

**St Pancras Parochial Church Council**

**Charity No. 1133802**

**Statement of Financial Activities  
and Balance Sheet**

**as at 31 December 2022**

## **St Pancras Church**

St Pancras Church is a Church of England Parish Church and a Registered Charity (No. 1133802). The postal address is St Pancras Church, Euston Road, London NW1 2BA. The website is [www.stpancraschurch.org](http://www.stpancraschurch.org)

## **The Parochial Church Council (PCC)**

The PCC of St Pancras Church functions in accordance with the Church Representation Rules. Its members receive no remuneration.

### **PCC Members in 2022**

Revd Anne Stevens	Vicar & PCC Chair	<i>to 30/11/23</i>
Dorothea Hackman	Church Warden, PCC Lay Chair & Treasurer	
Duncan Lamont	Church Warden	
Patrick Brough	Deanery Synod Rep	
Olyve Johnson	Reader	
Jonathan Lewin		
Agnes Ogunmuyiwa		<i>from 23/5/21</i>
Anne Rouse	Secretary	
Dorothy Severin		<i>from 23/5/21</i>
Hilary Kaumbach		<i>from 02/11/21</i>

### **Independent Examiner**

Claudia Trettenbrein

## **Trustees' Report**

The Trustees present their annual report together with the financial statements of the charity for the 1 January 2022 to 31 December 2022.

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

The Parish of St Pancras is a parish within the Church of England as defined by canon law. Individual parishes do not have a separate constitution. They work within the framework of Church of England ecclesiastical law. The Parochial Church Council is a corporate body established by the Church of England and operates under the Parochial Church Council (Powers) Measure 1956. The St Pancras PCC consists of six elected members in accordance with Church of England Representation Rules together with two Deanery Synod representatives, two Churchwardens, and the parish's clergy and lay ministers. The pay and remuneration of the church's staff is set by the PCC.

The PCC has reviewed the operational and financial risks faced by the organisation and is satisfied that appropriate procedures and controls are in place to mitigate the impact of those risks.

### **Charitable status and public benefit**

The PCC has considered the Charity Commission's guidance on public benefit and, in particular, the specific guidance on charities for the advancement of religion and is satisfied that the activities of St Pancras Church fall within such guidance.

### **Governance and Internal Control**

The PCC is responsible for the finances of the Church, the production and implementation of statutory policies, and the general oversight and management of the Church and its activities. The PCC delegates the day-to-day running of the Church to the Church's officers and staff, focusing on vision and oversight.

The PCC has considered financial governance issues in the year and has in place a set of authorisation limits and dual signatory systems under which the PCC's officers authorize expenditure. Management accounts are produced on a monthly basis to enable the PCC to monitor the financial position of the church.

### **Objectives**

St Pancras Church stands on one of the busiest crossroads in Central London opposite Euston Station. Built in 1822, it is a Grade 1 Listed Building, an early and important example of Greek Revival architecture. Its parish covers one of the wealthiest areas of London (Bloomsbury) and one of the poorest (Somers Town). As a Church of England parish church it acts as a centre for Christian worship and education, and as a focus of civic, community and cultural life in the Borough of Camden.

The PCC generates funding for the upkeep and work of the church, and employs staff to manage and maintain its seven-day-a-week ministry. It is responsible for safeguarding the assets of the church and generates income by voluntary collections, donations, and letting out the church, hall and grounds for community use.

### **Review of Activities**

The full PCC met six times during the year, either in person or by video conference because of the Covid-19 pandemic. Over the course of the year the PCC:

- Kept expenditure within the available funds holding to the agreed budget
- discussed ways of reducing the church's carbon footprint
- regularly reviewed its finances
- maintained Covid-safe ways of working in the church and hall
- reviewed and approved its Health & Safety and Safeguarding policies and procedures
- undertook and planned remedial works to maintain compliance
- commissioned various minor building works in the church, crypt and church hall
- considered the recommended works in the upcoming quinquennial report
- at the end of the year we were able to pay an additional £20,000 to the Diocese, as well as the £42,000 we had undertaken to pay to the Common Fund.

### **Reserves Policy**

Monies are set aside for specific purposes into restricted and designated funds. The purpose of holding a reserve as the General Purposes Fund is to enable the Church to cope with variations in its cash flow and to provide a fund of money should its income drop unexpectedly. Currently the Church receives income from its services, charitable activities, and letting out its premises. There are expenses pertaining to these activities and the net income is taken into the General Purposes Fund. It has been considered that a reasonable amount to be held in the General Purposes Fund is at least £40,000, which equates approximately to four months of General Fund expenditure on church activities, and meets Charity Commission recommendations. Free reserves as defined by the Charity Commission amounted to £166,082 at the Balance Sheet date. The PCC continues to make efforts to keep free reserves in line with the stated policy.

### **Results for the Year**

Net movement in funds for the year amounted to a loss of £9,612.

The church's regular income continued to be affected by the Covid-19 pandemic, but careful management of our expenditure kept the deficit within reasonable limits.

Total assets carried forward amounted to £529,553 compared to £542,167 in 2021. Within this total, restricted funds amounted to £371,016 and unrestricted funds amounted to £158,537.

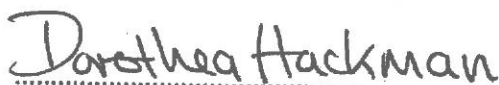
### **Statement of the Parochial Church Council's financial responsibilities**

Law applicable to charities in England and Wales and guidance issued by the Central Board of Finance of the Church of England require the members of the Parochial Church Council to prepare financial statements which give a true and fair view of the Parochial Church Council's activities during the year.

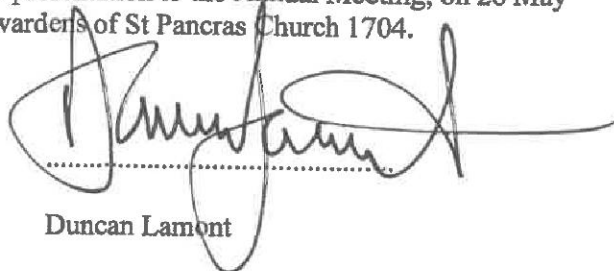
In preparing financial statements giving a true and fair view, the members of the Parochial Church Council should follow best practice and

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether the Church guidance, applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Parochial Church Council will continue in operation. The Members of the Parochial Church Council are responsible for keeping accounting records which disclose with reasonable accuracy at any time the financial position of the Parochial Church Council and enable them to ensure that their financial statements comply with the Church Accounting Regulations 2006 and the Charities Act 2011. They are also responsible for safeguarding the assets of the Parochial Church Council and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This draft report was agreed by the Trustees for presentation to the Annual Meeting, on 28 May 2023 and signed on their behalf by the Churchwardens of St Pancras Church 1704.



Dorothea Hackman



Duncan Lamont

## **Independent examiner's report to the trustees of St Pancras Parochial Church Council**

I report to the trustees on my examination of the accounts of the St Pancras Parochial Church Council, charity no 1133802 (the Trust) for the year ended 31st December 2022.

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

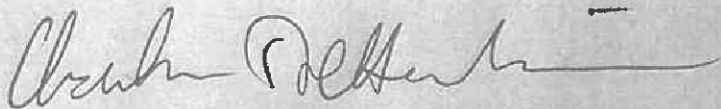
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

The procedures do not provide all the evidence that would be required in an audit and therefore I do not express an audit opinion on the view given by the accounts.

