



St Anne and All Saints

South Lambeth

**ANNUAL MEETING OF PARISHIONERS  
AND  
ANNUAL PAROCHIAL CHURCH  
MEETING 2021**

**Sunday 25 April 2021**

**11.30am in the Church**

# **ANNUAL MEETING OF PARISHIONERS**

## **ANNUAL PAROCHIAL CHURCH MEETING**

**Sunday 25 April 2021**

### **AGENDA**

#### **ANNUAL MEETING OF PARISHIONERS**

1. Opening Prayer
2. Apologies for absence
3. Minutes of the meeting Sunday 18 October 2020
4. Matters arising from the minutes
5. Election of Churchwardens
6. Any Other Business

#### **ANNUAL PAROCHIAL CHURCH MEETING**

7. Minutes of the meeting Sunday 18 October 2020
8. Matters arising from the Minutes
9. Reports
  - i) 2020 Report and Accounts for the Parochial Church Council of St Anne and All Saints South Lambeth – which includes:
  - ii) Report on the proceedings of the Deanery Synod
  - iii) Presentation of Financial Statements
  - iv) Review of Building Maintenance 2020
10. Elections and Appointments
  - (i) Election of Deanery Synod Members
  - (ii) Election of PCC Members
  - (iii) Appointment of Independent Examiner
11. Any Other Business
12. Closing Prayer

*Please notify the Chair of Any Other Business items before the meeting starts*

SUNDAY 18 OCTOBER 2020

## MINUTES OF THE ANNUAL MEETING OF PARISHIONERS

The Revd Fraser Dyer was in the Chair. Start time: 1130 am.

### 1. Apologies for Absence

None.

### 2. Minutes of the Meeting of 7 April 2019

These were agreed as a true record.

### 3. Matters arising from the Minutes

No matters arising.

### 4. Election of Churchwardens

Thanks were given for Tricia Anderson's work as churchwarden during the previous three years. Two new candidates stood for churchwarden:

Michael Phillips	
Proposed by	Seconded by
Kayode Ajisebutu	Barbara Knight

Tom Elliott	
Proposed by	Seconded by
Norman Campbell	Alex Garziglia

Both were duly elected.

## **MINUTES OF THE ANNUAL PAROCHIAL CHURCH MEETING**

The Revd Fraser Dyer was in the Chair.

1. The meeting was opened in prayer.

### **2. Apologies for Absence**

There were no apologies for absence.

### **3. Minutes of the Meeting of 7 April 2019**

These were agreed as a true record.

### **4. Matters arising from the Minutes**

No matters arising.

### **5. Reports:**

#### **(i) 2018-19 Report and Accounts for the Parochial Church Council of St Anne and All Saints South Lambeth**

The report was presented and accepted in writing with no further questions.

#### **(ii) Report on the proceedings of the Deanery Synod**

The report was included in the church annual report. There were no further questions.

#### **(iii) Presentation of Financial Statements**

The statements were presented. There were no questions.

The meeting thanked Norman for all his work on the accounts.

#### **(iv) Review of Building Maintenance 2018-19**

The report was included with the church annual report.

The meeting thanked John Bailey for all his work on maintaining the church.

### **6. Elections and Appointments**

#### **(i) Election of Members of the PCC**

Two candidates stood for election to the PCC:

Barbara Knight	
Proposed by	Seconded by
Tim Maple-Foster	Tim Denny

Tim Maple-Foster	
Proposed by	Seconded by
Zak Jones	Vicky Daramola-Egueye

Both were welcomed to the PCC. Tim Maple-Foster was thanked for putting together the very successful *Corona Island Discs* during the first lockdown.

**(ii) Appointment of Sidespeople/Welcomers**

Fraser thanked all those leading the Mary and Martha Groups, and the smaller groups shouldering the welcoming role and reading lessons. Because of the coronavirus pandemic, the work of sidespeople and welcomers has been suspended and replaced with new arrangements taking account of pandemic regulations.

