

THE PAROCHIAL CHURCH COUNCIL OF THE ECCLESIASTICAL PARISH OF ST MARY CABLE STREET

England & Wales · Charity number 1166344

Details

Other names	ST MARY CABLE STREET
Status	Registered
Legal form	Previously excepted
Registered	2016-04-04
Register	View on the Charity Commission register

Contact

Address	St Mary's Clergy House 68 Johnson Street London E1 0BQ
Phone	02077900973
Email	mcgeary@pmcg26.uk
Website	http://stmaryscablest.blogspot.co.uk/

Activities

Objects: PROMOTING IN THE ECCLESIASTICAL PARISH THE WHOLE MISSION OF THE CHURCH.

Activities: The Charity has the responsibility of cooperating with the Incumbent in promoting the whole mission of the Church in the ecclesiastical parish of St Mary's Cable Street, pastoral, evangelistic, social and ecumenical.

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** The General Public/mankind

Geography

- Tower Hamlets

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£120,798	£64,866	-	-
2023-12-31	£127,815	£84,268	-	-
2022-12-31	£107,960	£62,453	-	-
2021-12-31	£115,347	£65,925	-	-
2020-12-31	£96,000	£73,425	-	-

Trustees

Name	Role	Appointed
Rev PETER MCGEARY	Chair	1998-03-10
BETHAN ANGHARAD LANT		2019-04-07
JOYCE CHASTELL		2019-04-07
NICOLA RUTH MASON		2019-04-07
RICHARD ANTHONY REINDORP		2019-04-07

Accounts

**St Mary's Cable Street:
Annual Report of the Parochial Church Council
for the year ended 31 December 2024**



Administrative information

St Mary's Cable Street is part of the Deanery of Tower Hamlets in the Diocese of London within the Church of England. The correspondence address is St Mary's Clergy House, 68 Johnson Street, London E1 0BQ. (Tel 020 7790 0973; email mcgeary@pmcg26.uk).

The Parochial Church Council (PCC) is a charity registered with the Charity Commission, no 1166344.

During 2024, the following persons served on the Parochial Church Council:

Margaret Agyemang

Joyce Chastell

Sally Ellames

Frank Jacobs

Yvonne Webster

Bethan Lant (Churchwarden)

Revd Peter McGeary (Vicar, Chairman)

Nicola Mason (Hon Treasurer)

Angela Newman

Richard Reindorp (Churchwarden, Deanery Synod Representative)The Standing Committee consists of the Chairman, Wardens and Treasurer.

The Independent Examiner is Mr Philip Hendry, 17 Bernhard Baron House, Henriques St, London E1 1LZ.

The Quinquennial Inspecting Architect is Mr Jon Bolter, Rees Bolter Architects, Park House, 1 Parkholme Road, London E8 3AD.

Structure, governance and management

The governing documents for the PCC are contained in two Acts of Parliament: the Parochial Church Councils (Powers) Measure 1956, and the Church Representation Rules. The method of appointment of PCC members is set out in the Church Representation Rules. Copies of these documents are available from www.statutelaw.gov.uk. All Church attendees are encouraged to register on the Electoral Roll and to stand for election to the PCC.

Objectives and activities

The PCC has the responsibility of cooperating with the Incumbent in promoting the whole mission of the Church in the ecclesiastical parish of St Mary's Cable Street, pastoral, evangelistic, social and ecumenical. Part of these responsibilities involves the maintenance of the church building and the two hall facilities at 71 and 71a Johnson St London E1. The London Diocesan Fund are custodian trustees of the Halls, the PCC being the managing trustees.

A fuller exposition of the PCC's activities and aspirations is contained in Appendix 1 of this report, which is a copy of the church's Mission Action Plan.

Achievements and performance



[Church attendance](#)

The Church Electoral Roll stands at 74 persons.

[Review of the year](#)

The PCC has met on four occasions. The Standing Committee has met informally on regular occasions to continue the administration of church affairs.

The Mission Action Plan is attached at Appendix 1. For much of 2024 the priority has continued to be the maintenance of the regular daily pattern of worship, the safe guardianship of the church buildings, and the careful work of rebuilding community after

the liturgical and social restrictions of Covid. A number of people who would normally use the church and its facilities were unable to do so, and sadly were unable to return for the time being, mainly due to lack of funding, although the community hall (71, ground floor) is now used by a weekly art group for those affected by mental health issues, and a local childrens' choir sponsored by the Spitalfields Festival and mentored by the BBC Singers.

The two drug counselling services and Tower Hamlets Talking Therapies in 71 and 71a continued to function busily, providing essential services to many, both in person and by 'phone.

[71 Johnson Street](#)

Work remains outstanding to replace rotting doors and window frames. Issues to do with leaks in the hall toilets and blocked drainage were addressed.

[St Mary's Church](#)

Works outstanding continue to include a possible upgrading of the heating system; the PCC continue to review the possibilities with due regard to the Church of England's Net Zero Carbon commitment.. The pipe organ (of historical value) awaits funds for its restoration. More systematic repairs to the church roof need to be considered, especially on the south side. The PCC has worked to build up reserves to address these issues. The Architect has been approached to co-ordinate works to the south aisle roof and the west end in 2025.

St Mary's has a Facebook page and a blog that give details of forthcoming events and regular services. We continue to livestream one Sunday service a month to provide for those who cannot attend services in person. We also maintain an active presence on A Church Near You, sharing service times, events and parish news. A parish e-news letter is circulated approximately quarterly and some paper copies are printed for those who are digitally excluded.

Nicola Mason's ministry of prayer and spiritual direction attracts many to St Mary's, and continues to be an invaluable part of its ministry to the wider Church..

Additional sung services for major Festivals (eg Dedication and Patronal Festivals, Easter Vigil, Christmas Carols), sung by visiting groups of singers, attracted many visitors. The church continued to play a valuable part in the community by opening the Hall for the duration of the London Marathon. The Hall has been much used by a local art group. Also, the importance of having the church itself open for prayer should be noted: it is used not just by casual visitors but also by those coming for confession or spiritual direction, and also by staff and clients using the hall facilities. A significant number of people seem to be dropping in for prayer and quiet, and it is hoped that the availability of the building in this way can be enhanced in the future. Fr Peter has provided weekly pastoral support to a local care home as well as cover at Westminster Abbey, St Paul's Cathedral and four other churches in the Diocese. Communion is taken weekly to members of the congregation who are too ill to attend church.

The 'community larder' begun in 2017 continues to be used. This is a small stock of non-perishable goods that are available to those who might need them. The Council continues to explore further ways of giving practical assistance to those who are homeless or suffering from extreme poverty.



St Mary's has taken significant steps during the year to review and reduce our environmental impact. We have worked in partnership with St Barnabas Bethnal Green and St Paul's Bow Common to find ways to improve our environmental performance and have been working towards our Bronze Eco Church award. This included raising enough money through our Lent appeal to twin all of St Mary's hall toilets, running a school

uniform bank to support low income families and to encourage re-use and reduction of waste, re-affirming our commitment to be a Fairtrade church and sharing information on green events and initiatives in our newsletter

The PCC wishes to record thanks to Michael Ling and his son Danny for their years of maintenance care to the church and halls, and wishes Michael a happy retirement.