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



**Claudia Trettenbrein**  
**77 Grove Green Road**  
**London E11 4EG**

**St Pancras 1704 Euston Road**  
**Statement of Financial Activities**  
**For the period from 01 January 2022 to 31 December 2022**

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
<b>Incoming resources</b>					
Incoming resources from generated funds	-	-	-	-	480.00
Voluntary income	258,148.45	29,047.87	-	287,196.32	266,665.92
Activities for generating funds	-	-	-	-	-
Investment income	-	-	-	-	-
Incoming resources from charitable activities	-	-	-	-	-
Other incoming resources	1,600.00	3,260.39	-	4,860.39	5,253.46
<b>Total income</b>	<b>259,748.45</b>	<b>32,308.26</b>	<b>-</b>	<b>292,056.71</b>	<b>272,399.38</b>
<b>Resources used</b>					
Cost of generating funds	-	-	-	-	-
Cost of generating voluntary income	-	-	-	-	-
Fundraising trading cost of goods sold and other costs	-	-	-	-	-
Investment management costs	-	-	-	-	-
Charitable activities	178,812.30	-	-	178,812.30	200,970.32
Governance costs	75,970.93	-	-	75,970.93	84,043.51
Other resources used	-	-	-	-	-
<b>Total expenditure</b>	<b>254,783.23</b>	<b>-</b>	<b>-</b>	<b>254,783.23</b>	<b>285,013.83</b>
<b>Net income / (expenditure) resources before transfer</b>	<b>4,965.22</b>	<b>32,308.26</b>	<b>-</b>	<b>37,273.48</b>	<b>(12,614.45)</b>
<b>Transfers:</b>					
Gross transfers between funds - in	-	-	-	-	-
Gross transfers between funds - out	-	-	-	-	-
<b>Other recognised gains / losses</b>					
Gains/losses on investment assets	-	-	-	-	-
Gains on revaluation, fixed assets, charity's own use	-	-	-	-	-
<b>Net movement in funds</b>	<b>4,965.22</b>	<b>32,308.26</b>	<b>-</b>	<b>37,273.48</b>	<b>(12,614.45)</b>
<b>Reconciliation of funds</b>					
<b>Total funds brought forward</b>	<b>158,536.84</b>	<b>371,015.94</b>	<b>-</b>	<b>529,552.78</b>	<b>542,167.23</b>
<b>Total funds carried forward</b>	<b>163,502.06</b>	<b>403,324.20</b>	<b>-</b>	<b>566,826.26</b>	<b>529,552.78</b>

**St Pancras 1704 Euston Road**

**Balance Sheet (Summary)**

	<b>As at 31/12/2022</b>	<b>As at 31/12/2021</b>
<b>Fixed assets</b>		
Tangible Assets	368,415.66	368,415.66
	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current assets</b>		
Debtors	388.93	388.93
Cash At Bank And In Hand	212,578.68	175,305.20
	<b>212,967.61</b>	<b>175,694.13</b>
<b>Liabilities</b>		
Creditors: Amounts Falling Due In One Year	14,794.29	14,794.29
	<b>14,794.29</b>	<b>14,794.29</b>
<b>Net current assets less current liabilities</b>	<b>198,173.32</b>	<b>160,899.84</b>
<b>Total assets less current liabilities</b>	<b>566,588.98</b>	<b>529,315.50</b>
<b>Liabilities</b>		
Creditors: Amounts falling due after more than one year	(237.28)	(237.28)
	<b>(237.28)</b>	<b>(237.28)</b>
<b>Total net assets less liabilities</b>	<b>566,826.26</b>	<b>529,552.78</b>
<b>Represented by</b>		
<b>Unrestricted</b>		
Unrestricted - General Funds	163,501.58	158,536.36
<b>Designated</b>		
Designated - Mary Thomas	0.48	0.48
<b>Restricted</b>		
Restricted - Building Project	(740.00)	(740.00)
Restricted - Church Halls CCLA	43,815.50	43,815.50
Restricted - Churchwardens Fund	210,104.90	181,057.03
Restricted - HMRC Grant	9,096.89	9,096.89
Restricted - Listed Place of Worship	12,207.21	8,946.82
Restricted - Mary Thomas	13,570.08	13,570.08
Restricted - Music Festival	6,519.62	6,519.62
Restricted - National Heritage	108,750.00	108,750.00
<b>Fund Totals</b>	<b>566,826.26</b>	<b>529,552.78</b>

**St Pancras 1704 Euston Road**

**Statement of Assets and Liabilities (by code)  
As at: 31 December 2022**

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
<b>Fixed Asset - Tangible Assets</b>						
3010: Freehold Land and Buildings	360,392.00	-	-	-	360,392.00	360,392.00
3011: WIFI	36,097.33	-	-	-	36,097.33	36,097.33
3015: Accumulated Depreciation	(28,073.67)	-	-	-	(28,073.67)	(28,073.67)
<b>Total</b>	<b>368,415.66</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>368,415.66</b>	<b>368,415.66</b>
<b>Current Asset - Cash At Bank And In Hand</b>						
4010: General Account Barclays	(67,071.86)	(9,184.80)	176,650.78	-	100,394.12	88,459.31
4011: Halls Account Barclays 457	(39,192.34)	(10,000.00)	58,673.36	-	9,481.02	19,564.52
4012: Music Festival Account Barclays 520	2,110.38	-	(2,110.38)	-	-	0.02
4013: Choir Account at Lloyds Bank	-	-	-	-	-	(118.00)
4014: Co-Operative Bank Current Account	(158,496.92)	41,684.80	133,856.81	-	17,044.69	12,737.54
4018: Payroll Account	2,875.73	-	-	-	2,875.73	927.22
4110: CCLA Churchwardens	71,027.35	(3,500.00)	(67,482.75)	-	44.60	43.94
4111: CCLA Mary Thomas	23,109.14	(18,999.52)	16,615.12	-	20,724.74	14,324.81
4112: CCLA Church Halls	(19,067.99)	-	81,081.77	-	62,013.78	39,365.84
<b>Total</b>	<b>(184,706.51)</b>	<b>0.48</b>	<b>397,284.71</b>	<b>-</b>	<b>212,578.68</b>	<b>175,305.20</b>
<b>Current Asset - Debtors</b>						
5010: Debtors	(8,421.07)	-	8,810.00	-	388.93	388.93
5020: Prepayments	(459.00)	-	459.00	-	-	-
<b>Total</b>	<b>(8,880.07)</b>	<b>-</b>	<b>9,269.00</b>	<b>-</b>	<b>388.93</b>	<b>388.93</b>
<b>Liability - Agency Accounts</b>						
6699: Agency collections	-	-	(159.49)	-	(159.49)	(159.49)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>(159.49)</b>	<b>-</b>	<b>(159.49)</b>	<b>(159.49)</b>
<b>Liability - Creditors: Amounts falling due after more than one year</b>						
6030: Hire Purchase Account	(237.28)	-	-	-	(237.28)	(237.28)
<b>Total</b>	<b>(237.28)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(237.28)</b>	<b>(237.28)</b>
<b>Liability - Creditors: Amounts Falling Due In One Year</b>						
6010: Creditors and Income Received in Advance	5,077.64	-	3,389.00	-	8,466.64	8,466.64
6015: Crypt deposit received & returned	200.00	-	-	-	200.00	200.00
6020: Accruals	2,625.33	-	-	-	2,625.33	2,625.33
6023: Payroll Control Account	161.81	-	-	-	161.81	161.81
ZD4: Accounts Payable	3,500.00	-	-	-	3,500.00	3,500.00
<b>Total</b>	<b>11,564.78</b>	<b>-</b>	<b>3,389.00</b>	<b>-</b>	<b>14,953.78</b>	<b>14,953.78</b>
<b>Net total assets</b>	<b>163,501.58</b>	<b>0.48</b>	<b>403,324.20</b>	<b>-</b>	<b>566,826.26</b>	<b>529,552.78</b>
<b>Represented by</b>						
General (Unrestricted)	163,501.58	-	-	-	163,501.58	158,536.36

