



Diocese of London

Annual Report to Parishes

for the year ended

31st December 2007

Registered charity number: 241083.
Registered in England as a company limited by guarantee number:150856
Registered office: 36 Causton Street, London SW1P 4AU

London Diocesan Fund

The London Diocesan Fund (LDF) is the registered charity responsible for managing the property and financial affairs of the Diocese. We seek to serve and support the parishes and people of the Diocese of London in spreading the gospel of Jesus Christ. We do this through the payment and housing of parish clergy and chaplains, and by providing assistance to both clergy and laity as they demonstrate God's love for London.

For more information about the Diocese of London please visit the website at www.london.anglican.org

London Diocesan House

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The Bishop of London

Foreword by The Rt Revd & Rt Hon Richard Chartres, DD FSA

Beloved in Christ

I am pleased to introduce this Annual Report to Parishes for 2007. It is particularly pleasing that for the fourth consecutive year we met a core objective of achieving a balanced budget. This is the more laudable because in 2007 we were required to make a substantially increased contribution to the clergy pension scheme.

Whilst the whole of this report is commended to you, I draw your attention to the progress report of London Challenge 2012 set out on pages two and three and the schedule of grants awarded by the Mission Fund to various mission projects throughout the Diocese, set out on page five.

This Report overall provides evidence of a Diocese in good heart, and which is making significant progress towards the delivery of London Challenge 2012.

I want to pay tribute to the many people who have contributed to this remarkable achievement.

With thanks for our partnership in the Gospel

A handwritten signature in cursive script that reads "Richard Chartres".

The Rt Revd & Rt Hon Richard Chartres, DD FSA



London Challenge 2012

Then I saw a new heaven and new earth; for the first heaven and the first earth had passed away, and there was no more sea. And I saw the holy city, New Jerusalem, coming down from God out of heaven prepared as a bride adorned for her husband. And I heard a great voice out of heaven saying,

"Behold the tabernacle of God is with men and he will dwell with them and they shall be his people and God himself will be with them."

1. *We are committed to sharing the good news of Jesus Christ in 21st century London.*

The diocese supports traditional ways of being church and encourages the highest standards of worship, witness and service through its over 400 traditional parishes, each with its own clergy. Other methods of sharing the good news are also used, for example the chaplaincies to the work community at Canary Wharf and in the London legal firms and the work in support of the 2012 Olympic and Paralympic games in partnership with neighbouring dioceses. An e-parish with an international membership has been established at www.londoninternetchurch.org.uk. New church plants have been undertaken with success in many areas, for example, Holy Trinity Swiss Cottage.

2. *We are committed to equipping the servants of Jesus Christ*

The diocese invested over £3m in 2007 in training new clergy. Over 130 ordinands were supported. Readers and other forms of ministry are also supported. In partnership with the neighbouring Diocese of Chelmsford, St Mellitus College for training clergy was founded in 2007. Its constituent members will initially be the North Thames Ministerial Training Course, which operates across the two dioceses, and the St Paul's Theological Centre (SPTC). Increasing the professional capability of existing clergy and others is being supported through the appointment of and provision of resources for five full time Area Directors of Training and Development. A new training facility has been opened in Hoxton.

3. *We are committed to telling the story of Jesus Christ afresh for this generation and especially for the young*

The Fund supports the work of the London Diocesan Board for Schools, a sister organisation, which provides 131 primary schools, 80 with nursery units or nursery classes; 13 secondary schools, all with sixth forms; and three academies. <http://schools.london.anglican.org/Schools/schools.htm>

The Fund also supports the work of 38 chaplains to London's over 250,000 students and 70,000 staff in Higher Education. Many of these posts are also generously supported by the institutions they serve. The Fund also provides funding for children's advisers to support parishes in their work with young people. Statutory checking of those who work with both the young and the vulnerable, in parishes and elsewhere, is supported by the Fund.

4. *We are committed to serving London and all her people*

Many parishes in the poorer and more deprived neighbourhoods of London are unable to bear the full costs of ministry and the maintenance of the buildings that serve the local community. Through the mechanism of the Common Fund and by use of resources given by past generations, the Fund supports these parishes. A full time regeneration consultant has been working to establish where the Fund's resources should be deployed as London develops. With generous support from sponsors, a web site has been developed that brings together a synoptic view of the various development agencies' plans for London. This will be publicly available during 2008. The next step will be to consider the redistribution of resources to meet the longer term needs of our world city.