**(iii) Appointment of Independent Examiner**

Mr James Brooke Turner (*not present*) was unanimously reappointed for another year as the independent financial examiner for St Anne's.

**7. Any Other Business**

Revd Vanessa Elston was thanked for her work looking after the 2019 APCM minutes.

**8. Closing Prayer**

The meeting closed with prayer at 1155 am.

Tom Elliott  
PCC Secretary  
4 January 2021



## Aims and Purposes

St Anne and All Saints Parochial Church Council (PCC) has the responsibility of cooperating with the incumbent, the Reverend Fraser Dyer, in promoting in the ecclesiastical parish, the whole mission of the Church, pastoral, evangelistic, social and ecumenical. The PCC is also specifically responsible for the maintenance of the church premises of St Anne and All Saints, Miles Street, London, SW8 1RL.

## Objectives and Aims

In the period 2019-2022 the PCC is committed to enabling St Anne and All Saints to discover more of what it means to be a spiritual community, one that contributes to the wellbeing of our parish.

We aim to do so by:

1. Deepening our spiritual life together;
2. Developing and better promoting our existing activities;
3. Refurbishing the hall with a strategic mission-business plan for St Anne's to become a centre for wellbeing, creativity and spirituality;
4. Expanding our Community Wellbeing Programme, along with the spiritual support we offer to the wider community.

## Worship and Prayer

In 2020, there were 59 parishioners on the Church Electoral Roll, 31 of whom were not resident in the parish.

Attendances at the Parish Eucharist on Sunday morning were, obviously, lower than normal on those Sundays when we were permitted to meet due to many of our congregation shielding.

The Wednesday 8am service was suspended during the first lockdown and has not resumed.

The fortnightly service of Compline was also suspended in March, but weekly evening prayer accessible by telephone and Zoom has been taking place since.

During 2020, there were no baptisms, weddings or funerals held at our church.

## Deanery Synod

The unfortunate Covid-19 pandemic and the resulting national lockdown from March 2020, as with all aspects of our daily lives, hugely impacted on the planned activities of the Lambeth North Deanery during 2020. Nevertheless, it was able to quickly readjust and move to virtual meetings, such that the annual Synod social meeting, which was previously scheduled to take place with physical attendance at St John Divine in Kennington on 24th June 2020 and took place via Zoom instead. Unsurprisingly, attendees of the social meeting reflected on the Black Lives Matter Movement and the Covid-19 pandemic lockdown. The Synod discussed and shared ideas on how the individual parishes could best respond and provide support within their communities, taking a lead from the Diocesan example. The meeting also considered possible alternatives to the planned Summer Holiday Scheme similar to the one held in 2019, given the new realities.

The other highlight of the Deanery year was the 'Exhale'

Spoken Word event hosted outside St Mark's, Kennington, on 9th July. It was well attended and had very good reviews, with many talented young performers entertaining the audience and inspiring speakers of different age groups and backgrounds, highlighting the things that unite and bind us all, and how we can change the world for the better for everyone.

The Deanery Synod meeting was also held via Zoom on 10<sup>th</sup> November where it was agreed to send a letter to MPs to express dismay at the restrictions imposed on places of worship during the extended lockdown period. The Synod Zoom meeting also discussed reports about a common theme in the different parishes, with parishioners expressing frustration at not being able to physically gather to worship and fellowship as they would normally do. Of particular concern was not being able to sing and being denied the opportunity of the social contact offered by the weekly church services. It was noted some churches in the Deanery were unable to provide the option of online services. Information on the cross-planned Advent and Christmas activities within the Deanery were also shared.