Class and nominal code	General (Unrestricted)	Designated	Restricted	Endowment	Total	Last year
Designated - Mary	-	0.48	-	-	0.48	0.48
Restricted - BP	-	-	(740.00)	-	(740.00)	(740.00)
Restricted - CHalls	-	-	43,815.50	-	43,815.50	43,815.50
Restricted - ChLands	-	-	210,104.90	-	210,104.90	181,057.03
Restricted - HG	-	-	9,096.89	-	9,096.89	9,096.89
Restricted - LPW	-	-	12,207.21	-	12,207.21	8,846.82
Restricted - Mary	-	-	13,570.08	-	13,570.08	13,570.08
Restricted - Music	-	-	6,519.62	-	6,519.62	6,519.62
Restricted - NH	-	-	108,750.00	-	108,750.00	108,750.00
<b>Total</b>	<b>163,501.58</b>	<b>0.48</b>	<b>403,324.20</b>	<b>-</b>	<b>566,826.26</b>	<b>529,552.78</b>

**St Pancras 1704 Euston Road**

**Analysis of Income and expenditure  
Selected period: 01 January 2022 to 31 December 2022**

					<b>Total</b>	
	<b>General</b>	<b>Designated</b>	<b>Restricted</b>	<b>Endowment</b>	<b>This year</b>	<b>Last year</b>
<hr/>						
<b>Incoming resources</b>						
<b>Incoming resources from generated funds</b>						
0102 - Gift Aid Envelopes	589.00	-	-	-	589.00	400.00
0103 - Income Tax Received	-	-	-	-	-	-
0104 - Collections Open Plate	-	-	-	-	-	-
0105 - Collections for Charities	-	-	-	-	-	-
0106 - Collections for Linked Parishes	-	-	-	-	-	-
0107 - Collections for Candles	-	-	-	-	-	-
0108 - HMRC JRS Grant	-	-	-	-	-	-
0201 - Donations	12,592.57	-	-	-	12,592.57	5,452.16
0202 - Fabric Wall Box	-	-	-	-	-	-
0203 - Church Lands Trust	14,305.44	-	-	-	14,305.44	14,298.56
0301 - Music Festival	-	-	-	-	-	3,000.00
0302 - Church Lettings	7,237.00	-	-	-	7,237.00	13,247.00
0303 - Crypt Lettings	25,671.74	-	-	-	25,671.74	7,060.00
0304 - Car Parking	41,474.61	-	-	-	41,474.61	39,639.48
0305 - Church House Lettings	64,038.00	-	-	-	64,038.00	49,365.01
0306 - Flat Lettings	45,960.00	-	-	-	45,960.00	56,819.34
0307 - Fees for Weddings & Funerals	(379.00)	-	-	-	(379.00)	2,543.00
0308 - Flowers and Refreshments	-	-	-	-	-	-
0309 - Other Events and Activities	-	-	-	-	-	-
0401 - Other Ordinary Income	16,661.36	-	-	-	16,661.36	-
0402 - Stewardship	16,516.37	-	-	-	16,516.37	11,945.76
0403 - Food Bank	-	-	-	-	-	-
0404 - Forecourt Stalls	13,480.00	-	-	-	13,480.00	5,840.00
0407 - National Heritage Grant	-	-	-	-	-	28,290.00
0408 - Psalm Income	-	-	-	-	-	-
0501 - St Pancras Church Charities	-	-	29,047.87	-	29,047.87	28,263.44
0502 - Bank and Deposit Interest	1.36	-	-	-	1.36	2.03
0601 - Bequest (J Tanner)	-	-	-	-	-	-
0602 - Bicentenary Appeal	-	-	-	-	-	-
0603 - Minor bequests	-	-	-	-	-	500.14
0405 - Building Project Income	-	-	-	-	-	480.00
<b>Incoming resources from generated funds Totals</b>	<b>258,148.45</b>	<b>-</b>	<b>29,047.87</b>	<b>-</b>	<b>287,196.32</b>	<b>267,145.92</b>
<b>Incoming resources from charitable activities</b>						
<b>Incoming resources from charitable activities Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other incoming resources</b>						
0310 - Crypt deposit received and returned	1,600.00	-	-	-	1,600.00	1,850.00
0406 - VAT claimed General Maintenance	-	-	3,260.39	-	3,260.39	3,403.46
0503 - Inland Revenue Recovery	-	-	-	-	-	-
<b>Other incoming resources Totals</b>	<b>1,600.00</b>	<b>-</b>	<b>3,260.39</b>	<b>-</b>	<b>4,860.39</b>	<b>5,253.46</b>

	General Designated Restricted Endowment			This year	Total Last year
<b>Incoming resources Grand totals</b>	<b>259,748.45</b>	<b>- 32,308.26</b>	<b>- 292,056.71</b>	<b>272,399.38</b>	
<b>Resources used</b>					
<b>Cost of generating funds</b>					
1821 - Heritage Lottery Portico	-	-	-	-	-
1812 - Building Appeal Expenses	-	-	-	-	-
1960 - Depreciation	-	-	-	-	-
<b>Cost of generating funds Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Charitable activities</b>					
1102 - Grants from Church PCC Collections	4,000.00	-	-	4,000.00	5,000.00
1103 - Grants to Music Festival	-	-	-	-	3,570.50
1104 - Outings and Awaydays	-	-	-	-	-
1105 - Bicentenary Expenses	5,228.51	-	-	5,228.51	2,500.00
1201 - Diocesan Common Fund	41,600.00	-	-	41,600.00	42,600.00
1202 - Clergy Expenses	909.97	-	-	909.97	514.58
1203 - Chaplain and other Clergy Costs	-	-	-	-	249.20
1204 - Deanery Costs	-	-	-	-	-
1205 - Chaplain's Expenses	-	-	-	-	-
1301 - Choir	14,078.00	-	-	14,078.00	11,345.25
1302 - Choir Cassocks	-	-	-	-	522.50
1303 - Organist	12,294.00	-	-	12,294.00	240.00
1304 - Locum Organists	1,220.00	-	-	1,220.00	375.00
1305 - Organ and Piano Maintenance	3,067.04	-	-	3,067.04	3,660.72
1306 - Sheet Music and Licences	215.89	-	-	215.89	367.58
1307 - Health & Safety	4.54	-	-	4.54	790.31
1308 - Mission & Ministry	-	-	-	-	7,712.24
1310 - Music Festival	-	-	-	-	3,000.00
1410 - Altar (Church Services)	1,711.89	-	-	1,711.89	1,787.11
1411 - Flowers	250.00	-	-	250.00	298.00
1412 - Foodbank	-	-	-	-	-
1510 - Church Gas	5,327.44	-	-	5,327.44	5,009.06
1511 - Church Electricity	7,465.76	-	-	7,465.76	5,195.81
1512 - Church Insurance	16,904.81	-	-	16,904.81	16,880.43
1513 - Church Water	126.18	-	-	126.18	116.37
1514 - Church Cleaning	2,081.48	-	-	2,081.48	1,788.43
1515 - Church Garden	6,012.80	-	-	6,012.80	6,500.82
1516 - Church Clock	-	-	-	-	303.60
1517 - Church Building Maintenance	17,668.18	-	-	17,668.18	34,231.25
1518 - Church Fire Extinguishers	1,101.33	-	-	1,101.33	1,748.05
1519 - Church Car Park Rates & Commissions	10,104.75	-	-	10,104.75	10,104.75
1620 - Crypt Expenses	5,569.17	-	-	5,569.17	2,281.44
1610 - Hall Gas	1,131.79	-	-	1,131.79	1,000.60
1611 - Hall Electricity	391.58	-	-	391.58	333.63
1612 - Hall Insurance	1,743.05	-	-	1,743.05	1,511.22
1613 - Hall Water	2,639.14	-	-	2,639.14	218.73
1614 - Hall Cleaning	2,256.92	-	-	2,256.92	2,286.40
1615 - Hall Maintenance of Building	7,233.89	-	-	7,233.89	17,276.94
1616 - Hall Flats Letting Costs	4,703.71	-	-	4,703.71	7,418.60

