Team supported the formation and development of 540 paid clergy, 204 self supporting clergy, 114 Licensed Lay Ministers, as well as over 100 exploring ordained or lay ministry.
Most stipendiary clergy are housed by the LDF. The Housing team completed over 3,000 repairs and planned maintenance tasks, alongside major retrofitting to improve housing quality and energy efficiency, contributing to net zero goals.
Parishes received wide-ranging practical support for ministry. The Property and Fundraising team helped secure nearly £16m of external investment towards building renovations, community engagement and mission.
Safeguarding practice was strengthened further, with 95% of parishes now using safeguarding dashboards. INEQE carried out an independent audit of diocesan safeguarding, which will provide recommendations for how to build on progress made to create a safer church.
This work was funded through parish contributions via the Common Fund (£24.3m) and LDF generated income (£12.8m) from grants and investments.
The LDF has also generated additional funds for mission-focused projects, now totalling £40m across their collective lifespan. Great progress was made in 2025, including:

- *Hackney & Islington Programme: 24 parishes supported, four new worshipping communities launched, lay leaders trained, and significant attendance growth.*
- *Southall & Hounslow Project: strengthening intercultural ministry across 13 parishes with new multilingual congregations adding over 100 new disciples.*
- *Tower Hamlets Mission Project: 89 young people came to faith and nearly 9,000 residents were engaged through new worshipping communities and outreach.*

The Diocese also celebrated Bishop Sarah's appointment as Archbishop of Canterbury, giving thanks for her eight years as Bishop of London, marked by committed support for parish ministry, mission, safeguarding, and the diocesan priorities of becoming younger, safer and more racially just.

The Ven Luke Miller
Rector

REPORT ON THE ELECTORAL ROLL

Those names entered on the Electoral Roll number currently number fourteen, there being an addition of one from the previous year. There are two who reside in the Parish.

Martin C Woods
Electoral Roll Officer

SAFEGUARDING REPORT

Nobody was more surprised than me when I volunteered to take on Safeguarding! I was elected at the PCC meeting on 28 May 2025. Firstly, my thanks go to Tom Ormond the departing Parish Safeguarding Officer for all his years of service in this role – and for his very helpful handover.

There were no issues to report during the year at either Church. This has been documented at all PCC meetings, where it is a standing agenda item.

Our focus continues to be training. The Rector and Parish Administrator have completed the required training, as has most of the PCC. I completed an in-person course for new Safeguarding Officers in July 2025. I was unable to attend a Leadership Training Course in 2025 but am booked on the course in May. Remaining members of the PCC will complete their training as soon as practicable.

It is my hope that we reach a position where all training is renewed on time, so that we are never left with gaps in our training records.

Training is, of course, not just a means to an end. It is part of the work we do to build and maintain a culture in which we all take safeguarding seriously, commit to keeping everyone safe, remain vigilant for signs of abuse and act on concerns.

The parish continues to use the Diocese Safeguarding Dashboard to monitor and record its safeguarding position. At the time of writing there are only two items requiring urgent attention, and these should easily be dealt with before the next PCC meeting.

Details of the Safeguarding Officer and Policy are displayed on the notice boards of both churches, as well as being accessible via the website's homepage.

Finally, my thanks to Alexandra Clark for her considerable support during my first year in this role.

Laura Li
Safeguarding Officer

REPORT ON THE PROCEEDINGS OF THE CITY DEANERY SYNOD

Throughout the year, the Synod met on three occasions. As has been customary for many years, the Lord Mayor, Alderman Alastair King, the Lady Mayoress and the Sheriffs attended the earlier part of the first of the Synod meetings, which on this occasion took place at St Lawrence Jewry, and in the absence of the Area Dean, they were welcomed by the Lay Vice-Chairman, Alexander Rayner.