The PCC wishes to record its gratitude to Mr Philip Gunner our surveyor, whose patient professional assistance with rental and other negotiations continues to be invaluable, despite his having now retired to Northern Ireland. He has indicated that he is happy to continue working for St Mary's in a consultative role if required.

Adrian Lewis continues to give faithful service as Organist, and the Council is very grateful to him for all his work providing organ music Sunday by Sunday to enrich the Mass. Also more regular contact with the East London Evensong Choir has proved fruitful, their musical contributions to our major festivals being much appreciated.

As Safeguarding Officer, Bethan has made great progress on ensuring that the PCC are being brought up to speed on all safeguarding matters and that all the relevant policies and procedures are in place, and the Council records its thanks for this important work.

The Archdeacon of Hackney conducted a formal Visitation of the parish on 16 June.



Financial Review

Details of income and expenditure are contained in Appendix 2 of this report.

The voluntary Common Fund payment is the sum due to the Diocese of London as a contribution towards the costs of a parish priest. Our apportionment of £44000 was paid in full. The apportionment for 2025 was agreed at £50000.

It is PCC policy to maintain a balance on unrestricted funds (if possible) which equates to approximately two years' Common Fund. In recent years reserves have been substantially increased, the PCC being mindful of important outstanding works (see above).

It is our policy to invest as far as possible with the CBF Church of England Deposit Fund.

Deanery Synod

The Council thanks Richard Reindorp for his representation of St Mary's at Deanery Synod. Much time was given this year to elections and discussions of strategic thinking for the future, as well as how parishes might share resources.

Approved by the PCC and signed on their behalf by the Chairman.

Appendix 1: St Mary's Cable St Mission Action Plan 2024.

The Geoff Ashcroft Community, one of the small local groups that used St Mary's Hall for their meetings for many years, used to have this as their 'mission statement'. It expresses very well what the Church here stands for:

'We are seeking to build a community which offers a place of belonging, safety, confidence, friendship and service – in a space where growth can take place and people can experience love.'

Our aims and aspirations are:

- 1: Before all else, to offer authentic, ordered, daily worship to almighty God.
- 2: To continue the ministry of spiritual direction, vocational formation and listening that is being given here. In particular, to maintain a private space where such ministry can take place, whilst allowing the church building to be open and available for prayer more than it is at present.
- 3: Allied to this is the development of some kind of administrative space in the church for parish records etc, using space on the western gallery and the office in 71 Johnson St.
- 4: To develop existing links with local churches and other groups, for instance through the work of Shadwell Responds, and co-operation with other churches in the Deanery on ecological matters.
- 5: To continue and develop the use of St Mary's as a placement parish for ordinands, groups and others studying the place of the Church in urban situations.
- 6: To organise more social functions, centred around major festivals.
- 7: To develop links with occasional users of the church (baptisms/ weddings/ funerals etc.), primarily by making the church more welcoming to newcomers, and by the use of the Hall facilities.
- 8: To foster links with the tenants in our church halls, and to support them as far as possible in their work with those suffering from any form of addiction, loss or trauma.
- 9: To build up a more structured ministry to children.
- 10: To develop the use of the church and hall as venues for music and the creative arts.
- 11: To affirm and support the various local groups that use our Church and Hall.
- 12: To explore local and/or overseas projects as a focus for giving.

APPENDIX 2: ST MARY'S CABLE STREET FINANCIAL REPORT

ST MARY'S CHURCH

CABLE STREET

Financial Statement for the Year ended 31/12/24

General Fund	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Receipts				
Incoming resources from donors				
Planned giving	6,197	-	6,197	7,672
Collections and other giving	4,913	-	4,913	1,981
	<u>11,110</u>	<u>-</u>	<u>11,110</u>	<u>9,653</u>
Other voluntary incoming resources				
Grants <i>(Includes £2,000 Mercers Grant (2022 £2,000))</i>	2,000	-	2,000	2,000
Donations	3,725	-	3,725	5,340
	<u>5,725</u>	<u>-</u>	<u>5,725</u>	<u>7,340</u>
Income from investments				
Bank interest	16,308	-	16,308	9,701
	<u>16,308</u>	<u>-</u>	<u>16,308</u>	<u>9,701</u>
Income from charitable and ancillary trading				
Rents etc	85,900	-	85,900	99,649
Parochial Fees	1,755	-	1,755	1,472
	<u>87,655</u>	<u>-</u>	<u>87,655</u>	<u>101,121</u>
Total Receipts	<u>120,798</u>	<u>-</u>	<u>120,798</u>	<u>127,815</u>
Payments				
Activities directly relating to the work of the Church				
Common fund	44,000	-	44,000	40,000
	<u>44,000</u>	<u>-</u>	<u>44,000</u>	<u>40,000</u>
Church running expenses				
Clergy expenses	124	-	124	526
Utilities	3,988	-	3,988	4,882
Cost of services	2,606	-	2,606	1,211
Buildings maintenance	4,426	-	4,426	28,035
	<u>11,144</u>	<u>-</u>	<u>11,144</u>	<u>34,654</u>
Church management and administration				
Parochial fees	399	-	399	-
Miscellaneous*	500	-	500	300
Refuse collection	114	-	114	97
Office costs	1,535	-	1,535	1,795
Insurance	7,174	-	7,174	7,422
	<u>9,722</u>	<u>-</u>	<u>9,722</u>	<u>9,614</u>
*Miscellaneous payments comprise a donation to the Tearfund Foundation.				
Total Payments	<u>64,866</u>	<u>-</u>	<u>64,866</u>	<u>84,268</u>
Surplus/(Deficit)	<u>55,932</u>	<u>-</u>	<u>55,932</u>	<u>43,547</u>
Funds at 1st January	389,215	-	389,215	345,668
Net Movement in Funds	55,932	-	55,932	43,547
Funds at 31st December	<u>445,147</u>	<u>-</u>	<u>445,147</u>	<u>389,215</u>

Funds Rec:

121,604 Current
323,543 CBF
445,147

Independent Examiner's Report

To the PCC of The Parish of St Mary's, Cable Street

This report on the financial statements of the PCC for the year ended 31/12/2024, attached, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 (CAR) and The Charities Act 2011 (CA11).

Respective responsibilities of PCC and examiner

The PCC is responsible for the preparation of the accounts. You consider the audit requirement of R3(3) CAR and s.144 of CA11 do not apply. It is my responsibility to issue this report in accordance with R25 CAR. I have received no remuneration for providing this independent examination.

Basis of Report

My examination was carried out in accordance with the General Directions given by the Charity Commission, which are in guidance from the Archbishops Council. That examination includes a review of your accounting records and a comparison of the disclosures in the accounts. It also includes considering and unusual items or disclosures in the financial statements and seeking explanations from you of them. 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 accounts. This report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- 1) Which gives me reasonable cause to believe that in any material respects the requirements
 - to keep proper accounting records in accordance with s.130 CA11 . And
 - to prepare financial statements which accord with the accounting records and requirements of CA11 and CAR have not been met; or
- 2) To which I believe attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Philip Hendry, ACA

Flat 17 Bernhard Baron House
Henriques Street
London
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St Mary's Cable Street: Annual Report of the Parochial Church Council for the year ended 31 December 2023

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Richard Reindorp (Churchwarden, Deanery Synod Representative)

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The Quinquennial Inspecting Architect is Mr Jon Bolter, Rees Bolter Architects, Unit 11 New North House, 202 New North Rd, London N1 7BJ.