	General	Designated	Restricted	Endowment	Total	
					This year	Last year
1617 - Hall Pest Control	810.00	-	-	-	810.00	900.00
1620 - Vicarage Maintenance	244.88	-	-	-	244.88	295.61
1710 - Advertising and Publicity	510.00	-	-	-	510.00	897.79
1810 - Special Building Work Professional Fees	-	-	-	-	-	-
1811 - Special Building Work Refurbishment	-	-	-	-	-	-
1820 - Repayments of Loan to Lands Trust	-	-	-	-	-	-
1917 - Pamphlets and Printing	205.60	-	-	-	205.60	137.80
1970 - Sequestration fund	-	-	-	-	-	-
<b>Charitable activities Totals</b>	<b>178,812.30</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>178,812.30</b>	<b>200,970.32</b>
<b>Governance costs</b>						
1311 - Samba Drummers	401.89	-	-	-	401.89	(649.59)
1500 - Staff Training	-	-	-	-	-	-
1505 - Miscellaneous	-	-	-	-	-	-
1712 - Bank Charges	266.88	-	-	-	266.88	393.49
1715 - Interest Paid	-	-	-	-	-	-
1730 - Expenses made on behalf of Psalm	-	-	-	-	-	-
1905 - HMRC PAYE/NIC Payments	-	-	-	-	-	-
1910 - Staff Salaries and Fees	60,917.29	-	-	-	60,917.29	53,954.35
1911 - Payroll Expenses	276.02	-	-	-	276.02	270.00
1912 - Net Pay Control and Payments to HMRC	-	-	-	-	-	2.40
1913 - Staff Pensions	3,872.93	-	-	-	3,872.93	3,733.91
1914 - Accountancy and Audit	1,250.00	-	-	-	1,250.00	1,250.00
1915 - Computers, Copier and Paper	2,724.00	-	-	-	2,724.00	9,691.49
1916 - Office Expenses	3,725.59	-	-	-	3,725.59	3,638.21
1918 - Telephone & Internet	2,536.33	-	-	-	2,536.33	11,759.25
1920 - Employer Pension contribution	-	-	-	-	-	-
1921 - Redundancy Pay	-	-	-	-	-	-
1951 - NEST HMRC	-	-	-	-	-	-
<b>Governance costs Totals</b>	<b>75,970.93</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>75,970.93</b>	<b>84,043.51</b>
<b>Other resources used</b>						
1813 - Building Project Expenses	-	-	-	-	-	-
1950 - Suspense and Mispostings	-	-	-	-	-	-
<b>Other resources used Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Resources used Grand totals</b>	<b>254,783.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>254,783.23</b>	<b>285,013.83</b>

# St Pancras 1704 Euston Road

## Fund movement summary

Selected period: 01 January 2022 to 31 December 2022

Fund	Fund balances brought forward	Incoming Resources	Outgoing Resources	Transfers	Gains and Losses	Journal Entries	Fund balances Carried forward
BP - Building Project	(740.00)	-	-	-	-	-	(740.00)
CHalls - Church Halls CCLA	43,815.50	-	-	-	-	-	43,815.50
HG - HMRC Grant	9,096.89	-	-	-	-	-	9,096.89
LPW - Listed Place of Worship	8,946.82	3,260.39	-	-	-	-	12,207.21
NH - National Heritage	108,750.00	-	-	-	-	-	108,750.00
General - General fund	158,536.36	259,748.45	254,783.23	-	-	-	163,501.58
Mary - Mary Thomas	13,570.56	-	-	-	-	-	13,570.56
ChLands - Churchwards Fund	181,057.03	29,047.87	-	-	-	-	210,104.90
Music - Music Festival	6,519.62	-	-	-	-	-	6,519.62
<b>Totals</b>	<b>529,552.78</b>	<b>292,056.71</b>	<b>254,783.23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>566,828.26</b>

# St Pancras Church Annual Report for 2022

*To be presented at the  
Annual Parochial Church Meeting  
28<sup>th</sup> May 2023*

## **St Pancras Church Trustees: Parochial Church Council 2022**

### **Clergy**

Revd Anne Stevens	appointed 2012	Vicar & PCC Chair to 30/11/22
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### **Readers**

Michael Ogden	appointed 1993	retired
Olyve Johnson	appointed 2011	to be ordained 1/7/23

### **Churchwardens**

Dorothea Hackman	first elected 2011	PCC Lay Chair & Treasurer
Duncan Lamont	first elected 2017	

### **Deanery Synod 2020-2023**

Patrick Brough  
Dorothea Hackman

### **Elected Members**

#### **Term ends**

Patrick Brough	2023	resigned 3/7/23
Jonathan Lewin	2024	
Agnes Ogunmuyiwa	2024	
Anne Rouse	2024	Hon PCC Secretary
(Tony Rouse RIP	2023)	retired
Dorothy Severin	2024	
Hilary Kalmbach	2025	elected November 2022

## **Contact Details**

<i>Website</i>	<i>www.stpancraschurch.org</i>
<i>Twitter</i>	<i>@StPancrasChurch</i>
<i>Tel</i>	<i>020 7388 1461</i>
<i>Email</i>	<i>office@stpancraschurch.org</i>
<i>Address</i>	<i>St Pancras Church, Euston Road, London NW1 2BA</i>

## 2022 at St Pancras Church

The year rolled by with many of our usual events, though quieter now after the pandemic. Easter was duly celebrated and the Civic Remembrance Service took place.



Mayor of Camden Cllr Nasim Ali with Revd Anne Stevens after the Remembrance Service.

Our vicar, the Revd Anne Stevens, left us on 30<sup>th</sup> November and returned to South London to oversee the training of curates for Southwark Cathedral. We wish her well, and thank her for the decade she spent with us.

Covering the services is an additional burden for the churchwarden. St Pancras is not the only Camden church in interregnum, and apparently the Diocese is planning a parish reorganisation, though this vision has not been shared. Filling the cover timetable is increasingly difficult as we have no curate, and those at other churches are covering there.

Health and Safety and compliance have been a major focus, with expensive remedial works for fire, electricity, and safeguarding necessary. We are not planning any major public events until we are satisfied the building is compliant.

Thanks to our volunteers – the churchwardens, members of the PCC. And to the Sunday crew who provide hot meals and clothes to rough sleepers. Although this is of course a continuum, the rough sleepers and in many ways different to the drug addicted “homeless” who lead chaotic lives.

Thanks too to the staff: Anne and Chris, and Miriam and the caretakers Alain, Colin and Ronnie who were joined by John. The church has remained open 11am-2pm every day,

We continue to host the Rhythm of Resistance drummers. We have done our share of banner dropping alerting to the climate and ecological emergency, and bell ringing for our Queen’s death and King’s ascension.

## **Electoral Roll 2022**

The Electoral Roll of the church shrank from 85 to 82, for although Lucy’s parents joined us, sadly five of our older parishoners died: Margaret Brett, Emma Mason, Susan Hutton, Tony Rouse and Clara Onabiyi, may they rest in peace.

## **PCC Finances 2022**

As the accounts show, we made a loss of £9,612 in 2022 but careful management of our expenditure kept the deficit within previous savings. Income was £267,720 and expenditure £277,332 which is broadly similar though slightly less than last year.