Personnel changes: The Deanery Secretary, Pamela King, resigned in June 2020 as she and her husband were permanently moving to Wiltshire. Pamela had been a very valuable resource to the Deanery Synod and it was sad to lose her. Gill Fisher kindly stepped in as interim secretary and, at the subsequent Synod on 11th February 2021, was formally elected as the new Deanery Secretary. Revd Robert Faulkner, now Priest-in-Charge at St John's, Angell Town, joined the Deanery Synod to replace Revd Mark Williams, who had to stand down as his 3-year term as Assistant Area Dean had expired.

#### Planned Lambeth North Deanery Synod Projects for 2021

A Lenten period project involving the participation of churches throughout the Lambeth North Deanery, recreating scenes from Christ's crucifixion, and forming a trail to be undertaken by the public during the Lenten season has been initiated, planned and funded by the Deanery Synod. Our own Revd Vanessa Elston is on the planning committee, headed by Revd Giles Goddard. The front garden of St Anne's and All Saints will be one of the stations on the trail map, taking place on Saturday 20<sup>th</sup> March 2021 and terminating at St John's, Waterloo, with forty churches participating. Participation will be held via Zoom so that all Covid-19 social-distancing protocols are observed.

The Lambeth North Deanery Synod has also committed funds to setting up a website with links to all the websites of the individual churches in the Deanery. It is hoped this will assist greater integration and joint working between the component Parishes. It will also be a platform for events and signposts to available online services. Gill Fisher has kindly volunteered to be responsible for uploading and managing the content.

Carmen Hamilton will be stepping down as one of the Laity representatives for St Anne and All Saints at the Lambeth North Synod as she has come to the end of her second three-year term. The rules require that Lay representatives have a maximum period of service of two terms. Carmen will however continue in her longstanding position as the Lambeth North Deanery Treasurer. Carmen is very grateful for the honour and privilege to serve, and the support she enjoyed.

As always, the Deanery Synod Meetings are open to members of all the churches in the Deanery but only elected members are allowed to vote.

*Carmen Hamilton and Michael Phillips*

## **Independent Examiner's Report to the PCC of the ST ANNES & ALL SAINTS, SOUTH LAMBETH**

This report on the accounts of the PCC for the year ended 31st December 2020, which are set out on the following two pages is in respect of an examination carried out under Regulation 3(3) of the Church Accounting Regulations 1997 – 2001 ('the regulations') and s.43 of the Charities Act 1993 ('the Act').

### **Respective responsibilities of trustees and examiner**

As members of the PCC you are responsible for the preparation of the accounts; you consider that the audit requirement of Regulation 3(3) and section 43(2) of the Act do not apply. It is my responsibility to issue this report on those accounts on those accounts in accordance with the terms of Regulation 25.

### **Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

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

1. which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 41 of the Act; and
  - to prepare accounts which accord with the accounting records and comply with the requirements of the Act and the Regulations have not been met;or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**James Brooke Turner ACIS**