The main topic presented was that of "People and Places", and at the invitation of the Synod, Charles Saumerez Smith (former CEO, Royal Academy and former director of the National Gallery) delivered an interesting presentation that focussed on craft skills in the making of the development of Wren churches in relation to a multicultural arena. As a historian, he described the planning involved behind the rebuilding of the churches following both the Great Fire of 1666 and similarly of World War II, praising the continuing resilience of their congregations. Following the previous year's events to celebrate Wren 300, he illustrated the widespread renewed interest in the City Churches and the opportunities for their expansion of mission which had subsequently been opened.
In response, the Lord Mayor stressed the importance of the churches as being at the heart of the City's cultural heritage, places remaining open for prayer and contemplation both for City workers and visitors and together, as is the case with a number of churches, also welcoming those of other denominations. The Lord Mayor was presented, as a gift from the Synod, a copy of Common Worship before the Mayoral departure.
The only other notable item of business was a request that the Standing Committee should pursue explorations towards the hopeful possibility of securing an increased income from the investment of the Burial Ground Fund held on the Deanery's behalf by the London Diocesan Fund, which in turn provides parishes with a modest annual income.

The second Meeting was held at the invitation of the Master of the Temple, to attend Choral Evensong in the very historic Temple Church (which similarly to a number of the City churches was severely damaged as a result of enemy action and substantially restored), and which was further extended to share in a party in the Master's garden together with members of the Westminster St Margaret's Deanery Synod. In the absence of any business, it provided for an opportunity for a relaxed and informal discussion between members of the two Synods.

At the third Meeting, held at St Magnus-the-Martyr, the main topic was entitled "Capital Vision 2030 - Growing more Racially Just". At the invitation of the Area Dean, the Synod was introduced to Dr Lisa Adjei, who earlier in March had been appointed to a new Diocesan post - Head of Racial Just Priority. Dr Adjei offered an insight into her role, describing it in striving to seek God's heart towards justice, pain and revenge in the right relationship with one another through education, participation, structures and governance. She highlighted what she interpreted as specific issues, being youth safety and violence, health inequalities, refugees and asylum seekers. There followed a number of questions from her such as whether parishes are addressing racial issues within their community, whether City institutions, dignitaries and chaplains are seeking to help refugees, and which included whether safeguarding policies are being translated into other languages. There followed an opportunity for discussion which was wide ranging and questioning from a variance of perceptions.
The Synod Treasurer, Graham Mundy, reported that discussions between the Standing Committee and the London Diocesan Fund concerning the Burial Ground income had been successful and that this investment had now been moved into an account which would provide the Deanery with a higher yield.

In conclusion, all of the Meetings have been well attended, vibrant and informative, and the Deanery Synod continues to remain in good heart.

Martin C Woods
Deanery Synod Representative

ADMINISTRATOR'S REPORT

2025 was another busy year with lots going on. At St Andrew by the Wardrobe, I continued to work with Edyta at the Coptic Church on the diary and shared use of the church. The last few items of snagging from the renovation project are in hand and should be completed during 2026.

I continue to work 3 days a week at St Martin Ludgate. After wrestling with the internet coverage here for what seems like forever, we finally had fibre broadband installed. After a few teething issues, it appears to be working well and is providing both myself and The Heritage Alliance with the coverage and speeds required.

My relationship with the various stakeholders, including the archdeaconry team, the tenants of both churches, the Livery companies associated with the churches, and the Stationers, continued to develop and grow.

The number of booking enquiries has increased over the last few years, with a number of repeat bookings from choirs and other organisations. Towards the end of 2025, I met with a web designer recommend by Hoe-Yeong Loke, to discuss the requirements for a new website. I have been working closely with them on the look and content of the new site which will hopefully be ready to launch in early 2026.

The plans for a major renovation at St Martin's slowly started to take shape in 2025 and will start to take a more structured form during 2026 as the plans are finalised and a fundraising team engaged.

The administration of the churches is something that I greatly enjoy, however it does mean that I regularly work more hours than I am contracted to do. This includes working outside of my regular hours to be present at things like Advanced Sunday School and PCC meetings. I am happy to do this and can be quite flexible with my time, however it has meant that I have accumulated quite a lot of TOIL hours.