5. *We are committed to expressing God's love in our World City*

The Fund supports the diocese in implementing the Church of England policy on shrinking its environmental footprint and playing its full part in the debate on ecological matters. The aim is to reduce the diocese's carbon footprint by 20.12% by 2012. The 2005 (base data) and 2006 data have been collected from parishes. To achieve the 20.12% reduction parishes are being encouraged to install low energy light bulbs, purchase electricity from Good Energy and turn their heating thermostats down by 1 °C. Similar measures are being taken in Fund owned properties. We are committed to achieving FairTrade status for the Diocese. The Global Development Group has raised awareness in parishes and has organised diocesan events. It is hoped to gain the commitment of 60% of parishes to FairTrade by the end of 2008. St Ethelburga's Centre for Reconciliation and Peace explores inter-faith issues in England and the diocese continues to develop its links with Angola and Mozambique through ALMA.

6. *We are committed to making four Capital Investments by 2012: recruit and train 2012 Ambassadors for Jesus Christ under the age of 35; increase provision in Church of England Secondary Schools by 2012 place; raise £2,012,000 for development in Africa (ALMA); and raise £2,012,000 to support Mission in London.*

Work is underway on all four of these Capital Investments with new academies being built and the Lent appeals being dedicated to projects in Africa.

7. *We are committed to generating the resources in finance and property to enable the church to respond adequately to the London Challenge.*

These commitments include a commitment to maintaining a balanced general fund budget and high standards of maintenance for the Fund's buildings, many of which are of architectural and historical importance. In 2007, the Fund was able to maintain a balanced budget despite the need to increase general fund expenditure by £1m to £26.1m. A balanced budget is planned for 2008: this includes provision for foundation work for strategic development.

Bishop of London's Mission Fund

The Bishop of London's Mission Fund exists to provide financial support to an array of imaginative mission projects undertaken by parishes and diocesan organisations. The support these projects receive is vital in helping to achieve two of the London Challenge commitments:

We are committed to sharing the good news of
Jesus Christ in 21st century London.

We are committed to telling the story of Jesus Christ
afresh for this generation and especially for the young.

The Mission Fund also plays a great part in helping the Diocese of London to redefine its work to fit a major, changing 21st Century world city.

Recently the Board of the Mission Fund reviewed the outcomes of the grants awarded to date. That review showed that this Fund has supported a number of enterprising ventures which have furthered the mission of the Church in the Diocese. A film is to be produced to illustrate the results of this review. We also plan to use that film as part of a major fundraising campaign targeting new donors. This campaign will help us to fulfil commitment six of London Challenge 2012, to raise £2,012,000.

In 2007 the Bishop of London's Mission Fund awarded grants of over £460,000. The schedule on the following page lists these.

Information on the Mission Fund and the application process can be found at www.london.anglican.org/BLMF or by contacting Theresa Moses, the Secretary, at London Diocesan House.

Bishop of London's Mission Fund

Awards made during 2007

Recipient	Ref.	Mission Project	Total grant £
Diocesan			
Diocesan Youth Project		Diocesan Youth Project Participation Worker	11,515
Diocesan Youth Project Presence and Engagement Network		Shaping Youth Work in Churches Multi-faith engagement in London, Southwark, Chelmsford and Rochester	16,000 20,000
Easter 2008		Easter 2008 teaching resources for schools	14,450
Two Cities			
Paddington Deanery	0200	Deanery Development Officer	60,000
Stepney			
All Saints, in the Barnsbury Team Tower Hamlets Deanery	0605B	Coffee Stop Development Overseer	9,000
	0700	Deanery Development Officer	75,000
Kensington			
Christ Church Staines	1307	After-school youth drop-in centre	16,754
Edmonton			
St Barnabas, Woodside Park	1406	Emmanuel Network Church	44,000
Edgware Team Ministry	1513	Pioneer Minister for St Peter's Church, Stonegrove	43,000
The Old St Pancras Team	1720	St Pancras International Chaplaincy	35,000
Christ Church Cockfosters	1820	Church Plant into Highlands School	28,900
Willesden			
St Paul's Ealing	2210	Skylight' Coffee Shop and Fresh Expression	12,000
Ignite Anglican Church A Rocha Living Waterways	2422	Youth fresh expression Environmental Interfaith Worker	30,000 45,000
			460,619

Also, during 2007, recipients of previous awards drew £370,662 of funding.