6 Normanhurst Road  
London SW2 3TA

Date: 28<sup>th</sup> February 2021



**Balance sheet at 31st December 2020**  
**St Anne and All Saints, South Lambeth**

	<b>2020</b>	<b>2019</b>
	£	£
<b>Fixed assets</b>		
Tangible fixed assets		
Investments Dawlish Halls ac 372870001T	2,341.48	2,200.73
	<u>2,341.48</u>	<u>2,200.73</u>
<b>Current assets</b>		
Debtors	-	-
RSDCT	76,160.69	71,241.29
CBF Funds	-	-
CAF Deposit Account	57.79	57.75
CAF Current A/c	27,590.28	24,491.32
CAF Cash not yet on statement	-	1,015.58
Deposit Account	-	-
Current account and cash in hand	432.93	12,754.59
	<u>104,241.69</u>	<u>109,560.53</u>
<b>Current Liabilities</b>		
(uncleared current year cheques Barclays)	-	-
(uncleared current year cheques CAF)	150.00	842.37
	<u>-</u>	<u>-</u>
<b>Net current assets/(liabilities)</b>		
	<u>-</u>	<u>-</u>
<b>Loan Outstanding</b>	-	-
	<u>-</u>	<u>-</u>
<b>Total Net Assets</b>	<u>106,433.17</u>	<u>110,918.89</u>
<b>Represented By:</b>		
<b>Endowment Funds</b>		
O Dawlish St. Mission	2,341.48	2,200.73
N Guilford Rd. Proceeds	51,699.48	48,360.09
M Guildford Halls Proceeds	24,461.21	22,881.20
	<u>78,502.17</u>	<u>73,442.02</u>
<b>Restricted Funds</b>		
J Big Lottery Fund Grant	2,632.41	5,984.41
K Special Projects	-	-
L Mission Development Fund	22,636.26	22,436.15
	<u>25,268.67</u>	<u>28,420.56</u>
<b>Unrestricted Funds</b>		
A General Fund	(4,643.65)	-
B Church Hall Fund	-	6,779.43
C Social Committee	(0.00)	105.98
E Evergreen/Over 50's Club	527.58	527.58
F Vicar's Discretionary Fund	8.00	78.00
G Fabric & Vicarage Fund	6,770.40	1,565.32
H Sunday School	-	-
	<u>2,662.33</u>	<u>9,056.31</u>
<b>Total Funds</b>	<u>106,433.17</u>	<u>110,918.89</u>

**St Anne and All Saints, South Lambeth**  
**Statement of Financial Activities**  
**Year Ended 31st December 2020**

	<b>General</b>				
	<b>/Unrestricted</b>	<b>Restricted</b>	<b>Endowment</b>	<b>Total</b>	<b>Total</b>
	<b>Funds</b>	<b>Funds</b>	<b>Funds</b>	<b>2020</b>	<b>2019</b>
<b>Income</b>					
Offerings	6,535.92	-	-	6,535.92	5,157.75
Envelopes Gift Aid	870.00	-	-	870.00	3,150.02
Envelopes Non Gift Aid	2,103.00	-	-	2,103.00	2,705.25
SO Gift Aid	8,800.00	-	-	8,800.00	6,600.00
So Non Gift Aid	140.00	-	-	140.00	130.00
Donations	51.50	-	-	51.50	998.24
Special Collections	-	-	-	-	-
Candle & Flower Money	10.96	-	-	10.96	135.02
Hire of Community Hall	1,515.00	-	-	1,515.00	3,550.00
Hire of Hall	9,784.00	-	-	9,784.00	21,526.00
Interest & Dividends	0.04	-	2,205.08	2,205.12	2,157.07
Weddings & Funeral Fees	1,870.00	-	-	1,870.00	582.48
Tax Refund	11,184.26	-	-	11,184.26	-
Mission Development Fund	-	5,000.00	-	5,000.00	7,890.13
Over 50s' Club	-	-	-	-	-
Social Committee	-	-	-	-	-
Coach Trips	1,960.00	-	-	1,960.00	420.00
Special Projects	-	-	-	-	-
Other / Miscellaneous	634.00	-	-	634.00	(130.00)
Big Lottery Fund Grant	-	5,750.00	-	5,750.00	9,240.00
Hall deposit receipts	-	-	-	-	-
Vicar's Fund	-	-	-	-	(250.00)
<b>Total Income</b>	<b>45,458.68</b>	<b>10,750.00</b>	<b>2,205.08</b>	<b>58,413.76</b>	<b>63,861.96</b>
<b>Expenditure</b>					
Mission Development Fund	-	4,799.89	-	4,799.89	-
Clergy Expenses	295.23	-	-	295.23	841.93
Altar Supplies	167.70	-	-	167.70	1,140.83
Light, heating and Water	2,659.01	-	-	2,659.01	14,874.86
Cleaning	2,942.71	-	-	2,942.71	4,101.14
Telephone	528.94	-	-	528.94	549.33
Music/Organist	3,469.50	-	-	3,469.50	5,788.35
Coach Trips / Outings	2,941.40	-	-	2,941.40	570.00
Maintenance	1,024.20	-	-	1,024.20	7,589.64
Administration	9,045.60	-	-	9,045.60	7,389.20
Sundries	4,151.89	-	-	4,151.89	9,402.12
Furnitures / Fixtures	-	-	-	-	-
Wedding/Funeral Fees	1,682.00	-	-	1,682.00	-
Books & Literature	50.67	-	-	50.67	222.30
Donations	50.00	-	-	50.00	1,487.77
CUF Project	-	-	-	-	-
Social Committee	45.84	-	-	45.84	109.31
Training	-	-	-	-	50.00
Insurance	2,596.29	-	-	2,596.29	2,562.52
Hall Management	680.24	-	-	680.24	1,522.49
Sunday School	-	-	-	-	-
Over 50's	-	-	-	-	-
Photocopier	256.52	-	-	256.52	329.75
Diocese Quotas	21,400.00	-	-	21,400.00	21,000.00
Loan Repayment	-	-	-	-	-
Big Lottery Fund Grant	-	9,102.00	-	9,102.00	8,080.00
Youth Football	-	-	-	-	-
Hall Deposit refunds	-	-	-	-	-
Vicars Fund	70.00	-	-	70.00	20.00
	54,057.74	13,901.89	-	67,959.63	87,631.54
Revaluation Gain(Loss)	-	-	-	-	-
CAF Interest	0.00	-	-	-	-
<b>Net Incoming (Outgoing)</b>	<b>(8,599.06)</b>	<b>(3,151.89)</b>	<b>2,205.08</b>	<b>(9,545.87)</b>	<b>(23,769.58)</b>
	-	-	-	-	69.34
Transfers to Fabric	2,205.08	-	(2,205.08)	-	-
Revaluations	-	-	5,060.15	5,060.15	-
Net Resources after transfers	(6,393.98)	(3,151.89)	5,060.15	(4,485.72)	(23,700.24)
Further Transfer from Social Committee	-	-	-	-	-
Balance at 1st Jan 2020	9,056.31	28,420.56	73,442.02	110,918.89	123,049.69
Revaluations	-	-	-	-	11,569.44
<b>Current Balance</b>	<b>2,662.33</b>	<b>25,268.67</b>	<b>78,502.17</b>	<b>106,433.17</b>	<b>110,918.89</b>