My thanks as always go to the Rector, Churchwardens and PCC for their help and advice whenever I've needed it and their support throughout the year. I look forward to working with them over the next 12 months.

Alexandra Clark
Parish Administrator

TREASURER'S REPORT

Excluding the non-cash item, (the change in the value of the investments), the net deficit in 2024 of £7,771 became a surplus of £25,638 for 2025. However, this was the result of including as income the £96,101 received from the previous tenant of the vestry hall towards the cost of dealing with the work which needed doing to renovate the building (dilapidations). The actual cost of the work will be in excess of this. Excluding this, the net result of the income and expenditure of running the two churches is a deficit of £66,247. This is a summary of the year:

		St Andrews		St. Martins
		Unrestricted	Restricted	
Total income	£23,2051	38,572	96,101	97,378
Total expend	206,413	98,530	4,345	103,538
Net surplus/(deficit)	25,638	(59,958)	91,756	(6,160)
Plus: Rise/(fall) in value of investments:	(8,274)			
Total for year	17,364			
Balance b/forward	478,454			
Net assets	495,818			
This is held as to:				
General investments		209,867		
Shares in Clean for Good		1		
		209,868		
Net bank balances & debtors		285,950		
		495,818		

Of this £188,412 is in restricted or designated funds and £307,406 unrestricted. The Clean for Good shares were written down to £1 in 2022, but a dividend was declared; in future this is going to be 5% of the original investment.

The unrestricted column is money used for the normal operation of the church. The items in the restricted column relate to the Vestry Hall - the income is the amount received from the Ancient Monuments Society for dilapidations and the expenditure is also related to this and to the reletting of the property.

Breakdown of income

St. Andrews
Incoming resources from donors (Note 2*)

Recurring grant	£5,361
Burial ground grant	£1,227

Both these grants are from diocesan bodies.

Collections & other income £2,660
Total (2024 £11,947) £9,248
Donations for church refurbishment programme
and VAT recovered (Note 3) £NIL (2024 £13,736)
Incoming resources from operating activities (note 4)
Church hire £7,183
Church rent £12,500
(Coptic Church)
License fees £ 3,924
Other income £21
Parish rates £2,871
Total (2024 £32142) £26,499
Interest and dividends £2,825
Total unrestricted income £ 38,572
Plus restricted income £96,101
Total St Andrews income
(2024 £62,412) £134,673

St. Martins (note 6)
Radio mast £44,948
Burial Ground grant £1,227
Church hire & Invest. income £46,314
Collections £4,889
Total St. Martin's income
(2024 £131,766) £97,378
Total of all income
(2024 £194,178) £232,051

Breakdown of expenditure

St. Andrews
Resources expended relating to the work of the church (note 5)

Common Fund	£44,500
Administration Costs	£24,529
Church maintenance & running costs	£10,316
Hall costs	£5,353
Office costs	£4,328
Other costs	£8,104
Fundraising costs	£1,400
Total (2024 £116,839)	£98,530
Restricted funds	£4,345
Total St. Andrew's expenditure	£102,875

St. Martin's (note 6)

Common Fund	£40,792	
Church maintenance	£62,746	
Total (2024 £85,109)		£103,538
Total of all expenditure (2024 £201,948)		£206,413

Robin Davies
Treasurer

ST ANDREW-BY-THE-WARDROBE

DIOCESE OF
LONDON
TWO CITIES AREA

with St Ann Blackfriars
and St Martin Ludgate

REPORT AND ACCOUNTS

31 DECEMBER 2025

Parish:	St Andrew-by-the-Wardrobe Queen Victoria Street EC4V 5DE
Rector:	The Ven Luke Miller St Andrews Hill EC4V 5DE
Bankers:	CAF Bank 25 King's Hill Ave King's Hill West Malling Kent ME19 4JQ
Fund manager	CCLA Investment Management Ltd One Angel Lane London EC4R 3AB
Council Members:	The Ven Luke Miller (Chairman) David Wheeler LVO (Resigned April 2025) Tom Ormond (Lay Vice Chair) Martin Woods Robin Davies Laura Li Alexander Rayner Hoe-Yeong Loke (Appointed April 2025)

REPORT OF THE PAROCHIAL CHURCH COUNCIL 31 DECEMBER 2025

The Parochial Church Council ('PCC') presents the annual report and accounts for the year ended 31 December 2025.