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A fuller exposition of the PCC's activities and aspirations is contained in Appendix 1 of this report, which is a copy of the church's Mission Action Plan.

Achievements and performance

-Church attendance

The Church Electoral Roll stands at 62 persons.

-Review of the year

The PCC has met on four occasions. The Standing Committee has met informally on regular occasions after Sunday Mass to continue the administration of church affairs.

The Mission Action Plan (Appendix 1) would normally be a good guide to the ongoing subject matter under discussion during the year, but for much of 2023 the priority has continued to be the maintenance of the regular daily pattern of worship, the safe guardianship of the church buildings, and the careful return to 'normality' after the liturgical and social restrictions of Covid. A number of people who would normally use the church and its facilities were unable to do so, and sadly were unable to return for the time being due to lack of funding (Societylinks youth group), although the community hall (71, ground floor) is now used by a weekly art group for those affected by mental health issues, and a local childrens' choir sponsored by the Spitalfields Festival and mentored by the BBC Singers.

Sadly E1 Community Church and the Geoff Ashcroft Community were closed after Easter after 25 years' service to the area. Efforts to allow St Mary's PCC to take on responsibility for GAC proved unsuccessful. The two drug counselling services in 71 and 71a continued to function online and by 'phone, with in-person contact on site resuming.

- 71 Johnson Street: Work remains outstanding to replace rotting doors and window frames. External floodlighting was repaired or replaced as appropriate, as were internal lights and timers in the toilets. The halls were examined for the presence of RAAC and none was found to be present.

-St Mary's Church: works outstanding continue to include a possible upgrading of the heating system, although this remains unlikely in the immediate future. The pipe organ (of historical value) awaits funds for its restoration. More systematic repairs to the church roof need to be considered, especially on the south side. The PCC tries to build up reserves to address these issues.

The major work was to the pinnacle of the church spire, which over time had become partially detached from the building. This, along with a large amount of pointing work to the exterior of the tower, has been completed. Roof tiles lost due to storm damage have been replaced. A 5G upgrade to the mobile 'phone equipment in the tower was completed.

St Mary's has a Facebook page and a blog that give details of forthcoming events and regular services, and a Twitter account.

Nicola Mason's ministry of prayer and spiritual direction attracts many to St Mary's, and continues to be an invaluable part of its ministry to the wider Church..

Additional sung services for major Festivals (eg Dedication and Patronal Festivals, Easter Vigil, Christmas Carols), sung by visiting groups of singers, attracted many visitors. The church continued to play a valuable part in the community by opening the Hall for the duration of the London Marathon. The Hall has also been much used by a local art group. Also, the importance of having the church itself open for prayer should be noted: it is used not just by casual visitors but also by those coming for confession or spiritual direction, and also by staff and clients using the hall facilities.

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The PCC wishes to record its gratitude to Mr Philip Gunner our surveyor, whose patient professional assistance with rental and other negotiations continues to be invaluable. Despite retiring in 2021, Mr Gunner has indicated that he is happy to continue working for St Mary's if required.

St Mary's continued as a member of Shadwell Responds, a group of local faith groups, tenants' association etc, formed to identify and address local needs in the wake of the pandemic. Discussions continue on how the relationships built up through this work might continue post-pandemic.

Adrian Lewis continues to give faithful service as Organist, and the Council is very grateful to him for all his work providing organ music Sunday by Sunday to enrich the Mass. Also more regular contact with the East London Evensong Choir has proved fruitful, their musical contributions to our major festivals being much appreciated.

Bethan and her iPhone have been invaluable in establishing a pattern of livestreaming Sunday worship, which seems to be attracting a degree of interest. In addition, The PCC should record her role as Chair of the London Churches Refugees' Group, and also as a member of the steering group of the Church of England Refugee Sponsorship Group.

As Safeguarding Officer, Bethan has made great progress on ensuring that member of the PCC are being brought up to speed on all safeguarding matters, and the Council records its thanks for this important work.

It is worth noting the importance of keeping the church building open as much as possible during the day. A significant number of people seem to be dropping in for prayer and quiet, and it is hoped that the availability of the building in this way can be enhanced in the future.

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During the year the church was able to apply for a free digital card reader. This has already begun to bring in income.

It is our policy to invest as far as possible with the CBF Church of England Deposit Fund.

-Deanery Synod

The Council thanks Richard Reindorp for his representation of St Mary's at Deanery Synod. Much time was given this year to elections and discussions of strategic thinking for the future, as well as how parishes might share resources.

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- 5: To continue and develop the use of St Mary's as a placement parish for ordinands, groups and others studying the place of the Church in urban situations.
- 6: To organise more social functions, centred around major festivals.
- 7: To develop links with occasional users of the church (baptisms/ weddings/ funerals etc.), primarily by making the church more welcoming to newcomers, and by the use of the Hall facilities.
- 8: To foster links with the tenants in our church halls, and to support them as far as possible in their work with those suffering from any form of addiction.
- 9: To build up a more structured ministry to children.
- 10: To develop the use of the church and hall as venues for music and the creative arts.
- 11: To affirm and support the various local groups that use our Church and Hall.
- 12: To explore local and/or overseas projects as a focus for giving.

APPENDIX 2: ST MARY'S CABLE STREET FINANCIAL REPORT

ST MARY'S CHURCH

CABLE STREET

Financial Statement for the Year ended 31/12/23

	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
General Fund				
Receipts				
Incoming resources from donors				
Planned giving	7,672	-	7,672	6,911
Collections and other giving	1,981	-	1,981	1,547
	<u>9,653</u>	<u>-</u>	<u>9,653</u>	<u>8,458</u>
Other voluntary incoming resources				
Grants (Includes £2,000 Mercers Grant (2022 £2,000))	2,000	-	2,000	2,000
Donations	5,340	-	5,340	5,606
	<u>7,340</u>	<u>-</u>	<u>7,340</u>	<u>7,606</u>
Income from investments				
Bank interest	9,701	-	9,701	3,604
	<u>9,701</u>	<u>-</u>	<u>9,701</u>	<u>3,604</u>
Income from charitable and ancillary trading				
Fees	-	-	-	578
Rents etc	99,649	-	99,649	85,264
Miscellaneous Income*	1,472	-	1,472	-
	<u>101,121</u>	<u>-</u>	<u>101,121</u>	<u>88,292</u>
*Miscellaneous income comprise an insurance refund (£363) and an architect's refund (£1,109).				
Total Receipts	<u>127,815</u>	<u>-</u>	<u>127,815</u>	<u>107,960</u>
Payments				
Activities directly relating to the work of the Church				
Common fund	40,000	-	40,000	40,000
	<u>40,000</u>	<u>-</u>	<u>40,000</u>	<u>40,000</u>
Church running expenses				
Clergy expenses	526	-	526	537
Utilities	4,882	-	4,882	4,389
Cost of services	1,211	-	1,211	2,121
Buildings maintenance	28,035	-	28,035	2,376
	<u>34,654</u>	<u>-</u>	<u>34,654</u>	<u>9,423</u>
Church management and administration				
Parochial fees	-	-	-	305
Miscellaneous*	300	-	300	3,330
Refuse collection	97	-	97	116
Office costs	1,795	-	1,795	2,384
Insurance	7,422	-	7,422	6,895
	<u>9,614</u>	<u>-</u>	<u>9,614</u>	<u>13,030</u>
*Miscellaneous payments comprise a donation to the Bow food bank.				
Total Payments	<u>84,268</u>	<u>-</u>	<u>84,268</u>	<u>62,453</u>
Surplus/(Deficit)	<u>43,547</u>	<u>-</u>	<u>43,547</u>	<u>45,507</u>
Funds at 1st January	345,668	-	345,668	300,161
Net Movement in Funds	43,547	-	43,547	45,507
Funds at 31st December	<u>389,215</u>	<u>-</u>	<u>389,215</u>	<u>345,668</u>