## **Parish Profile**

During 2022 we have maintained contact and activity as usual. We recently prepared a parish profile covering the following headings, which is appended.

- Crypt Art Gallery
- Euston Foodbank Demand has nearly doubled to fourty thousand.
- Euston Community Representatives Group (High Speed 2)  
Construction between Euston and Old Oak Common has been paused.
- Kings Cross & Brunswick Neighbourhood Association
- London Festival of Contemporary Church Music
- Ordination
- PSALM
- St Pancras Lands Trust
- St Mary and St Pancras Church of England Primary School
- St Pancras Charities
- Thanet Street Trust

## **Deanery Synod Report 2022 - Mother Carol Barrett Ford, Area Dean**

Camden Deanery Synod has met three times. All meetings were in person and commenced with refreshments at 7pm. Details of business transacted in each meeting can be found in the Minutes, please see an overview of the keynote presentations below. Fr Jonathan Kester left the Edmonton Area on his appointment as Vicar to St Peter's Church Eaton Square. Mthr Carol Barrett Ford was commissioned as Area Dean in July 2022 at the Edmonton Clergy Conference. The Standing Committee consists of the Area Dean (Carol Barrett Ford), Lay Chair (Michael Royalt Kisch), Treasurer (Harmen von den Hondel), Treasurer (Angela Gardner). Additionally the elected members of the Standing Committee are: Clergy: Michael Thomas (St Michael's, Camden Town), Jamie Haith (St George's, Holborn). Laity: Nancy Jrira (St Mary's with All Soul's, Kilburn), Joyce Florrell (Holy Cross, Cromer Street). The total Standing Committee thus consists of 3 clergy and 5 laity, preserving the convention of the laity outnumbering the clergy (mindful that the fourth clergy person—Kristin Breuss—is currently on sabbatical)

7pm for 7.30pm Thursday 24 February 2022 at Euston Church, WC1

Keynote presentation: Penny Roberts (newly appointed Director of the London Diocesan Board for Schools) In addition to statutory business Penny provided an informative and engaging overview of the current situation with the London CoE schools, ranging from the oldest school in Hackney (founded 502yrs ago) to Wren in Finchley which is now in its 2nd year. It was encouraging to hear that the CoE schools in general are performing very well, with the schools in the Camden Deanery showing particularly good results. In the Camden Deanery there are 14 CoE primary schools, all working on the basis of the 2030 vision to be "deeply Christian schools", reaching out to every young Londoner. Challenges for 2022 and beyond are a shrinking population with fewer children and of course the impact of the Covid pandemic. Penny mentioned the ongoing challenges with finding new, strong governors and called on the meeting to come forward if people were interested in becoming a governor.

Tuesday 17 May 2022 at St Michael's Church, Camden Town, NW1 Keynote presentation: The Revd Prebendary Amatu Christian-Iwuagwu Edmonton Area Dean of Mission and Racial Justice on the "God's Beloved Community" initiative In addition to statutory business Fr Amatu spoke about Vision 2030 and how to deliver the plans for the Edmonton area. He recognized that clergy was tired following the lockdown and mentioned the need to rebuild relationships between leadership and clergy. Fr Amatu wants to use a 'bottom up' approach by collecting feedback and ambitions from the clergy. There should be no new projects, unless the clergy team wants them. There was an engaging group discussion about the meaning of the words empathy and sympathy, followed by an open and frank exchange of thoughts about the Church as an institution. Fr Amatu shared various inspiring examples from his own personal life about racial justice and how to deal with racial inequality.

Wednesday 9 November 2022 at St Martin's Church, NW5 Keynote presentation: Food and Fuel poverty... In addition to statutory business Shiri Shalmy from Cooperation Town <https://cooperation.town/organise/> presented a guide on how to set up a food cooperative in your area. Kate Robertson from Camden Council presented information about grants and other practical assistance to alleviate poverty for households. Mthr Carol encouraged parishes to briefly share good news and initiatives begun post Covid. The Treasurer gave an update on plans to change signatories on bank accounts to enable parishes to contribute to the work of the Deanery.

**Some pictures from Anne's time at St Pancras:**



*Walking through Euston Sq Gdns to St James Gdns Summer 2017*



*January 2018, chained to a tree in Euston Sq Gdns to save it from High Speed 2*

*Photo by Murad Qureshi of that tree in February 2023*



**Saint Pancras Parish Church  
Euston Road, London NW1 2BA  
Draft Parish Profile December 2022  
Agreed by the PCC for circulation**

*Our Mission is to signify Christ's unconditional love, worship Almighty God, draw others to grace, and grow as a centre in our community, welcoming all.*



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**Contact details**

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[www.stpancraschurch.org](http://www.stpancraschurch.org)

**Churchwardens:**  
Dorothea Hackman  
[dhackman@btinternet.com](mailto:dhackman@btinternet.com)  
07710 269 195

Duncan Lamont  
[Duncan.lamont@crsblaw.com](mailto:Duncan.lamont@crsblaw.com)  
07900 082 646

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***The parish***

A decade ago the then Bishop of London described St Pancras as a “sleeping giant” in central London, and that is still true. We need our new vicar to lead us in fulfilling our potential and serving our community better as well as hosting Camden Borough Civic events.

Our parish is a densely populated, socially diverse area of central London. The church stands on the busy Euston Road, diagonally opposite Euston Station. About a third of the parish lies to the north in Somers Town, about two thirds to the south in Bloomsbury.

Most local residents live in flats, either social housing or privately owned. As well as a very large number of students, the population includes many Bangladeshi and Somali Muslims, refugees and homeless people. Much of the area remains socially disadvantaged.



There was and will be again a constant flow of tourists, in accommodation ranging from large modern hotels to small guest houses, air bnb and backpackers' hostels.

There are offices for businesses of all sizes, lawyers, local government and national institutions such as the British Medical Association and the Wellcome Foundation. The largest institutions in the parish are University College Hospital, and University College London Bloomsbury Campus.

Just outside the parish boundaries lies the Trafalgar Square sized destruction site for High Speed 2. This accounts for much worsened air pollution, loss of trees and green spaces, distress for trapped residents and increased traffic congestion.

## *The congregation*

From octogenarians who have worshipped here for over half a century to newly arrived immigrants and students, our congregation embraces many cheerful, thoughtful, able, eccentric, effective and friendly people from a wide range of ethnic backgrounds.

Most of the active parishioners are local adult residents, many of whom are single. But we also include families with young children, and couples both heterosexual and gay. Some regular worshippers travel from neighbouring parishes and other parts of London, and before lockdown there were visitors and tourists from local hotels.

Average Sunday attendance in 2021 was 30. There is both overlap and variety in the congregations for the different festival, Sunday and weekday services.

An annual Quiet Day/PCC visioning is usually attended by about 10.

There is currently one regular home communicant, and home communion is available whenever needed.



## *Worshipping Community*

Total	87 (71)
Children (Age 0-10)	5 (3)
Young People (Age 11-17)	2 (5)
Adults (Age 18-69)	68 (54)
Adults (Age 70+)	12 (9)

## *Worship and values*

Our worship tradition is liberal catholic - which makes us stand out in our area of London and Deanery that is largely Anglo-Catholic, Evangelical and led by Student chaplains.

Our services achieve a balance of formality and informality. At the 10 am Sunday Eucharist, for example, our reader processes to the middle of the aisle flanked by servers and crucifer to read the gospel, but at the offertory the children light the candles.



Our liberal, inclusive values are very important to us. We are members of Inclusive Church ([www.inclusivechurch2.net](http://www.inclusivechurch2.net)) and Changing Attitude ([www.changingattitude.org.uk](http://www.changingattitude.org.uk)). At a congregational meeting last year to discuss women bishops, we voted almost unanimously in favour.