London Diocesan Fund

Foreword from the General Secretary

I am very pleased to report on another year when the Diocese has achieved a balanced budget. The summary accounts show a small surplus on the General Fund despite the huge increase in ministry costs which was due mainly to the increase in providing for the pensions of our clergy.

Thanks are due in particular to the generosity of our parishes in the increased Common Fund contributions, to the efforts of our Property Team in maximising the rental potential of our investment properties and the skills of our Finance Department in ensuring that our non-property investments yielded increased returns.

We continued to manage our expenditure tightly but were still able to increase clergy stipends and to spend more than we had budgeted on maintaining our parsonages. We have budgeted to break even again for 2008. I believe we can look ahead with a degree of quiet confidence but without complacency given the uncertain economic conditions which confront us.

Keith O. Robinson

Financial Results

These accounts are presented in the format and to the conventions required by the Charity Commission's Statement of Recommended Practice (SORP 2005).

Income and Expenditure 2007

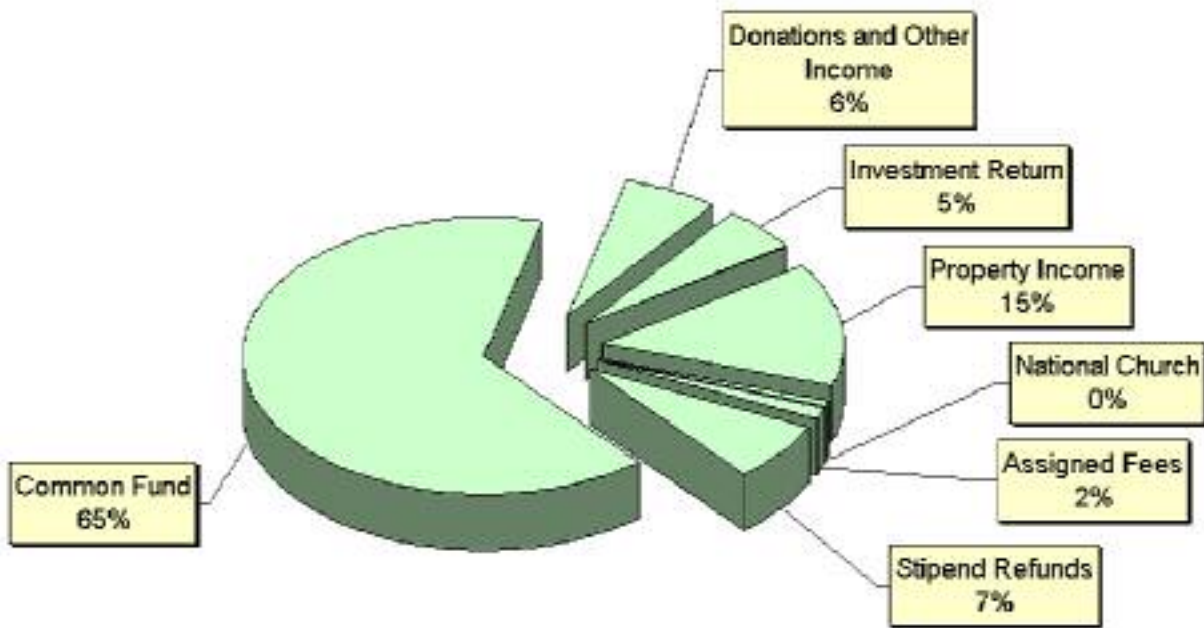
An extract from the statutory financial statements is on pages 7 to 14. The following notes are based on the financial statements produced according to the conventions and formats required by Company and Charity law. These are not the same as those used for internal purposes in budgeting or reporting to the Bishop's Council and Synod. Apportioning income and expenditure to a particular category is not straight-forward since many funds have historic restrictions and conditions attached to them.

Notes on General Fund Income

Income 2007	£ millions	As % of General Fund income	
Common Fund	17.0	65	This is gifts from parishes. This is an accruals figure which allows for expected late payment during 2008
Donations/ Other Income	1.6	6	This includes the grants from the City Parochial Fund, the Allchurches Trust (Ecclesiastical Insurance) and various other charities
Investment Return	1.4	5	Returns on bank deposits and equities
Property Income	3.8	15	This includes direct rentals of £1.0m and property investment rentals of £2.8m
National Church	0.1	0	Income from the National Church continued to decline as funds previously received by the London Diocese are redirected to other dioceses
Assigned Fees	0.4	2	Statutory charges for weddings and funerals. They are paid to incumbents and then passed to the LDF to be set against the overall stipends bill
Stipend Refunds	1.8	7	These are payments in respect of clergy involved in largely local initiatives, financed by parishes or other institutions
Total Income	26.1	100	

These figures relate only to the **General Fund** column shown in the Statement of Financial Activities (SOFA). The other columns in the SOFA refer to monies that in one way or another are set aside or restricted to particular funds.

