

St Mary's Cable Street: Annual Report of the Parochial Church Council for the year ended 31 December 2023

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 2023, the following persons served on the Parochial Church Council:

Margaret Agyemang

Joyce Chastell

Sally Ellames

Bethan Lant (Churchwarden)

Revd Peter McGeary (Vicar, Chairman)

Nicola Mason (Hon Treasurer)

Angela Newman

Richard Reindorp (Churchwarden, Deanery Synod Representative)

Yvonne Webster

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, 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 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.

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.

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.

-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 £40000 was paid in full. The apportionment for 2024 was agreed at £44000.

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).

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.

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

Appendix 1: St Mary's Cable St Mission Action Plan 2023.

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 the office in 71 Johnson St.
- 4: To develop existing links with local churches, other groups, primarily through the work of Shadwell Responds.
- 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

General Fund	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
Receipts				
Incoming resources from donors				
Planned giving	7,672	-	7,672	6,911
Collections and other giving	1,981	-	1,981	1,547
	9,653	-	9,653	8,458
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
	7,340	-	7,340	7,606
Income from investments				
Bank interest	9,701	-	9,701	3,604
	9,701	-	9,701	3,604
Income from charitable and ancillary trading				
Fees	-	-	-	578
Rents etc	99,649	-	99,649	85,264
Miscellaneous Income*	1,472	-		-
	101,121	-	101,121	88,292
*Miscellaneous income comprise an insurance refund (£363) and an architect's refund (£1,109).				
Total Receipts	127,815	-	127,815	107,960
Payments				
Activities directly relating to the work of the Church				
Common fund	40,000	-	40,000	40,000
	40,000	-	40,000	40,000
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
	34,654	-	34,654	9,423
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
	9,614	-	9,614	13,030
*Miscellaneous payments comprise a donation to the Bow food bank.				
Total Payments	84,268	-	84,268	62,453
Surplus/(Deficit)	43,547	-	43,547	45,507
Funds at 1st January	345,668	-	345,668	300,161
Net Movement in Funds	43,547	-	43,547	45,507
Funds at 31st December	389,215	-	389,215	345,668

Funds Rec:

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307,236 CBF
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