

**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
	11,110	-	11,110	9,653
Other voluntary incoming resources				
Grants (Includes £2,000 Mercers Grant (2022 £2,000))	2,000	-	2,000	2,000
Donations	3,725	-	3,725	5,340
	5,725	-	5,725	7,340
Income from investments				
Bank interest	16,308	-	16,308	9,701
	16,308	-	16,308	9,701
Income from charitable and ancilliary trading				
Rents etc	85,900	-	85,900	99,649
Parochial Fees	1,755	-	1,755	1,472
	87,655	-	87,655	101,121
Total Receipts	120,798	-	120,798	127,815
Payments				
Activities directly relating to the work of the Church				
Common fund	44,000	-	44,000	40,000
	44,000	-	44,000	40,000
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
	11,144	-	11,144	34,654
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
	9,722	-	9,722	9,614
*Miscellaneous payments comprise a donation to the Tearfund Foundation.				
Total Payments	64,866	-	64,866	84,268
Surplus/(Deficit)	55,932	-	55,932	43,547
Funds at 1st January	389,215	-	389,215	345,668
Net Movement in Funds	55,932	-	55,932	43,547
Funds at 31st December	445,147	-	445,147	389,215

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
E1 1LZ

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