Funds Rec:	
	81,979 Current
	307,236 CBF
	<u>389,215</u>

APPENDIX 2: ST MARY'S CABLE STREET FINANCIAL REPORT

ST MARY'S CHURCH

CABLE STREET

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	<u>9,653</u>	<u>-</u>	<u>9,653</u>	<u>8,458</u>
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Donations	5,340	-	5,340	5,606
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Bank interest	9,701	-	9,701	3,604
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Funds Rec:	
	81,979 Current
	307,236 CBF
	<u>389,215</u>

Accounts

St Mary's Cable Street: Annual Report of the Parochial Church Council for the year ended 31 December 2022

Administrative information

St Mary's Cable Street is part of the Deanery of Tower Hamlets in the Diocese of London within the Church of England. The correspondence address is St Mary's Clergy House, 68 Johnson Street, London E1 0BQ. (Tel 020 7790 0973; email mcgeary@pmcg26.uk).

The Parochial Church Council (PCC) is a charity registered with the Charity Commission, no 1166344.

During 2022, the following persons served on the Parochial Church Council:

Margaret Agyemang

Joyce Chastell

Paul Edwards (until 30 April)

Joyce Goody

Bethan Lant (Churchwarden)

Revd Peter McGeary (Vicar, Chairman)

Nicola Mason (Hon Treasurer)

Richard Reindorp (Churchwarden, Deanery Synod Representative)

The Standing Committee consists of the Chairman, Wardens and Treasurer.

The Independent Examiner is Mr Philip Hendry, 30 Vinegar St, London E1 2QQ.

The Quinquennial Inspecting Architect is Mr Jon Bolter, Rees Bolter Architects, Unit 11 New North House, 202 New North Rd, London N1 7BJ.

Structure, governance and management

The governing documents for the PCC are contained in two Acts of Parliament: the Parochial Church Councils (Powers) Measure 1956, and the Church Representation Rules. The method of appointment of PCC members is set out in the Church Representation Rules. Copies of these documents are available from www.statutelaw.gov.uk. All Church attendees are encouraged to register on the Electoral Roll and to stand for election to the PCC.

Objectives and activities

The PCC has the responsibility of cooperating with the Incumbent in promoting the whole mission of the Church in the ecclesiastical parish of St Mary's Cable Street, pastoral, evangelistic, social and ecumenical. Part of these responsibilities involves the maintenance of the church building and the two hall facilities at 71 and 71a Johnson St London E1. The London Diocesan Fund are custodian trustees of the Halls, the PCC being the managing trustees.

A fuller exposition of the PCC's activities and aspirations is contained in Appendix 1 of this report, which is a copy of the church's Mission Action Plan.

Achievements and performance

-Church attendance

The Church Electoral Roll stands at 55 persons. With the closure of E1 Community Church, the use of the hall for acts of worship ceased.

-Review of the year

The PCC has been able to meet in person once more, and in 2022 met on four occasions. The Standing Committee has been able to meet informally on regular occasions after Sunday Mass to continue the administration of church affairs.

The Mission Action Plan (Appendix 1) would normally be a good guide to the ongoing subject matter under discussion during the year, but for much of 2022 the priority has continued to be the maintenance of the regular daily pattern of worship, the safe guardianship of the church buildings, and the careful return to 'normality' after the liturgical and social restrictions of Covid. A number of people who would normally use the church and its facilities were unable to do so, and sadly were unable to return for the time being due to lack of funding (Societylinks youth group), although the community hall (71, ground floor) continued to be put to use a hub for masks, Covid information leaflets etc. We hope that youth activities will resume soon.

Sadly E1 Community Church and the Geoff Ashcroft Community were closed after Easter after 25 years' service to the area. Efforts to allow St Mary's PCC to take on responsibility for GAC proved unsuccessful. The two drug counselling services in 71 and 71a continued to function online and by 'phone, with in-person contact on site resuming.

- 71 Johnson Street: Work remains outstanding to replace rotting doors and window frames.

-St Mary's Church: works outstanding continue to include a possible upgrading of the heating system, although this remains unlikely in the immediate future. The pipe organ (of historical value) awaits funds for its restoration. More systematic repairs to the church roof need to be considered, especially on the south side. The PCC tries to build up reserves to address these issues. The mobile 'phone equipment in the tower has been upgraded to 5G, and works on this were completed in 2021.

St Mary's has a Facebook page and a blog that give details of forthcoming events and regular services, and a Twitter account.

Nicola Mason's ministry of prayer and spiritual direction attracts many to St Mary's, and continues to be an invaluable part of its ministry to the wider Church. She has also been crucial in helping to maintain the pattern of daily Mass during and after lockdown.

Additional sung services for Advent and Christmas, sung by visiting groups of singers, attracted many visitors. Despite the use of Zoom due to Covid travel restrictions, the Diocese in Europe continues to send ordinands and 'enquirers' to St Mary's to find out about life and ministry in an inner city

parish. The church continued to play a valuable part in the community by opening the Hall for the duration of the London Marathon. The Hall has also been much used as a hub for the storage of masks and information leaflets etc, and for the support of volunteers. Also, the importance of having the church itself open for prayer should be noted: it is used not just by casual visitors but also by those coming for confession or spiritual direction, and also by staff and clients using the hall facilities.

Fr Peter has provided weekly pastoral support to a local care home as well as cover at Westminster Abbey, St Paul's Cathedral and four other churches in the Diocese. Communion is taken weekly to members of the congregation who are too ill to attend church.

The 'community larder' begun in 2017 continues to be used. This is a small stock of non-perishable goods that are available to those who might need them. The Council continues to explore further ways of giving practical assistance to those who are homeless or suffering from extreme poverty.

The PCC continues to be grateful to Michael Ling and his son Danny for their ongoing maintenance care to the church and halls.

The PCC wishes to record its gratitude to Mr Philip Gunner our surveyor, whose patient professional assistance with rental and other negotiations continues to be invaluable. Despite retiring in 2021, Mr Gunner has indicated that he is happy to continue working for St Mary's if required.

Relations with E1 Community Church continue to be cordial. St Mary's continued as a member of Shadwell Responds, a group of local faith groups, tenants' association etc, formed to identify and address local needs in the wake of the pandemic. Discussions continue on how the relationships built up through this work might continue post-pandemic.

Adrian Lewis continues to give faithful service as Organist, and the Council is very grateful to him for all his work providing organ music Sunday by Sunday to enrich the Mass.

