

# **City Churches Grants Committee Annual Report 2022**

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## CHAIR'S FOREWORD

I am delighted to present the audited 2022 Annual Report of the City Churches Grants Committee.

2022 saw a year of change in the way the City Churches Grants Committee operates, building on the work already done in 2021. Following a review of the needs of the City Churches in 2021, in 2022 the Committee finalised its strategy for the period 2023 to 2026. The Committee will be consulting further on the priorities that have been outlined in the proposed strategy, which give greater importance to projects that help the church to grow and to become younger and more diverse, to make the churches more accessible to the public, and to move towards Carbon Net Zero, as well as those projects supporting the immediate needs of churches to ensure the safety and stabilisation of church buildings.

In May 2022, we appointed a Grants Officer, to be better resourced to monitor more closely grants made by the CCGC from the application stage through to final reporting, as well as implementing more stringent financial procedures.

Looking ahead, we will continue to look at how the CCGC scheme might operate in a different way in order to be more transparent in how funds are used, and to better serve the needs of the Churches in the City of London.

The 300<sup>th</sup> anniversary of the death of Sir Christopher Wren in 2023 will draw attention to the rich history and culture of the City Churches, and I hope will lead to developing relations with other grant-making bodies to secure additional funding for the restoration of these wonderful buildings.

We continue to be thankful for all the City Churches and those who contribute so much to their spiritual and cultural life, and who enable all those visiting the churches to experience the rich diversity and history of Christian tradition in the City of London. The CCGC remains committed to its overall aim of contributing to the flourishing of the churches and to helping the churches to continue to be places that in their turn contribute to the life of the City of London and beyond.

Luke Miller

Chair – City Churches Grants Committee

## INTRODUCTION TO THE CITY CHURCHES GRANTS COMMITTEE

### History

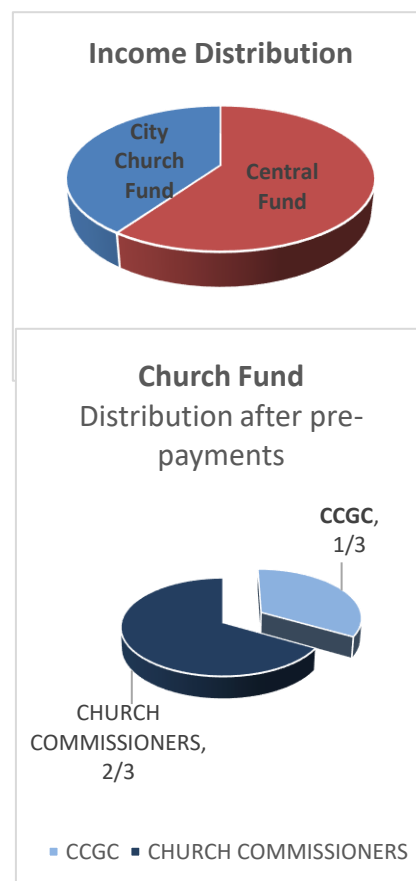
In August 1878 a Royal Commission was established to investigate the various parochial charities. Its conclusion led to the City of London Parochial Charities Act 1883 and provided that the largest five parishes should continue to administer their own charitable endowments, but that the charities of the remaining 107 parishes (consisting of about 1400 separate charitable gifts and bequests stretching back over 400 years) should be administered by a new corporate body officially called the Trustees of the London Parochial Charities. For most of its history it was known as the City Parochial Foundation, but since 2010 it has been known as Trust for London. The Trust assumed trusteeship of the **City Parochial Foundation**, which held the ecclesiastical endowments. There are now two funds held by Trust for London. These are the **Central Fund** and the **City Church Fund**. Income from these two funds is distributed in a formula laid down by a Scheme (“the Scheme”) of the Charity Commissioners dated 31<sup>st</sup> December 2004, pursuant to the City of London Parochial Charities Act 1883.

59.8% of all income is passed to the Central Fund, whilst 40.2% is passed to the Church Fund.

The Central Fund has an overarching objective of supporting the ‘poor of London’ and its priorities change from time to time.

Of the 40.2% that goes to the City Church Fund, how this is distributed is further governed by the Scheme. There are pre-payments before distributions from this Fund to cover the salary and housing costs of the Dean of King’s College. The amount that remains in this fund is then divided, with two-thirds to the Church Commissioners and one-third to the Bishop of London, distribution of which is advised by **the City Churches Grants Committee (CCGC)**. The amount given to the Church Commissioners is then distributed by them, at their discretion, to the Dioceses within the Metropolitan Police Area. This gives London approximately a 44% share of the Church Commissioners’ element.

The portion given to the Bishop of London, to be advised by the CCGC, is also subject to certain pre-payments. These are the **Schedule VII payments**, the administrative expenses, and the insurance of the City Churches. The first two are mandatory, whilst the insurance is optional.