Responsibilities of the PCC

The PCC is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Parish as at the end of the financial year and of its income and expenditure for that period. In preparing those accounts, the PCC is required to select appropriate accounting policies, make judgements and estimates that are reasonable and prudent and state whether all accounting standards which they consider to be applicable have been followed. The PCC is also required to use a going concern basis in preparing the accounts unless this is inappropriate.

The PCC has the responsibility for ensuring that there are proper accounting records kept, and for taking such steps as are reasonably open to safeguard the assets of the Parish and to prevent and detect fraud and other irregularities.

Principal activity and review:

The PCC has the responsibility of cooperating with the Rector in promoting in the ecclesiastical parish of St Andrew by the Wardrobe the whole mission of the Church, pastoral, evangelistic, social and ecumenical. During 2025 the PCC believes it has met these objectives and will be maintained in the future.

Major risks:

The PCC believes that it has identified and reviewed all major risks that might affect the mission and has sufficient systems and procedures in place to mitigate those risks. In particular the PCC believes that the level of reserves held are sufficient and reasonable to maintain the mission.

Reserves Policy:

One year's income for the whole parish in the sum of £150,000 plus £30,000 (total £180,000) to take into account further capital works outside the church. Funds beyond this level will be designated to the capital project.

Investment Policy:

The PCC subcontracts the management of its funds to CCLA Investment Management Ltd. It is satisfied with the performance achieved during the year.The PCC is committed to review performance on a regular basis.

Trustee Remuneration

No members of the PCC receive any remuneration. Reasonable Clergy expenses are met. Other than this there were no related party transactions.

Financial Result:

The PCC made a surplus of total income over expenditure on the General Fund of £17,364. The Balance Sheet at 31st December 2025 showed total net assets of £495,818.

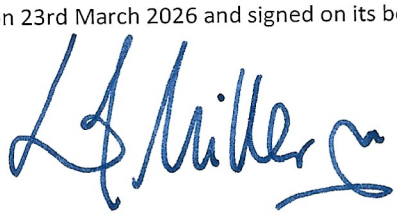
Council:

The members of the PCC during the year were as shown on the previous page.

All members of the PCC are either ex officio or are elected at the Annual Parochial Church Meeting in accordance with the Church Representation Rules. The Parish has adopted a policy of waiving the term limits that any person having served six years continuously.

Approved by the PCC on 23rd March 2026 and signed on its behalf by:

The Ven Luke Miller
Rector



Report of the Independent Examiner to the PCC members of the Parish of St Andrew-by-the-Wardrobe

I report to the PCC members of the Parish of St Andrews-by-the-Wardrobe on my examination of the accounts for the year ended 31st December 2025.

Responsibilities and basis of report

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

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

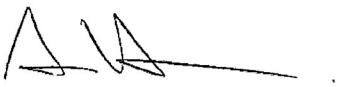
Basis of independent examiner's statement

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

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

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

Signed:



Name: Andrew Hedger FCA
Address: 52-54 Gracechurch Street, London EC3V 0EH
Date: 23rd March 2026