Bethan and her iPhone have been invaluable in establishing a pattern of livestreaming Sunday worship, which seems to be attracting a degree of interest. In addition, The PCC should record her role as Chair of the London Churches Refugees' Group, and also as a member of the steering group of the Church of England Refugee Sponsorship Group.

It is worth noting the importance of keeping the church building open as much as possible during the day, particular during a time of uncertainty and fear. A significant number of people seem to be dropping in for prayer and quiet, and it is hoped that the availability of the building in this way can be enhanced in the future.

-Financial Review

Details of income and expenditure are contained in Appendix 2 of this report.

The Common Fund payment is the sum due to the Diocese of London as a contribution towards the costs of a parish priest. Our apportionment of £40000 was paid in full. The apportionment for 2023 was agreed to remain at £40000.

It is PCC policy to maintain a balance on unrestricted funds (if possible) which equates to approximately two years' Common Fund. In recent years reserves have been substantially increased, the PCC being mindful of important outstanding works that it has not been possible to do during the pandemic period.

It is our policy to invest as far as possible with the CBF Church of England Deposit Fund.

Approved by the PCC and signed on their behalf by the Chairman.

Appendix 1: St Mary's Cable St Mission Action Plan 2022.

The Geoff Ashcroft Community, one of the small local groups that use St Mary's Hall for their meetings, used to have this as their 'mission statement'. It expresses very well what the Church here stands for:

'We are seeking to build a community which offers a place of belonging, safety, confidence, friendship and service - in a space where growth can take place and people can experience love.'

Our aims and aspirations are:

- 1: Before all else, to offer authentic, ordered, daily worship to almighty God.
- 2: To explore the ministry of spiritual direction and listening that is being given here. In particular, to maintain a private space where such ministry can take place, whilst allowing the church building to be open and available for prayer more than it is at present.
- 3: Allied to this is the development of some kind of administrative space in the church for parish records etc, using space on the western gallery and room below.
- 4: To develop existing links with E1 Community Church and other local churches.
- 5: To continue and develop the use of St Mary's as a placement parish for ordinands, groups and others studying the place of the Church in urban situations.
- 6: To organise more social functions.
- 7: To develop links with occasional users of the church (baptisms/ weddings/ funerals etc.), primarily by making the church more welcoming to newcomers, and by the use of the Hall facilities.
- 8: To foster links with our new tenants in our church halls, and to support them as far as possible in their work with those suffering from any form of addiction.
- 9: To build up a more structured ministry to children.
- 10: To develop the use of the church and hall as venues for music and the creative arts.
- 11: To affirm and support the various local groups that use our Church and Hall, among them:
 - The Geoff Ashcroft Community
 - A registered charity that seeks to help people affected by mental health issues, offering social space, cooking, arts and craft classes and basic life skills and advice. E1 Community Church and other groups of Christians
 - E1CC is a church plant begun in 1998 by 'Urban Expression', meeting weekly in St Mary's Hall and in smaller, estate based, units.
- 12: To explore local and/or overseas projects as a focus for giving.

APPENDIX 2: ST MARY'S CABLE STREET FINANCIAL REPORT

ST MARY'S CHURCH CABLE STREET

Financial Statement for the Year ended 31/12/22

General Fund	Unrestricted Funds £	Restricted Funds £	Total 2022 £	Total 2021 £
Receipts				
Incoming resources from donors				
Planned giving	6,911	-	6,911	8,322
Collections and other giving	1,547	-	1,547	968
	8,458	-	8,458	9,290
Other voluntary incoming resources				
Grants <i>(Includes £2,000 Mercers Grant (2021 £2,000))</i>		2,000	2,000	2,000
Donations	5,606	-	5,606	5,771
	5,606	2,000	7,606	7,771
Income from investments				
Bank interest	3,604	-	3,604	98
	3,604	-	3,604	98
Income from charitable and ancillary trading				
Fees	578	-	578	1,451
Rents etc	85,264	-	85,264	95,054
Miscellaneous Income	2,450	-	2,450	
	88,292	-	88,292	98,188
Total Receipts	105,960	2,000	107,960	115,347
Payments				
Activities directly relating to the work of the Church				
Common fund	40,000	-	40,000	38,000
	40,000	-	40,000	38,000
Church running expenses				
Clergy expenses	537	-	537	90
Utilities	4,389	-	4,389	4,139
Cost of services	2,121	-	2,121	1,399
Buildings maintenance	376	2,000	2,376	12,270
	7,423	2,000	9,423	17,898
Church management and administration				
Parochial fees	305	-	305	384
Misc	3,330	-	3,330	1,200
Refuse collection	116	-	116	70
Office costs	2,384	-	2,384	1,807
Insurance	6,895	-	6,895	6,566
	13,030	-	13,030	10,027
Total Payments	60,453	2,000	62,453	65,925
Surplus/(Deficit)	45,507	-	45,507	49,422
Funds at 1st January	275,214	-	275,214	275,214
Net Movement in Funds	45,507	-	45,507	
Funds at 31st December	320,721	-	320,721	275,214

Special Donations up a lot

Interest quite odd

Insurance up a lot

Funds Rec:	391334 Current
	306534 CBF
	697868

Independent Examiner's Report

To the PCC of The Parish of St Mary's, Cable Street

This report on the financial statements of the PCC for the year ended 31/12/2022, attached, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 (CAR) and The Charities Act 2011 (CA11).

Respective responsibilities of PCC and examiner

The PCC is responsible for the preparation of the accounts. You consider the audit requirement of Part 1 and s.144 of CA11 do not apply. It is my responsibility to issue this report in accordance with R25 of the CAR. I received no remuneration for providing this independent examination.

Basis of Report

My examination was carried out in accordance with the General Directions given by the Charity Commission which are in guidance from the Archbishops Council. That examination includes a review of your accounting records and a comparison of the disclosures in the accounts. It also includes considering and unusual disclosures in the financial statements and seeking explanations from you of them. The procedures do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts. This report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- 1) Which gives me reasonable cause to believe that in any material respects the requirements
 - to keep proper accounting records in accordance with s.130 CA11 . And
 - to prepare financial statements which accord with the accounting records and requirements of CA11 have not been met; or
- 2) To which I believe attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Philip Hendry, ACA

30 Vinegar Street
London
E1W 2QQ

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Donations	5,606	-	5,606	5,771
	<u>5,606</u>	<u>2,000</u>	<u>7,606</u>	<u>7,771</u>
Income from investments				
Bank interest	3,604	-	3,604	98
	<u>3,604</u>	<u>-</u>	<u>3,604</u>	<u>98</u>
Income from charitable and ancillary trading				
Fees	578	-	578	1,451
Rents etc	85,264	-	85,264	95,054
Miscellaneous Income	2,450	-		
	<u>88,292</u>	<u>-</u>	<u>88,292</u>	<u>98,188</u>
Total Receipts	105,960	2,000	107,960	115,347
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Common fund	40,000	-	40,000	38,000
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Church running expenses				
Clergy expenses	537	-	537	90
Utilities	4,389	-	4,389	4,139
Cost of services	2,121	-	2,121	1,399
Buildings maintenance	376	2,000	2,376	12,270
	<u>7,423</u>	<u>2,000</u>	<u>9,423</u>	<u>17,898</u>
Church management and administration				
Parochial fees	305	-	305	384
Misc	3,330	-	3,330	1,200
Refuse collection	116	-	116	70
Office costs	2,384	-	2,384	1,807
Insurance	6,895	-	6,895	6,566
	<u>13,030</u>	<u>-</u>	<u>13,030</u>	<u>10,027</u>
Total Payments	60,453	2,000	62,453	65,925
Surplus/(Deficit)	45,507	-	45,507	49,422
Funds at 1st January	275,214	-	275,214	275,214
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Accounts

St Mary's Cable Street: Annual Report of the Parochial Church Council for the year ended 31 December 2021

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During 2021, the following persons served on the Parochial Church Council:

Margaret Agyemang

Joyce Chastell

Paul Edwards

Joyce Goody

Bethan Lant (Churchwarden)

Revd Peter McGeary (Vicar, Chairman)

Nicola Mason (Hon Treasurer)

Eddie Milne

Richard Reindorp (Churchwarden, Deanery Synod Representative)

The Standing Committee consists of the Chairman, Wardens and Treasurer.