### ***The City Churches and Churchyards***

Within the Square Mile there are more than 30 Anglican Churches and a number of Churchyards. A small number of these are mediaeval survivals which, apart from the Guildhall, are the only buildings older than the Great Fire of London still in use in the City of London. Within this number there is a unique grouping of 17th century churches, many by Sir Christopher Wren. There is also a group of Blitzed churches set in Churchyards. These, together with the land around the open churches, make up 75% of the public open space in the City and are a crucial contribution to the workability and liveability of the City.

#### **OUR MISSION**

*The advancement of religion by: The repair, restoration or preservation of the fabric and the contents of churches and the maintenance of services therein.*

### ***The Context of the last 35 Years***

In the mid-1990s the Templeman Report into the City Churches found that they were in a very poor state of repair, were financially unsustainable without support from the wider Diocese of London, and made very limited contribution to the communities they served. The conclusion of the report was that all except four should be closed. Bishop Richard Chartres rejected the conclusions of the report and determined to use the CCGC to ensure that they could stay open.

A land survey was commissioned to establish ownerships and ensure proper valuations were done of the use of church land in the City. This began the process of transforming the financial sustainability of the churches. Grants ensured good professional advice was received in engaging with developers and major businesses as well as with Transport for London so that the setting of churches was preserved in the context of planning, rights of light, scaffolding licences, party wall agreements and so on. Income was secured which up to that time had been lost.

Grants were made in order to enable the churches to develop their work and maintain the buildings. Some projects were seed funded to enable them to go forward. There were projects which put buildings in good order to enable a varied use which would bring in a sustainable income and at the same time serve the residential, commercial and civic communities.

The overall strategy was to enable churches to be open, have a varied use, including worship and mission but also community activity, and to be in reasonable order. One church which had been closed for 25 years to Anglican worship was reopened and now has a Sunday as well as a weekday congregation.

Contrary to the confident expectation that the churches were in terminal decline, they are all now basically sustainable, have a worshipping life and in many cases a vigorous worshipping life, and serve their communities and the wider City in multifarious ways. It remains imperative that the Mission and Business Action Plans of all the churches remain current and adaptable enough to reflect the changing/evolving demographic of the City. This could foresee more churches collaborating, whether by means of structural or organisational changes, enabling each church to be effective in its mission and ministry whilst ensuring the best use of resources.

### *Impact of the work of the CCGC*

Of all the great World Cities and financial centres, the City of London is unique in boasting a concentration of churches of deep heritage. The churches contribute to the spiritual and cultural life of workers, visitors and residents, making it a better place to work, a nicer place to visit, and a good place to live. The core activity of proclaiming the Kingdom of God is manifest in their actions and their impact helps to reveal the good work of the Kingdom even in this world. That impact would be minimised, if not removed, were it not for the support that they have received from their historic endowments dispersed from Trust for London by the Bishop on the advice of the City Churches Grants Committee.

### *Changes in 2022*

Changes to the way the CCGC operates have continued to be made in 2022, building on the work that was done in 2021. Further governance procedures are being implemented, and a strategy is being finalised for the period 2023 to 2026 to ensure that grants made by the CCGC have the maximum impact in delivering its overarching aims, and to help in deciding what grants to make and what amounts to award.

### *Personnel*

The CCGC continues to fund a Clerk who also serves as the Operations Manager for the Archdeaconry. A Grants Officer was recruited in 2022 to provide administrative assistance for the CCGC, specifically to support the application process, the monitoring and reporting of grants, and to manage the overall grant cycle. Other personnel funded by the CCGC are outlined in the **Salaries** section on page 20.

### *Governance*

#### **Discovery and investigation of historic fraud (2009-2019)**

An historic fraud dating back to 2009 was discovered in 2021, and the London Diocesan Fund (LDF) worked closely to support the Police and to maintain the confidential, sensitive nature of their complex investigation at the Police's request. The Police's work involved extensive analysis of financial records. The total sum of money involved is believed to be in the region

of £5m, affecting a number of different organisations, including funds held and distributed by Trust for London on behalf of the CCGC.

Independent auditors, instructed by the LDF Audit & Risk Committee, carried out an urgent review of the present-day financial controls to confirm they are robust. Only minor changes were requested following steps which had already been taken in the last few years. A second independent inquiry will report to the LDF's trustees in 2023 and look at what happened and how, and will make any further recommendations for the future. Legal proceedings concluded in December 2022, with the perpetrator convicted and sentenced for *fraud by abuse of office*. A Restitution Order was also made.

### ***Application Process***

The application process established in 2021 was fully up and running in 2022 with quarterly meetings of the CCGC continuing to take place, enabling the committee to consider applications for grants on a regular basis. With the recruitment of a Grants Officer, processes are also being implemented to monitor the progress of projects for which grants have been made from the decision stage through to project completion. The grant payment process has been streamlined, with more rigorous financial procedures now in place.

An audit process for the CCGC's grants for the 12-month period from January 2021 through to December 2021 was implemented in late 2022 (with the audit due to be completed in the first quarter of 2023), in order not only to ensure that the CCGC's financial information could be reconciled against the Trust for London's accounts, but also to make recommendations on the CCGC's financial and governance processes.