Our clergy and readers often set a high standard of preaching: short, informal sermons with strongly liberal theological insights. We have occasional guest preachers. After the 10 am Sunday Eucharist, we have offered a healing ministry of laying on of hands, and there is a friendly gathering at the back of the church for coffee, restored after the pandemic.

Lay involvement is central to our worship. It includes people authorised to assist at communion, servers, sides people, intercessors and Readers. Voluntary work by members of the congregation keeps the church buildings lit and in good condition, the flowers arranged, the children's corner well organised, events stewarded and the linen ironed. This work is essential to day-to-day running and we all appreciate the effort that is willingly contributed. In addition the staff team assist with this work.

We follow a modern English liturgy from Common Worship. Our website [stpancraschurch.org](http://stpancraschurch.org) can be kept up to date with our information and services and we have social media accounts.

## Community

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St Pancras stands at one of London's busiest transport junctions, sometimes with homeless people sleeping on our steps and emergency sirens punctuating our worship from the Fire Station right across the street, police and five nearby hospitals, the wider community is always present.



We have developed a range of ministries to meet a variety of local needs - see below. A wide range of community groups use both the church and hall from music rehearsals and pensioners' groups to health training courses and Alcoholics Anonymous. We work with nearby parishes and collaborate ecumenically as well as co-operating in a range of secular and interfaith groupings. The variety of voluntary work undertaken by members of our congregation further interconnects us to the community.

As the parish church, we are a large tent for the locality. We preserve the colours of the 19<sup>th</sup> London Regiment raised during the First World War, and our bells chime the quarter hours. Camden Town Hall is nearby, and we host the borough Remembrance Day service each November. We also hold remembrance services for the terrorist attacks of 7 July

2005, which included the bombing of a bus 150 yards from the church, and a memorial plaque for those attacks, and for the Kings Cross fire.



Camden is a Labour-controlled borough and the constituency has been a Labour stronghold over the decades. The apparent prosperity of the locality lies side by side with significant social deprivation. Most of the parish lies in Bloomsbury ward, which is less socially deprived than the surrounding wards with a multiple deprivation index of 22.33. In the east of the parish in King's Cross ward the index is 33.32, rising to 35.76 and 40.05 north of the Euston Road in Regent's Park and Somers Town wards respectively.

Larger organisations in the parish include the Bloomsbury Theatre, the British Medical Association, the Drummond Street Bangladeshi restaurants, Euston Fire Brigade, Friends House, Euston Mainline Railway Station, the Health Education Council, Learning Tree International, the International Lutheran Student Centre, Maria Fidelis Girls Secondary School, NUT Headquarters, The Place Dance School and Theatre, Railtrack UK, the Royal National Society for the Blind, St Mary's German Lutheran Church, St Philomena Catholic Convent, the Sports Council, the Strategic Health Authority, Unison Headquarters, the UK Islamic Mission, University College Hospital, University College London, the Wellcome Foundation, and the YHA International Hostel. Just outside the parish lie the new British Library, Kings Cross St Pancras Mainline Railway Station, the restored Camden Town Hall, four more hospitals, and institutions of the University of London.

### ***Parochial Church Council 2022***

The majority of our PCC is aged under fifty. A third of us have served for three years or fewer, and over half have active professional lives that include health, law, education, business and the voluntary sector. Others include longstanding members of the congregation, some of whom are able to draw on over fifty years' experience of life at St. Pancras.

Our churchwardens Dorothea Hackman and Duncan Lamont were re-elected at our last APCM in April 2022. ..



The PCC meets every 2 months, with Standing Committee meetings in between. We review mission, policy, charitable giving, and organise renovation and social activities.

**Previous Vicar:** The Rev Anne Stevens July 2012 November 2022

**Reader**

Olyve Johnson appointed 2011

**Churchwardens**

Dorothea Hackman first elected 2011

Duncan Lamont first elected 2017

PCC Lay Chair & Treasurer

**Elected Members**

**Term ends**

Patrick Brough 2023

Hilary Kalmbach 2025

Jonathan Lewin 2024

Agnes Ogunmuyiwa 2024

Anne Rouse 2024

Dorothy Severin 2024

Deanery Synod, Deputy Churchwarden

Deputy Churchwarden

Hon PCC Secretary

Safeguarding

1704 St Pancras Euston Road Parish facts and figures – need to update		
Diocese of London	Edmonton Area, South Camden Deanery	
Patron:	Dean & Chapter, St Paul's Cathedral	
36.53 Index of Multiple Deprivation score. <i>The parish crosses 4 electoral wards, some with high deprivation, especially for living environment and access to housing and services</i>		
Population	6,462	
Electoral Roll (2022)	85 (of whom 20 live in the parish)	
Head counts from 2021	1 Baptism	
	1 Marriage	1 Funeral
Average Sunday Attendance	Children: 2	Adults: 36
Easter	39 Communicants	Total attendance: 67
Christmas	29 Communicants	Total attendance: 29
Common Fund (2021)	£42,600 (pandemic £84,600)	

**Other areas of ministry**

**Discussion groups.** We have for many years held weekday lunchtime discussion groups themed under the title "Exploring Christianity." These continued on zoom during the pandemic lockdown.

**Linked ALMA parish in Mozambique.** We keep in regular contact with the parish of St Marks, Cuamba, where the church faces the major challenges of poverty and HIV. The link has been strengthened with two visits to St Mark's each by 3 members of St Pancras, a visit to St Pancras by the Bishop of Niassa, and a congregational meeting to reflect and look ahead.

**The Orthodox Coptic Church** met fortnightly on Wednesday evenings before the pandemic lockdown.. Other groups have met here, such as the Church of South India, the Ethiopian Orthodox and Chinese Anglicans.

**Euston Foodbank** was established by one of our churchwardens, Dorothea Hackman, in 2017 and it now supports over 25,000 people annually in rising and rolling numbers of 330 households a week. To begin with the Foodbank rented part of the Church Hall in Lancing Street, but this summer has moved to bigger premises nearby and still in Somers Town, in Phoenix Rd.



**Art exhibitions.** A full programme of exhibitions by contemporary artists co-ordinated by the Vicar's Assistant is held in the converted gallery space in the church crypt. [www.cryptgallery.org.uk](http://www.cryptgallery.org.uk)

**PSALM.** The Project for Seniors and Lifelong Ministry is a London-wide ecumenical charity promoting theological discussion and participation by people aged over 60. This is a separate charity operating across the Diocese supported by St Pancras PCC. It is however hibernating since lockdown.

**Homeless people.** Homeless people often visit the church, are supported by Camden Safer Streets, and occasionally sleep on the church steps. Along with other local churches, we support the Community of Camden Churches Project providing cold weather shelters through donations and volunteering. Hands on Hand out provide support to rough sleepers every Sunday from outside the church, and half the thousands of people who attend the foodbank have no fixed address.

**Other community links.** We are involved in a huge range of local organisations and activities: for example the vicar has for many years chaired the board of the King's Cross Brunswick Neighbourhood Association and been a Trustee of St Pancras Almshouses. Our churchwarden Dorothea is particularly well connected into our community – from the borough amenity society and local state primary school to political activism both established with the council and climate activist. The church is used regularly for practice by the London Rhythms of Resistance drummers and meetings of local groups seeking to save trees, avert climate catastrophe and mitigate the impact of High Speed 2.

## **Music**

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Music is an important and high profile feature of the worship at St Pancras. The church employs a Director of Music. The Parish Eucharist and Choral Evensong are sung by our small professional choir. The choir has a repertoire ranging from Tallis and Tye through to numerous motets, canticles and masses which have been written for it in recent years.