The Independent Examiner is Mr Philip Hendry, 30 Vinegar St, London E1 2QQ.

The Quinquennial Inspecting Architect is Mr Jon Bolter, Rees Bolter Architects, Unit 11 New North House, 202 New North Rd, London N1 7BJ.

Structure, governance and management

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A fuller exposition of the PCC's activities and aspirations is contained in Appendix 1 of this report, which is a copy of the church's Mission Action Plan.

Achievements and performance

-Church attendance

The Church Electoral Roll stands at 55 persons. In addition E1 Community Church (an 'Urban Expression' church plant, recognised by the Baptist Union) uses the church hall for meetings and services at least once a week.

-Review of the year

Because of the Covid19 pandemic and its associated lockdowns, and because a significant number of PCC member have no online access, it has not been possible for the PCC to meet often. However the Standing Committee have been able to meet informally on regular occasions after Sunday Mass to continue the administration of church affairs.

The Mission Action Plan (Appendix 1) would normally be a good guide to the ongoing subject matter under discussion during the year, but for much of 2021 the priority has continued to be the maintenance of the regular daily pattern of worship, and the safe guardianship of the church buildings. A large number of people who would normally use the church and its facilities were unable to do so, although the community hall (71, ground floor) has been put to use a hub for masks, Covid information leaflets etc, and E1 Community Church and the Geoff Ashcroft Community have resumed activities during the course of the year. The two drug counselling services continued to function online and by 'phone, with in-person contact on site resuming.

- 71 Johnson Street: Work remains outstanding to replace rotting doors and window frames.

-St Mary's Church: works outstanding continue to include a possible upgrading of the heating system, although this remains unlikely in the immediate future. The pipe organ (of historical value) awaits funds for its restoration. More systematic repairs to the church roof need to be considered, especiall on the south side. The PCC tries to build up reserves to address these issues. The mobile 'phone equipment in the tower has been upgraded to 5G, and works on this were completed in 2021.

St Mary's has a Facebook page and a blog that give details of forthcoming events and regular services, and a Twitter account.

Nicola Mason's ministry of prayer and spiritual direction attracts many to St Mary's, and continues be be an invaluable part of its ministry to the wider Church. She has also been crucial in helping to maintain the pattern of daily Mass during and after lockdown.

Additional sung services for Advent and Christmas, sung by visiting groups of singers, attracted many visitors. Despite the use of Zoom due to Covid travel

restrictions, the Diocese in Europe continues to send ordinands and 'enquirers' to St Mary's to find out about life and ministry in an inner city parish. The church continued to play a valuable part in the community by opening the Hall for the duration of the London Marathon. The Hall has also been much used as a hub for the storage of masks and information leaflets etc, and for the support of volunteers. Fr Peter has provided pastoral support to a local care home from time to time.

The 'community larder' begun in 2017 continues to be used. This is a small stock of non-perishable goods that are available to those who might need them. The Council continues to explore further ways of giving practical assistance to those who are homeless or suffering from extreme poverty.

The PCC continues to be grateful to Michael Ling and his son Danny for their ongoing maintenance care to the church and halls.

The PCC wishes to record its gratitude to Mr Philip Gunner our surveyor, whose patient professional assistance with rental and other negotiations continues to be invaluable. Despite retiring in 2021, Mr Gunner has indicated that he is happy to continue working for St Mary's if required.

Relations with E1 Community Church continue to be cordial. St Mary's continued as a member of Shadwell Responds, a group of local faith groups, tenants' association etc, formed to identify and address local needs in the wake of the pandemic. Discussions continue on how the relationships built up through this work might continue post-pandemic.

Adrian Lewis continues to give faithful service as Organist, and the Council is very grateful to him for all his work providing organ music Sunday by Sunday to enrich the Mass.

Bethan and her iPhone have been invaluable in establishing a pattern of livestreaming Sunday worship, which seems to be attracting a degree of interest. In addition, The PCC should record her role as Chair of the London Churches Refugees' Group, and also as a member of the steering group of the Church of England Refugee Sponsorship Group.

It is worth noting the importance of keeping the church building open as much as possible during the day, particular during a time of uncertainty and fear. A significant number of people seem to be dropping in for prayer and quiet, and it is hoped that the availability of the building in this way can be enhanced in the future.

-Financial Review

Details of income and expenditure are contained in Appendix 2 of this report.

The Common Fund payment is the sum due to the Diocese of London as a contribution towards the costs of a parish priest. Our apportionment of £38000 was paid in full. The apportionment for 2022 was agreed to remain at £40000.

It is PCC policy to maintain a balance on unrestricted funds (if possible) which equates to approximately two years' Common Fund. In recent years reserves have been substantially increased, the PCC being mindful of important outstanding works that it has not been possible to do during the pandemic period.

It is our policy to invest as far as possible with the CBF Church of England Deposit Fund.

Approved by the PCC and signed on their behalf by the Chairman.

Appendix 1: St Mary's Cable St Mission Action Plan 2021.

The Geoff Ashcroft Community, one of the small local groups that use St Mary's Hall for their meetings, used to have this as their 'mission statement'. It expresses very well what the Church here stands for:

'We are seeking to build a community which offers a place of belonging, safety, confidence, friendship and service - in a space where growth can take place and people can experience love.'

Our aims and aspirations are:

- 1: Before all else, to offer authentic, ordered, daily worship to almighty God.
- 2: To explore the ministry of spiritual direction and listening that is being given here. In particular, to maintain a private space where such ministry can take place, whilst allowing the church building to be open and available for prayer more than it is at present.
- 3: Allied to this is the development of some kind of administrative space in the church for parish records etc, using space on the western gallery and room below.
- 4: To develop existing links with E1 Community Church and other local churches.
- 5: To continue and develop the use of St Mary's as a placement parish for ordinands, groups and others studying the place of the Church in urban situations.
- 6: To organise more social functions.
- 7: To develop links with occasional users of the church (baptisms/ weddings/ funerals etc.), primarily by making the church more welcoming to newcomers, and by the use of the Hall facilities.
- 8: To foster links with our new tenants in our church halls, and to support them as far as possible in their work with those suffering from any form of addiction.

9: To build up a more structured ministry to children.

10: To develop the use of the church and hall as venues for music and the creative arts.