**Summary of General Fund Income
for year ending 31 December 2007**



2007: Income £ 26.1 million

These are an extract from the financial statements according to the conventions and formats required by Company and Charity law.

The full accounts and more information are available on the web site www.london.anglican.org

*Statutory
Results*

		£
2007	Income	26.1 million
2007	Expenditure	26.0 million
2007	Surplus	0.1 million
2006	Income	25.1 million
2006	Expenditure	25.2 million
2006	Deficit	0.1 million

Notes on General Fund Expenditure

Expenditure 2007	£ millions	As % of General Fund expenditure	
Costs of investment property	1.4	5	Maintenance and other costs associated with the non-parsonage property portfolio
Ministry	16.6	63	Principally clergy stipends, National Insurance, pension contributions, and Council Tax
Education and Outreach	0.4	2	The costs of higher education chaplains and professional training for clergy, the annual grant to the Board for Schools in London plus costs related to children's ministry, community ministry and social justice
Parish and Area Support Services	1.2	5	Costs associated with the Areas including office, senior clergy expenses, the costs of advisers and grants to parishes
Clergy Housing	4.0	15	Costs of maintaining parsonages. This does not include any notional rent or charge for the capital value
National Church	1.8	7	London currently pays the largest diocesan share of these costs
Grants to parishes and overseas	0.4	2	Grants made to parishes and to overseas mission
Governance	0.2	1	Costs related to internal and external audit, legal advice, Synod and Bishop's Council meetings, and statutory requirements
Total Expenditure	26.0	100	
Surplus	(0.1)		

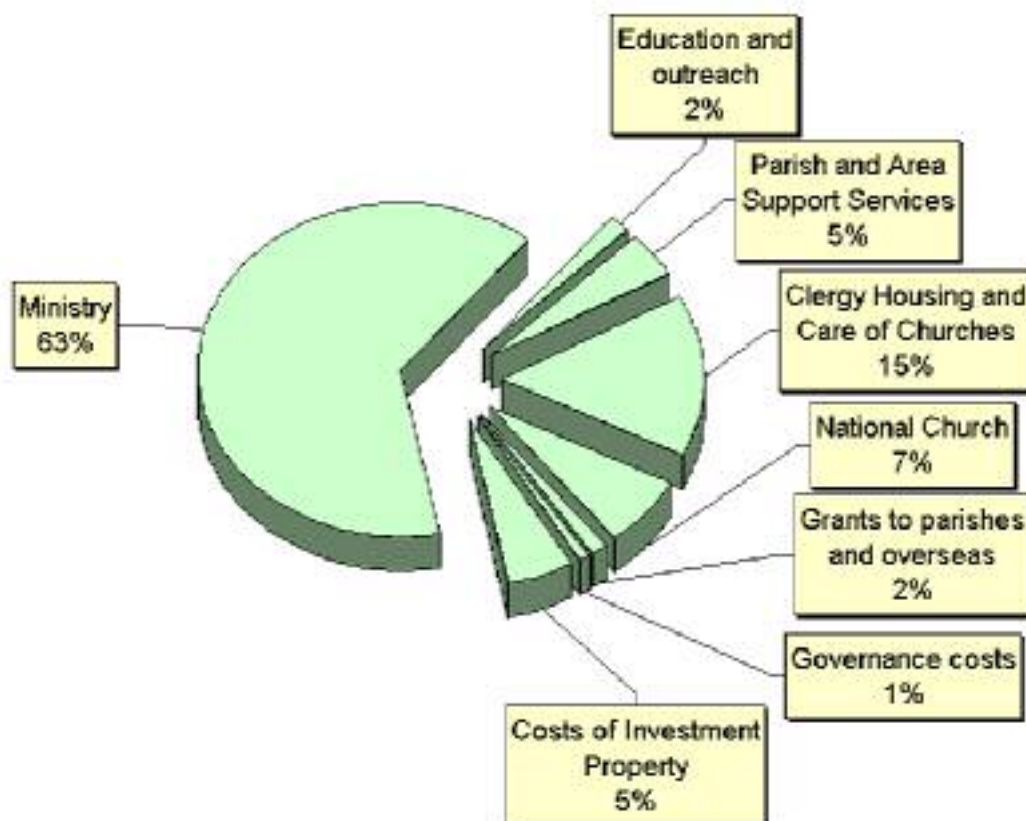
These figures relate only to the **General Fund**. The categories and allocations are those in the statutory financial statements, as required by the Charity Commission's SORP. They differ from those used in the annual budget and in the management accounts used for internal purposes.