## Fabric and Maintenance

Since April of 2017 I have maintained a register of defective items together with any actions taken to rectify them.

A brief overview of the current status of these defects is as follows:

Year notified >	2017	2018	2019	2020	Running total
Rectified	32	9	9	4	54
Awaiting rectification	26	2	6	2	36
<b>Total</b>	<b>58</b>	<b>11</b>	<b>15</b>	<b>6</b>	<b>90</b>

I attach a schedule of the outstanding defects as an appendix to this report. Following a brief synopsis of the faults rectified, I will explain my approach to deal with the more pressing ones still presently outstanding.

### Testing and certification

The testing of lifts, electrical systems, portable appliances (PAT), fire alarms, fire extinguishers, lighting conductors and gas installations has been undertaken as required at the prescribed or recommended intervals during each year and remedial action(s) were taken where necessary to meet the standards required.

### Cracking in the Narthex accommodation

I have installed seven monitoring stations across cracks in the Community Room, Stage and Stage Room and taken calliper and temperature readings at each on a quarterly basis since January. The highest cumulative movement of 0.43mm (i.e. less than half a millimetre) has been recorded at a station towards the rear of the stage. Monitoring will continue over 2021 to establish if there is a serious problem that needs addressing.

### The Quinquennial Report

This was undertaken at the end of 2017 and in its opening statement summarised that:

“Generally, the building is in reasonable condition. There are, however some concerns that need to be addressed soon. These include minor repairs to the roof, looking at the continuing problems with the flat roof to the WCs and repairing the plaster to these areas.”