11: To affirm and support the various local groups that use our Church and Hall, among them:

The Geoff Ashcroft Community

-A registered charity that seeks to help people affected by mental health issues, offering social space, cooking, arts and craft classes and basic life skills and advice. E1 Community Church and other groups of Christians

-E1CC is a church plant begun in 1998 by 'Urban Expression', meeting weekly in

St Mary's Hall and in smaller, estate based, units.

12: Membership of The East London Citizens Organisation with E1 Community Church.

-The East London Citizens Organisation is part of Citizens UK, a federation of diverse groups committed to community building.

13: To explore local and/or overseas projects as a focus for giving.

APPENDIX 2: ST MARY'S CABLE STREET FINANCIAL REPORT

ST MARY'S CHURCH CABLE STREET

Financial Statement for the Year ended 31/12/21

General Fund	Unrestricted Funds £	Restricted Funds £	Total 2021 £	Total 2020 £
Receipts				
Incoming resources from donors				
Planned giving	8,322	-	8,322	9,399
Collections and other giving	968	-	968	623
	<u>9,290</u>	<u>-</u>	<u>9,290</u>	<u>10,022</u>
Other voluntary incoming resources				
Grants <i>(Includes £2,000 Mercers Grant (2018 £2,000))</i>	2,000	-	2,000	2,500
Donations	5,771	-	5,771	10,924
Fetes/Fundraising	-	-	-	744
	<u>7,771</u>	<u>-</u>	<u>7,771</u>	<u>14,168</u>
Income from investments				
Bank interest	98	-	98	777
	<u>98</u>	<u>-</u>	<u>98</u>	<u>777</u>
Income from charitable and ancillary trading				
Fees	1,451	-	1,451	398
Rents etc	95,054	-	95,054	73,007
Miscellaneous Income	1,683	-	1,683	-
	<u>98,188</u>	<u>-</u>	<u>98,188</u>	<u>73,405</u>
Total Receipts	<u>115,347</u>	<u>-</u>	<u>115,347</u>	<u>98,372</u>
Payments				
Activities directly relating to the work of the Church				
Common fund	38,000	-	38,000	38,000
	<u>38,000</u>	<u>-</u>	<u>38,000</u>	<u>38,000</u>
Church running expenses				
Clergy expenses	90	-	90	153
Utilities	4,139	-	4,139	5,820
Cost of services	1,399	-	1,399	1,578
Buildings maintenance	9,770	2,500	12,270	21,529
	<u>15,398</u>	<u>2,500</u>	<u>17,898</u>	<u>29,080</u>
Church management and administration				
Parochial fees	384	-	384	307
Misc	1,200	-	1,200	50
Refuse collection	70	-	70	103
Office costs	1,807	-	1,807	1,286
Insurance	6,566	-	6,566	7,099
	<u>10,027</u>	<u>-</u>	<u>10,027</u>	<u>8,845</u>
Total Payments	<u>63,425</u>	<u>2,500</u>	<u>65,925</u>	<u>75,925</u>
Surplus/(Deficit)	<u>51,922</u>	<u>- 2,500</u>	<u>49,422</u>	<u>22,447</u>
Funds at 1st January	248,239	-	225,792	225,792
Net Movement in Funds	51,922	- 2,500	49,422	22,447
Funds at 31st December	<u>300,161</u>	<u>- 2,500</u>	<u>275,214</u>	<u>248,239</u>

YELLOW IS DONE
Q RE FALL IN PLANNED GIVING
WHERE HAS RESTRICTED FUNDS GONE

??

Funds Rec:	
	67231 Current
	232930 CBF
	<u>300,161.00</u>

Independent Examiner's Report

To the PCC of The Parish of St Mary's, Cable Street

This report on the financial statements of the PCC for the year ended 31/12/2021, attached, is in respect of an examination carried out in accordance with the Church Accounting Regulations 2006 (CAR) and The Charities Act 2011 (CA11).

Respective responsibilities of PCC and examiner

The PCC is responsible for the preparation of the accounts. You consider the audit requirement of Part 1 and s.144 of CA11 do not apply. It is my responsibility to issue this report in accordance with R25 of the CAR. I received no remuneration for providing this independent examination.

Basis of Report

My examination was carried out in accordance with the General Directions given by the Charity Commission which are in guidance from the Archbishops Council. That examination includes a review of your accounting records and a comparison of the disclosures in the accounts. It also includes considering and unusual disclosures in the financial statements and seeking explanations from you of them. The procedures do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts. This report is limited to those matters set out in the statement below.

Independent examiner's statement

During my examination, no matter has come to my attention:

- 1) Which gives me reasonable cause to believe that in any material respects the requirements
 - to keep proper accounting records in accordance with s.130 CA11 . And
 - to prepare financial statements which accord with the accounting records and requirements of CA11 have not been met; or
- 2) To which I believe attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Philip Hendry, ACA

30 Vinegar Street
London
E1W 2QQ

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- 2) To which I believe attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Philip Hendry, ACA

30 Vinegar Street
London
E1W 2QQ

Accounts

St Mary's Cable Street: Annual Report of the Parochial Church Council for the year ended 31 December 2020

Administrative information

St Mary's Cable Street is part of the Deanery of Tower Hamlets in the Diocese of London within the Church of England. The correspondence address is St Mary's Clergy House, 68 Johnson Street, London E1 0BQ. (Tel 020 7790 0973; email mcgeary@pmcg26.uk).

The Parochial Church Council (PCC) is a charity registered with the Charity Commission, no 1166344.

During 2020, the following persons served on the Parochial Church Council:

Joyce Chastell

Paul Edwards

Joyce Goody

Margaret Higgins

Bethan Lant (Churchwarden)

Revd Peter McGeary (Vicar, Chairman)

Nicola Mason (Hon Treasurer)

Eddie Milne

Jean North

Erika Pickin

Richard Reindorp (Churchwarden, Deanery Synod Representative)

The Standing Committee consists of the Chairman, Wardens and Treasurer.

The Independent Examiner is Mr Philip Hendry, 30 Vinegar St, London E1 2QQ.

The Quinquennial Inspecting Architect is Mr Jon Bolter, Rees Bolter Architects, Unit 11 New North House, 202 New North Rd, London N1 7BJ.

Structure, governance and management

The governing documents for the PCC are contained in two Acts of Parliament: the Parochial Church Councils (Powers) Measure 1956, and the Church Representation Rules. The method of appointment of PCC members is set out in the Church Representation Rules. Copies of these documents are available from www.statutelaw.gov.uk. All Church attendees are encouraged to register on the Electoral Roll and to stand for election to the PCC.

Objectives and activities

The PCC has the responsibility of cooperating with the Incumbent in promoting the whole mission of the Church in the ecclesiastical parish of St Mary's Cable Street, pastoral, evangelistic, social and ecumenical. Part of these responsibilities involves the maintenance of the church building and the two hall facilities at 71 and 71a Johnson St London E1. The London Diocesan Fund are custodian trustees of the Halls, the PCC being the managing trustees.

A fuller exposition of the PCC's activities and aspirations is contained in Appendix 1 of this report, which is a copy of the church's Mission Action Plan.

Achievements and performance

-Church attendance

The Church Electoral Roll stands at 55 persons. In addition E1 Community Church (an 'Urban Expression' church plant, recognised by the Baptist Union) uses the church hall for meetings and services at least twice a week.