The diocesan support costs of £2.3m were allocated to

Ministry	16%
Clergy Housing	31%
Care of Churches	9%
Parish and Area Support (including grants)	24%
Education and Outreach	5%
Governance	9%
Investment property expenses	6%

**Summary of General Fund Expenditure
for year ending 31 December 2007**

2007: Expenditure £ 26.0 million



These are an extract from the financial statements according to the conventions and formats required by Company and Charity law.

The full accounts and more information are available on the web site www.london.anglican.org

Statutory Results

		£
2007	Income	26.1 million
2007	Expenditure	26.0 million
2007	Surplus	0.1 million
2006	Income	25.1 million
2006	Expenditure	25.2 million
2006	Deficit	0.1 million

The London Diocesan Fund
Extract from Statement of Financial Activities
for the year ended 31 December 2007

Statement of Financial Activities for the year to 31 December 2007

	Unrestricted funds		Restricted	Endowment	Total	Total
	General	Designated	Funds	Funds	2007	2006
	£m	£m	£m	£m	£m	£m
Incoming Resources						
Incoming Resources from generated funds						
<i>Voluntary income</i>						
Common Fund	17.0	-	-	-	17.0	16.5
Donations	0.4	0.2	0.4	-	1.0	0.6
Church Commissioners	0.1	0.3	0.2	-	0.6	0.7
City Parochial Foundation	1.2	-	-	-	1.2	1.1
Stipend refunds	1.8	-	-	-	1.8	1.7
<i>Activities for generating funds</i>						
Functional Property Rentals	1.0	0.1	-	-	1.1	1.0
Assigned Fees	0.4	-	-	-	0.4	0.4
<i>Investment Income</i>						
Dividends and Interest Receivable	1.4	0.4	0.3	-	2.1	1.7
Investment Property Rentals	2.8	-	0.3	-	3.1	2.5
Other Incoming Resources	-	-	0.2	-	0.2	0.1
Total Incoming Resources	26.1	1.0	1.4	-	28.5	26.3
Resources Expended						
Cost of generating funds						
<i>Investment management costs</i>						
Rental portfolio costs - agent fees	0.3	-	-	-	0.3	0.2
Investment Property repairs & maintenance	1.1	-	0.2	-	1.3	0.4
Charitable activities						
Ministry	16.6	0.2	-	-	16.8	15.8
Education & Outreach	0.4	-	-	-	0.4	0.5
Parish and Area Support Services	1.2	0.1	0.2	-	1.5	1.6
Clergy Housing & Care of Churches	4.0	1.3	0.3	1.3	6.9	8.0
National Church	1.8	-	-	-	1.8	1.8
Grants to Parishes & Overseas	0.4	1.2	0.7	-	2.3	2.2
Governance Costs	0.2	-	-	-	0.2	0.2
Other resources expended	-	0.1	-	-	0.1	0.2
Total Resources Expended	26.0	2.9	1.4	1.3	31.6	30.9
Net incoming/(outgoing) resources for year before transfers	0.1	(1.9)	-	(1.3)	(3.1)	(4.6)
Transfers between funds	-	0.4	(0.5)	0.1	-	-
Net incoming/(outgoing) resources for year after total transfers	0.1	(1.5)	(0.5)	(1.2)	(3.1)	(4.6)
Other recognised gains and losses:						
Unrealised (losses)/gains on investment assets	-	(0.4)	(1.1)	(0.4)	(1.9)	2.8
Unrealised gains on property assets	-	2.1	2.0	4.6	8.7	17.1
Realised gains/(losses) on investment assets	-	-	-	-	-	-
Realised gains on property assets	-	2.2	0.1	-	2.3	6.1
Net Gains	-	3.9	1.0	4.2	9.1	26.0
Net movement in funds for the year	0.1	2.4	0.5	3.0	6.0	21.4
Balances at 1 January 2007	2.6	80.4	59.1	175.9	318.0	296.6
Balances at 31 December 2007	2.7	82.8	59.6	178.9	324.0	318.0

All incoming and outgoing resources relate to continuing operations.