The church has two pipe organs: a large, splendid 3-manual and pedal Gray and Davison in need of restoration and a 2-manual and pedal instrument by Peter Collins; and an excellent Yamaha grand piano often used for recitals and concerts.



In 2002 the Director of Music established the annual **London Festival of Contemporary Church Music**, which has now spread across London, and has featured performances at St Paul's Cathedral, Westminster Abbey, Westminster Cathedral, and Southwark cathedral amongst others. The Festival commissions new works each year and has a world class list of patrons. The BBC has broadcast Choral Evensong on Radio 3.

## Education

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**Student Chaplaincy.** The Diocese has planted three student churches in the last five years, and we need to discern our way here, beyond providing the parish church experience.

**St Mary & St Pancras Primary School.** Our highly regarded school is located just north of the parish, shared with the neighbouring parishes of Old St Pancras Church Team Ministry. The vicar and two members of the PCC are governors and the vicar has lead assembly once a week.

**Children.** An area at the back of church is equipped with toys and children's books. Children can play here with their parents during the 10 am Sunday service and are included in our worship, for example coming up to the altar to light candles and being admitted to communion from the age of 7.

## Staff

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One of the vicar's roles is to line-manage the team at St Pancras.

**Reader** Olyve Johnson

**Director of Music** Christopher Batchelor

**Director of the Crypt Art Gallery** Anne Noble Partridge

**Parish Office** Miriam Campbell is the full-time parish administrator

**Caretakers:** Frieda James, Alain Kouahou, Ronnie McMahon, Colin Peart

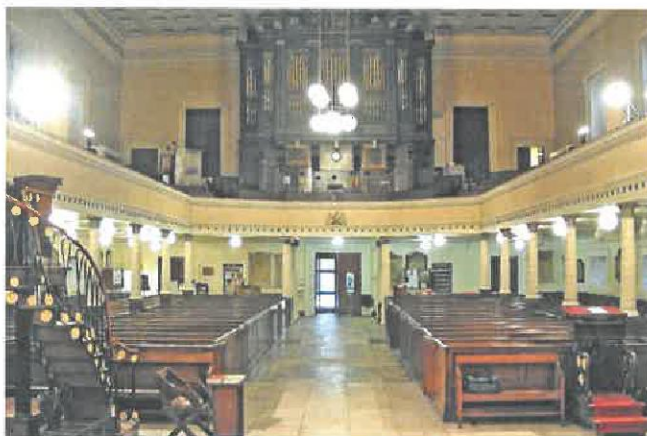
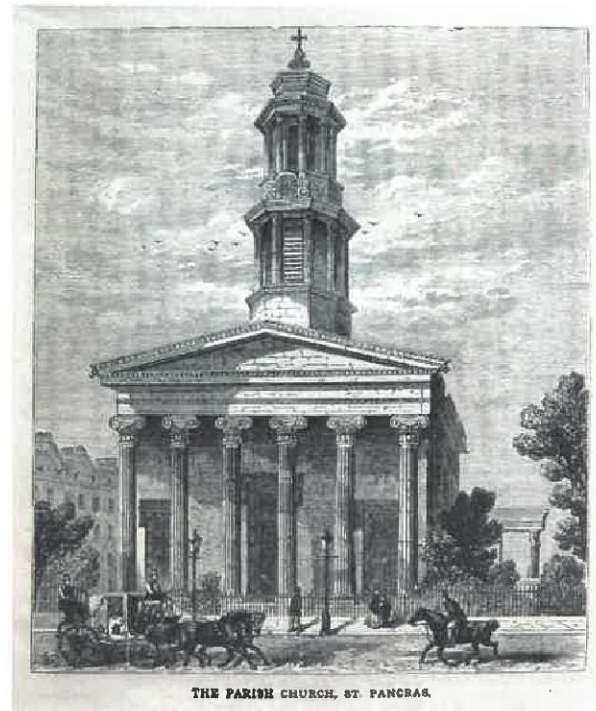
**Cleaner** Alam Tesfazghi

**Gardener** Audrey Alexander

## Buildings

**Church.** The church is a prominent landmark. Built by public subscription in 1818-22, it is Grade 1-listed as a fine example of the Greek Revival style. Its external features, based on temples in ancient Athens, include an octagonal spire and an impressive front portico with 6 huge columns. On either side at the rear are our famous caryatids – eight statues of Greek women supporting the porches over the two entrances to the crypt. Traditional iron railings enclose the churchyard, where the annual parish picnic and other celebrations are held on the lawns.

The church interior is open and spacious, with a central aisle, two side aisles and large box pews for 450 people. The main altar is raised on carpeted steps and backed by a marble apse. There are smaller altars on either side, one with a glass screen for smaller services and groups. Above are extensive galleries, which hold the organ and the office space for Night Church. Though the galleries can seat a further 250 people, Health and Safety regulations about fire stewards mean that they are rarely used.



There are two vestibules at the west end and two vestries at the east. One of the vestries is used as the church office, which the vicar shares with the other staff. The other vestry leads to the rear door and contains a meeting table, kitchenette and toilet.

The crypt was used for burials in the 19th century. A third of it is now a dedicated art gallery, with its own entrance, toilet and kitchenette. The other half remains sealed.

The area around the church includes the recently refurbished south garden open to the community. This has seen increased use since High Speed 2 destroyed the gardens around Euston Station. There are two foodstalls in the grounds and a carpark for which we pay business rates to Camden Council.

The **Quinquennials** conclude that the church is structurally sound with no major repair needs. The main roof was renewed in 2004, and other areas such as the west portico more recently. The vestibule roof needs attention but the next major project must be the caryatids. Although redecoration will be necessary in due course, the priority is to provide additional toilets and a space for one-to-one meetings - see below: Potential for Development.

**Church hall.** Called St Pancras Church House, this was built in 1971 and is located on Lancing Street, near Euston Station. The Cold Weather Shelter C4WS rents the ground floor. The upper hall is used for a wide range of community and commercial lettings and there are three flats which are rented to provide income for the parish.

**Vicarage.** The vicarage was bought in 1996 and is on Sandwich Street, a pleasant residential street of Georgian terraced houses, 5 minutes walk from the church. Across 5 floors, it has 4 bedrooms and 2 reception rooms. There is gas central heating, but no garden. The house is structurally sound, and the diocese will be carrying out a refurbishment during the interregnum. The PCC will assist the new incumbent with the costs of redecoration.



### ***St Pancras Lands Trust***

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The St Pancras Lands Trust was created by an Act of Parliament in the 19th century, and distributes dividends quarterly to the Anglican churches in the ancient parish of St Pancras. This is around £12,000 per annum for each of the seventeen churches. The money is restricted to supporting worship and has assisted significantly in the maintenance of church buildings in south Camden. The Trustees include the St Pancras Vicar and Churchwardens ex-officio.