ST ANDREW-BY-THE-WARDROBE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

NOTES		Restricted £	Designated Funds £	Endowment Funds £	Unrestricted £	Year to 31 December 2025 Total £	Year to 31 December 2024 Total £
	Incoming resources						
2	Incoming resources from donors	-	96,101	-	9,248	105,349	11,947
3	Refurbishment Project Income	-	-	-		-	13,736
6	St Martin Ludgate	-	-	-	97,378	97,378	131,766
4	Incoming resources from operating activities	-	-	-	26,499	26,499	32,142
4	Income from investments	-	-	-	2,825	2,825	4,587
	Total incoming resources	-	96,101	-	135,950	232,051	194,178
	Resources expended						
	Raising Funds	-	-	-	(1,400)	(1,400)	(1,497)
5	Expenditure on charitable activities	-	(4,216)	-	(95,444)	(99,660)	(93,157)
6	St Martin Ludgate	-	-	-	(103,538)	(103,538)	(85,109)
	Refurbishment Project Expenditure	-		-	-	-	(22,185)
	Other Expenditure	-	-	-	(1,815)	(1,815)	-
	Total resources expended	-	(4,216)	-	(202,197)	(206,413)	(201,948)
	Net incoming (outgoing) resources	-	91,885	-	(66,247)	25,638	(7,771)
	Transfers						
	Gross transfers between funds - in	-	-	-	-	-	-
	Gross transfers between funds - out	-	-	-	-	-	-
	Other recognised gains / losses	-	-	-	-	-	-
	Valuation adjustments		-	(5,471)	(2,803)	(8,274)	4,883
	Net movement in funds	-	91,885	(5,471)	(69,050)	17,364	(2,888)
	BALANCES BROUGHT FORWARD	(31,745)	(2,991)	136,863	376,327	478,454	481,342
	BALANCES CARRIED FORWARD	(31,745)	88,894	131,392	307,277	495,818	478,454

ST ANDREW-BY-THE-WARDROBE
BALANCE SHEET AT 31 DECEMBER 2025

NOTES		31 December 2025 £	£	31 December 2024 £	£
	INVESTMENT ASSETS				
	COIF investment fund	78,476		82,422	
8	North Vestry Trust	131,392		136,863	
7	Investment in Clean For Good	1		1	
	Total Investment Assets		209,868		219,286
	CURRENT ASSETS				
	Accounts Recievable	369		7,140	
	Cash at bank	287,329		251,462	
	Cash in Hand			1,228	
		286,469		259,830	
	CREDITORS: amounts falling due within one year:	519		662	
		519		662	
	NET CURRENT ASSETS		285,950		259,168
	TOTAL ASSETS LESS CURRENT LIABILITES		**495,818**		**478,454**
	ANALYSIS OF FUNDS				
	Restricted Funds		(31,745)		(31,745)
	Designated		88,894		(2,991)
	Endowment Funds		131,392		136,863
	General Fund		307,277		376,327
			495,818		**478,454**

The accounts were approved by the Council and signed on its behalf by:-

The Ven Luke Miller
23rd March 2026

ST ANDREW-BY-THE-WARDROBE
NOTES TO THE ACCOUNTS AT 31 DECEMBER 2025

1 ACCOUNTING POLICIES

The principal accounting policies that have been adopted in the preparation of these accounts are given below.

Basis of preparation of accounts

The financial statements have been prepared in accordance with the Charities SORP (FRS102) 2015, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Charities Act 2011. The financial statements are prepared under the historical cost convention. The charity constitutes a public benefit entity as defined by FRS 102.

Funds

All funds are available for application on the general purposes of the Parochial Church Council ('Council') unless they are designated as endowment funds which cannot be spent. Certain funds have been restricted by the Council for particular use and the balances on these are identified separately.

Incoming resources

Incoming resources from donors is recognised when received, and planned giving is recognised only when received; the applicable income tax recoverable is recognised when the claim is quantified and submitted. Grants are recognised when agreed by the grantor. Income from the use of church premises is recognised when agreed and paid by the occupier. A voluntary church rate is levied on certain property in the parish and the income is recognised when received. Income from investments is recognised when due and receivable.

Investments

Realised gains and losses on investments are recognised when investments are sold; unrealised gains or losses are included when the investment assets are revalued at the balance sheet date.