There is no difference between the net incoming resources for the financial year and their historical cost equivalent.

The London Diocesan Fund
Extract from Balance Sheet
as at 31 December 2007

Balance Sheet at 31 December 2007

	Unrestricted General Fund £m	Unrestricted Designated Funds £m	Restricted Funds £m	Endowment Funds £m	Total 2007 £m	Total 2006 £m
Fixed Assets						
Functional Property	-	39.4	8.8	173.8	222.0	221.4
Investment Property	-	27.3	35.3	-	62.6	56.7
Investments	-	4.1	11.6	4.7	20.4	20.9
	-	70.8	55.7	178.5	305.0	299.0
Current Assets						
Debtors	1.3	3.7	0.1	-	5.1	6.2
Cash and short term deposits	2.7	12.6	4.1	0.4	19.8	19.3
	4.0	16.3	4.2	0.4	24.9	25.5
Creditors:						
Amounts falling due within one year	1.3	2.4	0.3	-	4.0	4.6
Net Current Assets	2.7	13.9	3.9	0.4	20.9	20.9
Total Assets less current liabilities						
	2.7	84.7	59.6	178.9	325.9	319.9
Creditors:						
Amounts falling due after one year	-	1.9	-	-	1.9	1.9
	2.7	82.8	59.6	178.9	324.0	318.0
Funds						
General	2.7	-	-	-	2.7	2.6
Designated	-	82.8	-	-	82.8	80.4
Restricted	-	-	59.6	-	59.6	59.1
Endowment	-	-	-	178.9	178.9	175.9
	2.7	82.8	59.6	178.9	324.0	318.0

The full financial statements are available on the web site www.london.anglican.org.

The London Diocesan Fund

Year on Year Variance in General Funds

All sums in millions of pounds	2007	2006	Change
Incoming Resources			
Incoming Resources from generated funds			
<i>Voluntary income</i>			
Common Fund	17.0	16.5	0.5 3% increase
Donations and other income	0.4	0.4	0.0
Church Commissioners	0.1	0.4	(0.3) Accounting policy changed
City Parochial Foundation	1.2	1.1	0.1
Stipend refunds	1.8	1.7	0.1
<i>Activities for generating funds</i>			
Functional Property Rentals	1.0	0.9	0.1 11% increase
Assigned Fees	0.4	0.4	0.0
<i>Investment Income</i>			
Dividends and Interest Receivable	1.4	1.2	0.2 17% increase
Investment Property Rentals	2.8	2.5	0.3 12% increase
Total Incoming Resources	26.1	25.1	1.0
Resources Expended			
Cost of generating funds			
<i>Investment management costs</i>			
Rental portfolio costs - agent fees	0.3	0.2	0.1
Investment Property repairs & maintena	1.1	0.4	0.7
Charitable activities			
Ministry	16.6	15.5	1.1 Pension contribution increased
Education & Outreach	0.4	0.5	(0.1)
Parish and Area Support Services	1.2	1.5	(0.3) Accounting policy changed
Clergy Housing	4.0	4.7	(0.7) Limited works
National Church	1.8	1.8	0.0
Grants to Parishes & Overseas	0.4	0.4	0.0
Governance Costs	0.2	0.2	0.0
Total Resources Expended	26.0	25.2	0.8
General Fund Surplus (Deficit)	0.1	(0.1)	0.2

Independent Auditor's Statement to the trustees of the London Diocesan Fund

We have examined the summarised financial statements of the London Diocesan Fund for the year ended 31 December 2007 which comprise the extracts from the Statement of Financial Activities and the Balance Sheet and related notes set out on pages 7 to 14 and are contained within the charity's non-statutory Annual Report to Parishes. The summarised financial statements are non-statutory accounts prepared for the purpose of inclusion in the Annual Report to Parishes.

This statement is made, on terms that have been agreed with the charity, solely to the charity in order to meet the requirements of *Accounting and Reporting by Charities: Statement of Recommended Practice revised 2005*. Our work has been undertaken so that we might state to the charity those matters we have agreed to state to it in such a statement and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity for our work, for this statement, or for the opinions we have formed.