The flat roof was repaired in 2019, the other items remain outstanding.

## 2020

Faults rectified included:

- Installation of additional fire detectors and call points to the upper floor together with fire door upgrades to comply with the findings of the 2019 Fire Assessment report by West One Fire Protection.
- Replacement of various light bulbs and tubes to the Stage Room, Worship Area and external signage.

- Fixing a leaking toilet pan in the hall male toilet.
- With Tom’s help, fixing various items of ironmongery.

In terms of quantum the number of new defects accruing in 2020 was relatively small, no doubt the low levels of occupancy due to the pandemic contributed to this.

### **Outstanding defects - priority and approach**

The table below outlines (in decreasing priority order) those defects which require urgent attention in 2021:

<b>Priority</b>	<b>Defect</b>
1	Flashing/facing to gable end parapet (NW elevation) damaged and roof tile lodged in guttering to the Narthex accommodation (St. Ann’s Square elevation).
2	Clear and repair leaking rainwater downpipe, remove vegetation and repoint brickwork to the South West corner of the church, repair plasterwork to the Lady Chapel stairwell once dried out.
3	New plasterwork, decoration and suspended ceiling to the toilet and adjacent cupboard (Lady Chapel entrance).
4	Continue crack monitoring and assessment of the Narthex area.

In respect of Items 1 & 2, and subject to the PCC committing funds (budget £5-10k) quotes can be obtained once the Keybridge development external works have been completed in 2021. Given the priority assigned to these works the PCC may wish to consider how funds could be raised (loans, grants, etc.) to facilitate them.

Once the whole area has dried out the works to the Lady Chapel entrance and toilet/cupboard area can be undertaken (Item 3).

Refer to the Appendix of Outstanding Defects which is attached to this report.

*John Bailey*

### **Structure, Governance and Management**

The method of appointment of PCC members is set out in the Church Representation Rules. At St. Anne’s the membership of the PCC consists of the incumbent, assistant curate, churchwardens, and members elected by those members of the congregation who are on the electoral roll of the church. All those who regularly attend our services are encouraged to register on the Electoral Roll.

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.

The full PCC met once in January with a further three meetings via teleconference calls.

The Standing Committee convened six times via teleconference calls.

## **PCC Report**

The unusual circumstances of 2020 meant that activities were very much curtailed at St Anne's, including our PCC meetings. After the first lockdown in March started, I convened the Standing Committee to keep church matters under review, in particular the security of the building and the financial situation.

Before lockdown, we were able to participate in the Robes Winter Night Shelter, offering bed and breakfast once a week for up to 15 homeless people. Volunteers were drawn from both the congregation and the community and we very much hope to be able to support Robes again in the future when circumstances allow. Thank you to everyone who helped, particularly as we responded to the charity's appeal for help at short notice.

The pandemic hit our finances hard, as we lost the income we would normally receive from hiring out our hall and Community Room, as well as a significant drop in the Sunday offering. Our Keep the Light Shining appeal raised over £4480 and I'm immensely grateful to everyone who contributed to that. In addition, our Treasurer put in a claim for a backlog of Gift Aid which did much to keep us afloat. And to those who make a regular monthly gift St Anne's through a standing order from their bank, I would also like to thank you. The commitment and regularity of such gifts is a real bedrock. The situation, however, remains precarious and we will likely have to make some hard financial decisions in 2021.

Our parish weekend in March was a great success and occurred just before the first restrictions were put in place. My thanks to Revd Liz Griffiths for leading us so wonderfully.

Since the first lockdown, the emphasis has very much been on providing spiritual and pastoral support for the congregation. The telephone has been a great asset in helping us keep in touch with one another, not least given clergy could no longer make house calls. Our two WhatsApp groups, one for notices and the other for chat, have also helped keep some of the congregation connected.