-Review of the year

Because of the Covid19 pandemic and its associated lockdowns, and because a significant number of PCC member have no online access, it has not been possible for the PCC to meet. However the Standing Committee have been able to meet informally on regular occasions after Sunday Mass to continue the administration of church affairs.

The Mission Action Plan (Appendix 1) would normally be a good guide to the ongoing subject matter under discussion during the year, but for much of 2020 the priority was the maintenance of the regular (daily) pattern of worship, and the safe guardianship of the church buildings. The large number of people who would normally use the church and its facilities were unable to do so, although the community hall (71, ground floor) has been put to use a hub for masks, Covid information leaflets etc. The two drug counselling services continued to function online and by 'phone, with limited in-person contact on site.

- 71 Johnson Street: Work remains outstanding to replace rotting doors and window frames.

-St Mary's Church: works outstanding continue to include a possible upgrading of the heating system, although this remains unlikely in the immediate future. The pipe organ (of historical value) awaits funds for its restoration. More systematic repairs to the church roof need to be considered. The PCC tries to build up reserves to address these issues. The mobile 'phone equipment in the tower is to be upgraded, and works on this are due to begin in early 2021.

St Mary's has a Facebook page and a blog that give details of forthcoming events and regular services, and a Twitter account.

Nicola Mason's ministry of prayer and spiritual direction attracts many to St Mary's, and continues to be an invaluable part of its ministry to the wider Church. She has also been crucial in helping to maintain the pattern of daily Mass during lockdown.

The 'community larder' begun in 2017 continues to be used. This is a small stock of non-perishable goods that are available to those who might need them. The Council continues to explore further ways of giving practical assistance to those who are homeless or suffering from extreme poverty.

The PCC continues to be grateful to Michael Ling and his son Danny for their ongoing maintenance care to the church and halls.

The PCC wishes to record its gratitude to Mr Philip Gunner our surveyor, whose patient professional assistance with rental and other negotiations continues to be invaluable.

Relations with E1 Community Church continue to be cordial. E1 Community Church and St Mary's are shared members of Citizens UK (TELCO). During the year, St Mary's was one of the founding members of Shadwell Responds, a group of local faith groups, tenants' association etc, formed to identify and address local needs in the wake of the pandemic. In addition, St Mary's is most grateful to our Independent Examiner Mr Hendry for his work in securing a grant of £50k from a client of his, which is being used to help children with tablets and laptops for distance learning.

Adrian Lewis continues to give faithful service as Organist, and the Council is very grateful to him for all his work providing organ music Sunday by Sunday to enrich the Mass, during a time when singing was not permitted. In December it was possible for visiting singers safely to present both an Advent and a Christmas carol service; our thanks go to members of the choir of St Luke's Chelsea and the East London Evensong Choir for these.

The Council wishes to thank Bethan Lant and Pamela Tironi for their work in sustaining our monthly Childrens' Church when permitted to do so. Bethan and her iPhone have been invaluable in starting a custom of livestreaming Sunday worship, which seems to be attracting a degree of interest.

The Council wishes to record thanks for the life of Lilian North, who died in December. We continue to care and pray for her sister Jean.

It is worth noting the importance of keeping the church building open as much as possible during the day, particular during a time of uncertainty and fear. A significant number of people seem to be dropping in for prayer and quiet, and it is hoped that the availability of the building in this way can be enhanced in the future. A number of people from other churches that have decided to close during the lockdown periods have shared in worship.

-Financial Review

Details of income and expenditure are contained in Appendix 2 of this report.

The Common Fund payment is the sum due to the Diocese of London as a contribution towards the costs of a parish priest. Our apportionment of £38000 was paid in full (by cheque, quarterly in advance). The apportionment for 2021 was agreed to remain at £38000.

After initiating negotiations to increase the rental income from the mobile 'phone equipment in the church tower, the PCC were advised to allow the Diocese of London to negotiate on their behalf. This matter has now been resolved with a modest increase.

It is PCC policy to maintain a balance on unrestricted funds (if possible) which equates to approximately two years' Common Fund.

It is our policy to invest as far as possible with the CBF Church of England Deposit Fund.

Approved by the PCC and signed on their behalf by the Chairman.

Appendix 1: St Mary's Cable St Mission Action Plan 2020.

The Geoff Ashcroft Community, one of the small local groups that use St Mary's Hall for their meetings, used to have this as their 'mission statement'. It expresses very well what the Church here stands for:

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ST MARY'S CHURCH CABLE STREET

Financial Statement for the Year ended 31/12/20

	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
General Fund				
Receipts				
Incoming resources from donors				
Planned giving	9,399	-	9,399	10,606
Collections and other giving	623	-	623	1,189
	<u>10,022</u>	<u>-</u>	<u>10,022</u>	<u>11,795</u>
Other voluntary incoming resources				
Grants <i>(Includes £2,500 Mercers Grant (2018 £2,000))</i>	-	2,500	2,500	2,000
Donations	10,924	-	10,924	3,040
Fetes/Fundraising	744	-	744	285
	<u>11,668</u>	<u>2,500</u>	<u>14,168</u>	<u>5,325</u>
Income from investments				
Bank interest	777	-	777	1,237
	<u>777</u>	<u>-</u>	<u>777</u>	<u>1,237</u>
Income from charitable and ancillary trading				
Fees	398	-	398	1,147
Rents etc	73,007	-	73,007	112,122
	<u>73,405</u>	<u>-</u>	<u>73,405</u>	<u>113</u>
Total Receipts	<u>95,872</u>	<u>2,500</u>	<u>98,372</u>	<u>131,626</u>
Payments				
Activities directly relating to the work of the Church				
Common fund	38,000	-	38,000	26,000
	<u>38,000</u>	<u>-</u>	<u>38,000</u>	<u>26,000</u>
Church running expenses				
Clergy expenses	153	-	153	577
Utilities	5,820	-	5,820	6,019
Cost of services	1,578	-	1,578	1,894
Buildings maintenance	19,029	2,500	21,529	19,017
	<u>26,580</u>	<u>2,500</u>	<u>29,080</u>	<u>27,507</u>
Church management and administration				
Parochial fees	307	-	307	966
Misc	50	-	50	1,648
Refuse collection	103	-	103	121
Office costs	1,286	-	1,286	1,669
Legal Fees	-	-	-	2,760
Insurance	7,099	-	7,099	6,440
	<u>8,845</u>	<u>-</u>	<u>8,845</u>	<u>13,604</u>
Total Payments	<u>73,425</u>	<u>2,500</u>	<u>75,925</u>	<u>67,111</u>
Surplus/(Deficit)	<u>22,447</u>	<u>-</u>	<u>22,447</u>	<u>64,515</u>
Funds at 1st January	225,792	-	225,792	161,277
Net Movement in Funds	22,447	-	22,447	64,515
Funds at 31st December	<u>248,239</u>	<u>-</u>	<u>248,239</u>	<u>225,792</u>

Funds Rec:	
	75406 Current
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Independent examiner's statement

During my examination, no matter has come to my attention:

- 1) Which gives me reasonable cause to believe that in any material respects the requirements
 - to keep proper accounting records in accordance with s.130 CA11 . And
 - to prepare financial statements which accord with the accounting records and requirements of CA11 have not been met; or
- 2) To which I believe attention should be drawn in order to enable a proper understanding of the accounts to be reached.

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