Respective responsibilities of trustees and auditors

The trustees have accepted responsibility for the preparation of the summarised financial statements. Our responsibility is to report to the charity our opinion on the consistency of the summarised financial statements on pages 7 to 14 within the Annual Report to Parishes with the statutory Annual Report and Financial Statements.

We also read the other information contained within the Annual Report to Parishes and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the summarised financial statements.

Basis of opinion

We conducted our work having regard to Bulletin 1999/6 *The auditor's statement on the summary financial statement* issued by the Auditing Practices Board. Our separate report on the charity's statutory Annual Report and Financial Statements for the year ended 31 December 2007 describes the basis of our statutory audit opinion on those Financial Statements.

Opinion

In our opinion, the summarised financial statements set out on pages 7 to 14 are consistent with the statutory Annual Report and Financial Statements for the year ended 31 December 2007.

We have not considered the effects of any events between the date on which we signed our report on the full statutory Annual Report and Accounts (22 May 2008) and the date of this statement.

Mazars LLP

Chartered Accountants and Registered Auditors
Times House,
Throwley Way,
Sutton, Surrey
SM1 4JQ

18 July 2008

Common Fund for 2007 unpaid / overpaid at 31 May 2008

Ref	Deanery	Contribution due for 2007	Received by 31 May 2008	(Unpaid) or overpaid	as %
01	City	725,819	729,167	3,348	0.5%
02	Paddington	423,600	423,600	0	0.0%
03	S Margarets	868,477	870,481	2,004	0.2%
04	S Marylebone	435,971	437,238	1,267	0.3%
05	Hackney	590,236	586,424	(3,812)	(0.6%)
06	Islington	866,602	867,144	542	0.1%
07	Tower Hamlets	431,988	431,992	4	0.0%
08	Hammersmith and Fulham	837,270	841,509	4,239	0.5%
09	Hampton	834,043	818,624	(15,419)	(1.8%)
10	Hounslow	873,024	873,024	0	0.0%
11	Kensington	670,922	670,922	0	0.0%
12	Chelsea	704,057	704,062	5	0.0%
13	Spelthorne	491,279	476,889	(14,391)	(2.9%)
14	Central Barnet	566,826	557,799	(9,027)	(1.6%)
15	West Barnet	583,545	586,401	2,856	0.5%
16	North Camden	475,196	475,308	112	0.0%
17	South Camden	441,039	441,036	(3)	(0.0%)
18	Enfield	1,086,680	1,062,240	(24,440)	(2.2%)
19	East Haringey	330,597	323,960	(6,637)	(2.0%)
20	West Haringey	447,217	444,968	(2,249)	(0.5%)
21	Brent	777,150	777,632	482	0.1%
22/23	Ealing	1,443,879	1,465,931	22,052	1.5%
24	Harrow	1,269,058	1,241,193	(27,865)	(2.2%)
25	Hillingdon	910,822	906,259	(4,563)	(0.5%)
TOTAL		17,085,297	17,013,800	(71,497)	(0.4%)

Figures in brackets denote the unpaid element of the initial promise.
The total shortfall of over £137,173 is reduced by overpayments to give a net shortfall of £71,497.

Trustees' Report

For further information, the full Annual Financial Statements, the auditors' report on those financial statements and the Trustees' Annual Report should be consulted. Copies of these may be obtained from The Head of Finance, London Diocesan House, 36 Causton Street, London, SW1P 4AU or from our web site www.london.anglican.org.

The Annual Financial Statements were approved by the trustees on 15 May 2008 and will be delivered to the Charity Commission and the Registrar of Companies. The financial statements have been audited by a registered auditor, Mazars LLP, who gave an audit opinion which was unqualified and did not include a statement required under section 237 (2) and (3) of the Companies Act 1985.

Signed by the Trustees

William Jacob

26 June 2008

The Diocese of London

- 3.6 million people
- 277 square miles
- 479 churches
- 150 people in training for ordained ministry
- 69,000 adults listed as members on church electoral rolls
 - 147 church schools
 - 47,000 pupils
- 150 social responsibility projects incorporating work with:
 - children and young people
 - refugees
 - asylum seekers
 - the homeless
 - people with mental and physical disabilities
 - families
 - the elderly
- countless community based activities such as:
 - parent and toddler groups
 - youth clubs
 - Guides and Scouts