When the church was closed, services were pre-recorded and distributed online. My thanks to everyone at home who recorded music, prayers and Bible readings for us to include. It was lovely to hear familiar voices even when we couldn't be together. We've also provided other online resources, such as daily prayers and Bible verse, and Evening Prayer on Zoom. For those who don't have access to the internet, we distributed prayer books and a weekly devotional sheet, latterly including a short written reflection each week.

A dedicated group of volunteers from the church have been keeping in regular contact with vulnerable people who are self-isolating: thanks to them for their commitment to this ministry.

The Community Wellbeing Programme has had mixed fortunes. Vauxhall Tide, our art project led by Dr Zak Jones, was paused. The Free Community Yoga and Meditation groups moved online, and have been a real resource to people feeling isolated or fed up as a result of lockdown — so much so that the AllChurches Trust gave us a grant to continue, because of their benefit in supporting good mental health at a difficult time.

Sadly, plans for the Community Canteen which we hoped to launch in September have had to be put on ice but, having already secured some funding for it, we're hopeful that it will be able to open once circumstances allow. In the meantime, towards the end of the year, we set up a drop-in for asylum seekers who are currently in government-funded hotel accommodation in the parish, but without any money or opportunities for social interaction. Just before Christmas it was doing brisk business distributing warm winter clothing. Some of those in accommodation are Christians from Iran, and they have also been able to meet in the main hall for prayer and worship. My thanks to Revd Vanessa for taking the lead in setting these up and working collaboratively with volunteers from outside the congregation — including our friends from the Al-Nagashi Mosque and Community Centre.

It was sad that our Easter Sunday service couldn't happen, and that Christmas was curtailed to one service on Christmas morning. We very much look forward to the day when we are all able to gather again safely.

*The Revd Fraser Dyer  
Vicar*

### **Administrative Information**

St. Anne and All Saints Church is situated in on Miles Street, London, SW8 1RL. It is part of the Diocese of Southwark within the Church of England. The correspondence address is The Vicarage, 179 Fentiman Road, London, SW8 1JY. The PCC is a body corporate (PCC Powers Measure 1956, Church Representation Rules 2011) and a charity currently excepted from registration with the Charity Commission.

PCC members who have served at any time from 1st January 2020 until the date this report was approved:

Ex-Officio members:

- Incumbent: The Reverend Fraser Dyer (Chair)
- Honorary Curate: The Reverend Vanessa Elston
- Churchwardens: Thomas Elliott (Lay Vice Chair) and Michael Phillips (Deanery Synod Representative)

Elected Members:

- Norman Campbell (Treasurer)
- Carmen Hamilton (Deanery Synod Representative)
- Timothy Maple-Foster (Social Secretary)
- Tricia Anderson (resigned)
- Victoria Daramola-Egueye
- Mitchel Inniss
- Barbara Knight

*Approved by the PCC on 19<sup>th</sup> January 2021 and signed on their behalf by the Reverend Fraser Dyer (PCC Chair)*