Resources expended

All resources expended are recognised when paid, and significant items of expenditure due but not paid are accrued at the balance sheet date.

Current assets

Amounts receivable but not paid at the balance sheet date are included in current assets as debtors less any provision applicable.

Reserves

One year's income for the whole parish in the sum of £150,000 plus £30,000 (total £180,000) to take into account further capital works outside the church. Funds beyond this level will be designated to the capital project.

1 ACCOUNTING POLICIES (continued)

Fixed assets

Consecrated and beneficed property of any kind is excluded from the accounts. Moveable church furnishings are accounted as inalienable property and stated at nil amount. All expenditure incurred on such property is treated as resources expended so is written off.

Equipment used within the church premises is written off when acquired, unless of a material amount in which case it is capitalised in fixed assets and depreciated over its useful life.

2 INCOMING RESOURCES FROM DONORS

	Year to 31 December 2025 £	Year to 31 December 2024 £
Loose Collections	571	1,156
Donations and Alms Boxes	2,089	1,725
Recurring Grants	5,361	5,134
Burial Ground Grant	1,227	2,732
Non-recurring one off grants	96,101	-
Legacies and Other Grants	-	1,200
	105,349	11,947

3 REFURBISHMENT PROJECT INCOME

	Year to 31 December 2025 £	Year to 31 December 2024 £
Project Donations Phase 2	-	10,000
DCSM VAT Recovery	-	3,736
	-	13,736

4 INCOMING RESOURCES FROM OPERATING ACTIVITIES

	Year to 31 December 2025 £	Year to 31 December 2024 £
Church Hire	7,183	6,869
Licence Fees	3,924	-
London Coptic Church	12,500	15,625
Parish Rates	2,891	9,648
Interest & Dividends	2,826	4,587
	29,323	36,729

5 RESOURCES EXPENDED RELATING TO THE WORK OF THE CHURCH

	Year to 31 December 2025 £	Year to 31 December 2024 £
Diocesan contribition	44,500	40,575
Administration costs	22,587	25,019
Sanctuary supplies	457	546
Services costs - music	545	620
Building maintenance	6,660	1,985
Cleaning	-	42
Miscellaneous	11,329	3,364
Light and Heat	3,656	1,366
Telephone, Internet, Website & Office	892	900
Examination Fees	600	600
Hall Expenses	8,435	18,139
	99,661	93,157

6 ST MARTIN LUDGATE

By means of a Pastoral Scheme dated 14th May 2019, St Martin Ludgate ceased to be a Guild Church and was placed in the parish of St Andrew by the Wardrobe as a Chapel of Ease.
Its income and chattels became the possession of the PCC of the new parish thus formed on the date the Scheme came into effect.

INCOMING RESOURCES FROM ST MARTINS

	Year to 31 December 2025 £	Year to 31 December 2024 £
Church Hire and Investment Income	46,314	78,975
Collections and Alms boxes	4,889	4,582
Radio Mast	44,948	45,260
Burial Ground Grant	1,227	2,949
	97,378	131,766

EXPENDITURE RELATING TO ST MARTINS

Maintenance and Utilities	62,747	44,534
Common Fund	40,792	40,575
	103,539	85,109

7 On 27 February 2017 The PCC acquired 25,000 B Shares of £1 fully paid in Clean For Good Ltd.
It had previously acquired one ordinary share of £1 fully paid on 21 September 2016.

Clean for Good is a professional cleaning company whose aim is to improve the wages and working conditions of City cleaners by:
- being a fully accredited Living Wage Employer ;
- investing in training staff and developing their skills;
- ensuring none of its staff has a zero-hours contract.

During 2022 it was decided to write down the value of the B shareholding to zero, although the B shares are still held.

8 The PCC of St Martin Ludgate was the managing trustee for a trust that arose from the sale of the North Vestry
The income is for 'furthering the religious and other charitable work of the church of England' within St Martin Ludgate.
In November 2020 the PCC passed a resolution to transfer the Trust into the name of St Andrew's.