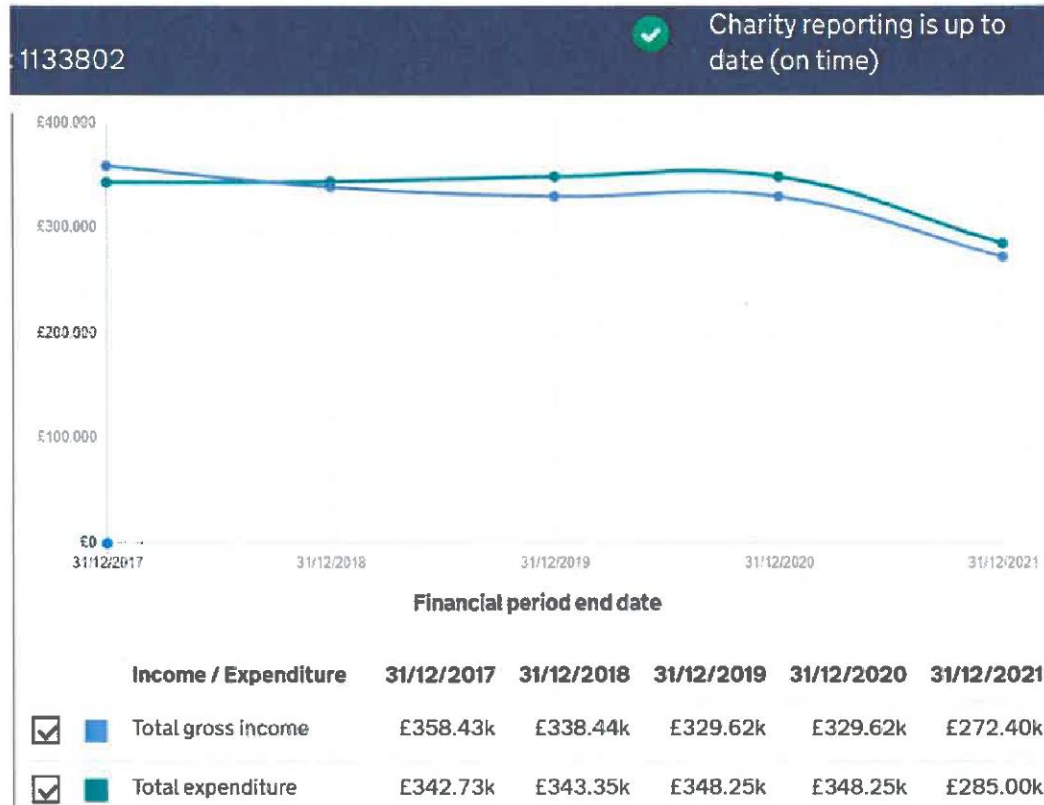
### ***Finances***

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Our 2021 accounts are appended. We recognise that we are in a generally fortunate financial position compared to many inner London parishes. The cost of staff salaries was more than covered by the income that they used to generate, through lettings. This income has evaporated since lockdown, but we are hopeful it will return. We have an annual turnover of around £250,000, with net assets usually around £400,000. Over 35 people contribute regularly using gift aid.

Until lockdown we consistently met our Common Fund commitment. We give 5% of our income to charities agreed by the PCC, most recently including Christian Aid, Simon Community, Solace, Hands on Hand Out, Euston Foodbank, Mercy Ship and Smile Train..

Various bequests and trust funds were consolidated in recent years into the St Pancras Church Charities, with capital providing interest income for the church. Parishioners, PCC representatives, the Churchwardens and the Vicar are the trustees.



### Potential for development

We are open to fresh ideas to build on our existing ministries and engage with our community in new ways. The size and location of our buildings offer tremendous opportunities - to provide more usable spaces and to generate income.

Of course, the buildings also present challenges. Changes to a large Grade-1-listed church are costly. For example, while we use a third of the crypt for art exhibitions, we could use the other two thirds creating a whole new fire exit up to street level at the front end of the church.

The main roof underwent major repairs in 2004/05, with complete re-leading of the nave area. In 2006 a fundraising appeal was launched by the vicar and PCC, and this has so far enabled the installation of a toilet and coffee making facilities in the crypt art gallery, repairs to the caryatid roofs and exploratory works.

We have architects' plans and contractors' estimates for the proposed next phase of that appeal - to develop the west end of the church by installing toilets in one of the vestibules, creating an interview room in the other vestibule and removing some of the box pews to leave a more flexible space at the back of the nave. These plans are on hold until our new incumbent is in post. We will then revive or reshape the proposals for the building, in the light of our future mission plan.

## ***Our new incumbent***

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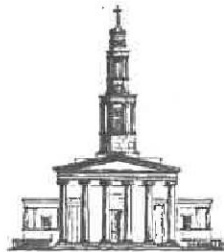
We are looking for a vicar who can achieve a balance of continuity and change - maintaining and developing our inclusive values, respecting and nurturing our range of ministries, but also surprising us with new gifts and inspiration. Above all, we want a caring, intelligent and reliable parish priest, who will steadily lead our worship, sensitively meet our pastoral needs, and willingly help serve our local community. If the successful candidate also launches substantial new developments, that will be a bonus, but we want to be sure that any such initiatives are not at the expense of the core parish ministry and are developed jointly with the congregation.

Ex officio the vicar is a governor of St Mary & St Pancras Primary School, trustee and chair of St Pancras Lands Trust, trustee of St Pancras Charities and of the Thanet Street Trust. In addition ex-officio chair of PSALM and trustee of Kings Cross and Brunswick Neighbourhood Association.

### **Essential qualities and requirements for our new incumbent are:-**

- To be a solid and engaging parish priest who will lead our prayer and liturgy with joy and spiritual depth, preach with strong theological insight, help our congregation to grow in number and in faith, and actively promote the involvement of lay people in worship.
- To have a passionate commitment to equality and inclusivity, with the skills to help us put these values into action in all aspects of parish life.
- To be a kind and sensitive pastor, who is able to respond in a balanced and helpful way to parishioners and visitors with a wide range of personal needs.
- To have an enthusiastic and practical commitment to community action, and be able to develop constructive partnerships with individuals, organisations and campaigns across the neighbourhood, including our primary school, Camden Council, local charities such as Euston Foodbank and businesses, as well as other churches and faiths.
- To have excellent interpersonal skills, achieving a balance of collaboration and leadership in working with the staff team, PCC, congregation and partner organisations.
- To be a well-organised self-motivator, able to identify needs and resources, to produce and implement realistic plans, and to manage a workload, reviewing and delegating tasks where appropriate.
- To have the practical management skills to fill the role of "chief executive" for the parish - using IT on a daily basis, line-managing the staff, overseeing the finances and building, writing the necessary reports and policies, and stepping in when needed to get things done.
- Experience or special knowledge of one or more areas of our ministry, e.g. education, music, visual arts, homeless people, elderly people.
- A visionary innovator who will lead St Pancras to substantial new developments, and who has the skills for their effective implementation.

## St Pancras Church



### Draft Mission Action Plan 2023-26

This Mission Action Plan is being prepared by the PCC of St Pancras Church to set out the shape of our mission and ministry for the following three years. To be reviewed annually in January.

#### Context and Vision

Central London is in a state of flux. For the last year the Covid-19 pandemic has filled our hospital wards and emptied our streets and workplaces. We do not know how many pandemics there will be, and we do not yet know how its long-term consequences will begin to reshape the pattern of life in our local community.

In the midst of this uncertainty, the central truths of the gospel do not change. *'Jesus Christ is the same, yesterday, today and forever.'* (Hebrews 13.8) St Pancras will continue to be a centre for Christian prayer and worship, and a place where faith can be sought and found. We will continue to pray for our community, and to do all we can to be a sign of God's love for all people. We will continue to work for the Kingdom that Christ proclaimed, with its emphasis on inclusion, freedom and justice.

The church, like every other organisation, will need to rethink how it works in a fast-changing world. But this is not a time to be inward looking, focusing only on our own survival. *'Seek the welfare of the city ... for in its welfare you will find your welfare.'* (Jeremiah 29.7) The next few years will be a time of recovery and renewal for everyone. We want to 'think globally and act locally,' taking the opportunity to forge new partnerships in the community; to reflect with our friends and neighbours on the changing patterns of city centre life; and to work together in new ways that will improve the quality of life for people in this area and in the wider world.

#### Our priorities for the next three years

1. To work closely with the local community on the recovery and renewal of the area
2. To underpin our mission and ministry with a new business plan that benefits both the church and the community
3. To foster discussion and change on wider climatic, economic and health issues
4. To launch our development plan for the church starting with fundraising for the repair of our eight caryatids.