## Appendix – outstanding defects

Line Ref.	Referred by	Date	Location of fault	Category of fault	Description of fault	Action to be taken	Action taken	Date closed
4	-	22/04/2017	Exterior - Miles Street	Glazing	Entrance glazing filthy			
7	-	22/04/2017	Exterior - Miles Street	Masonry	Damaged wall next to stage emergency exit			
9	-	22/04/2017	Exterior - Miles Street	Notice boards	Faulty lock			
10	-	22/04/2017	Exterior - Garden	Paving	Uneven slabs			
12	-	22/04/2017	Exterior - Garden	Below ground drainage	Cracked drain cover	Look to replace - in poor condition.		
13	-	22/04/2017	Exterior - Keybridge House	Tiling	Tiles damaged			
14	-	22/04/2017	Exterior - Keybridge House	Vegetation	Growth from downpipes, tiled areas			
15	-	22/04/2017	Exterior - Keybridge House	Tiling	Pointing to flashings			
16	-	22/04/2017	Balcony	Flooring	Spalled concrete to railing			
20	-	22/04/2017	Vestibule - Community Room / Church	Ironmongery	Door closers defective			
23	-	22/04/2017	Vestibule - Store	Ironmongery	Escutcheon plate to keyhole of flower cupboard			
26	-	22/04/2017	Church	Decoration	Unightly fixings from redundant lift			
28	-	22/04/2017	Lady Chapel	Dampness	Damp patch over bay window (Miles Street)			
29	-	22/04/2017	Lady Ch. entrance - corridor and stairs	Dampness	Cracks and dampness on the wall			
33	-	22/04/2017	Hall - Gents toilet	Decoration	Graffiti			
34	-	22/04/2017	Hall - Gents toilet	Fixtures and fittings	Old soap dispenser			
35	-	22/04/2017	Hall - Ladies toilet	Ironmongery	Hook to back of door			
36	-	22/04/2017	Hall - Landing	Lighting & Power	Strip light blown	Tube and starter replaced. Requires diffusers. Consider replacement of all lights with LED types.	18/09/2017	
37	-	22/04/2017	Hall - Landing	Notice boards	Life expired			
39	-	22/04/2017	Hall - Main Hall	Stairs	Damaged step			
42	-	22/04/2017	Hall - Main Hall	Furniture	Replacement of storage cupboards			
43	-	22/04/2017	Hall - Stage	Flooring	Broken edge to stage and plasterwork below			
44	-	22/04/2017	Hall - Stage	Ironmongery	Hall panic bar defective (but operationally safe).			
45	-	22/04/2017	Extension - Toilet	Ironmongery	Door handle/lock to folding door			
47	-	22/04/2017	Extension - Entrance area	Fixtures and fittings	Missing handrail to ramp.			
49	-	22/04/2017	Exterior - generally	Guttering	Blocked gutters and downpipes	Hall and Randall to clear.	06/09/2017	
63	Tricia Anderson	15/09/2018	Areas in general	Ironmongery	Locks and handles lose, broken, worn out.	Arrange for comprehensive repair or replacement		
70	John Bailey	21/01/2019	Crypt	Lighting & Power	Lighting not working.	PS Electrical have confirmed that the lighting has been disconnected at the distribution board due to an unknown fault which needs further investigation.	21/01/2019	
71	John Bailey	21/01/2019	Areas in general	Lighting & Power	Batten type lamp holders used in various cupboards, the tower and crypt. These are not enclosed and therefore not compliant with current regulations.	Consider replacement, perhaps when repairing the crypt lighting.	21/01/2019	
72	Michael Philips	20/01/2019	Community Room	Flooring	Varnish has worn out and is unsightly.	Needs sanding and re-varnishing. Consider as part of overall decorative improvement to the room.	20/01/2019	
73	John Bailey	08/03/2019	Hall - Main Hall	Glazing	Broken pane of glass.	Consider replacement when other panes broken.		
74	Sue Caple	29/03/2019	Community Room	Flooring	Broken floor board near centre of room.	Have taped over. Requires strengthening / replacement.	02/04/2019	
75	John Bailey	02/04/2019	Community Room	Structure	Cracking to the kitchen wall and on the balcony side.	Monitoring points (7 Nr) installed.	20/01/2020	
83	John Bailey	09/12/2018	Lady Ch. entrance - Disabled toilet	Decoration	Damage due to previously leaking roof.	Requires new suspended ceiling (including insulation above), repairs to electricals, plasterwork and paintwork.	09/12/2018	
88	John Bailey	14/10/2020	Exterior - Roof - Main pitch	Roofing	Flashing to gable end parapet (NW elevation) damaged			
89	John Bailey	14/10/2020	Exterior - Roof - New Entrance	Roofing	Looks like a roof tile is lodged in the guttering			