A number of final reports have now been received for projects completed in 2022, which demonstrate the impact that grants have had on the City Churches, both locally and outside the City, not least in leveraging funding from other grant providers.

### ***Strategic Priorities 2023-2026***

Within the terms of the Scheme the Committee defines its aim to be 'To bring the good news of Jesus Christ to every Londoner by sustaining the mission, ministry and fabric of the eligible Churches in the City Deanery so that we grow together in faith and love and numbers of those believing.'

Building liabilities for the City Churches for repairs to the fabric of the buildings are estimated to be in the region of £85-90 million. The annual allocation to the CCGC is typically about £2.5 million. Recognising that the needs of the churches are far greater than the annual allocation available for grants, the CCGC is finalising, in the light of consultations with the City Deanery Chapter, a number of strategic priorities for grant giving for the period 2023-2026, which will be reviewed on an annual basis to ensure that it is serving the needs of the churches well.

For the period from 2023 to 2026 the CCGC will prioritise:

With respect to Buildings

- a. Major Structural repairs, and renovations which sustain buildings to be open, accessible to the public and in use;
- b. Immediate needs of Health & Safety and stabilisation;
- c. Grants which will leverage in significant other funds;
- d. Grants within an over-arching plan for net zero in the City linked to the NCIL and City Bridge programmes;
- e. Fire Safety and other proactive Health & Safety works

With respect to Services

- f. Projects which will help the church to grow – new congregations; enhancing existing mission; developing new opportunities, with a view to growing younger and more diverse.
- g. Projects enhancing our Diocesan aims to become younger and more racially just.

In setting strategy, the Committee is mindful of the view of Chapter that these funds originally came from the churches themselves and strategy must serve their needs.

***Projects Supported by the CCGC in 2022***

- In 2022, the CCGC recommended grant allocations, which were approved by the Bishop of London, to City Churches amounting to £2,094,627.65 (see *Financial Breakdown and Detailed Notes*).
- These included grants for significant repairs across many churches, for example:
  - two projects to carry out urgent works identified in recent Quinquennial Inspections, including fire safety, roof repairs, and other safety and safe access work.
  - a project to support emergency repairs to the tower and spire of a Wren church.
  - further support for a major project to restore a church and provide a community hall for residents living locally – the community hall is due to be completed in 2023.
- Planning also began in earnest on the Wren 300 project, to mark the tercentenary in 2023 of the death of Sir Christopher Wren. The project aims not only to increase the public profile of the City Churches through a series of public events aimed to engage with a wide range of audiences in a number of different ways, and to support training in restoration and renovation work, but also to provide a launchpad for major funding appeals for the restoration of the City Churches and to work more effectively with existing funders and build relations with other grant making bodies. (Further information on Wren 300 can be found at <https://wren300.org/>.)



*Projects Supported by the CCGC in Previous Years*

- A number of projects supported by the CCGC in previous years were completed in 2022, including:
  - St Andrew by the Wardrobe completed Phase 1 of a major refurbishment project required by the failure of the 1950s electrical system. The work dealt with urgent problems threatening the fabric of the church and included electrical rewiring, installing a new low-energy lighting scheme, a new fire detection/alarm system, and a new electric heating system using air source heat pumps sited in the roof space of the church. Roof repairs and thermal upgrade work have also been done, which means that St Andrew’s is now operating as close as possible to Carbon Net Zero, one of the first Grade I listed churches to achieve this.

Phase 1 of this project has laid the groundwork for Phase 2 works due to be completed in 2023 and will enable the building to be used as the new London Headquarters of the Egyptian Coptic Orthodox Church, allowing it to flourish as a centre for worship and to support the wider community.



*St Andrew by the Wardrobe: heat emitters served by air source heat pumps pictured below*



- The electrical system in St Dunstan in the West was in need of a major overhaul, and the church completed the first phase of a major project to rewire, re-light and redecorate the church, as well as developing an office and other ancillary spaces with the possibility of some rooms being made available to rent out for small meetings/receptions. Grant support from the CCGC to make these improvements has meant that this Guild Church continues to proclaim the glory of God in Jesus Christ, serving the local working community and tourists, providing a space for private prayer, and continuing to provide a spiritual home for the Romanian Orthodox Church and the Romanian community in London, as it has done for over 50 years.
- Ongoing projects supported in previous years include:
  - A project to lay the groundwork for new worship services at St Katharine Cree with a focus on ‘hidden workers’, particularly those who are on low wages or are insecurely employed (such as office cleaners, hospitality staff, and construction workers), uniting missional communities and including services for diaspora communities.

2022 saw St Katharine Cree building a basis of prayer, a volunteer team, and connections to enable it to develop Christian ministry among workers in the City. The building is now open and used for prayer throughout the week, with services across three days. St Katharine’s Saturday English (ESOL) class has grown considerably, and the church is exploring how to increase capacity for further courses.



*St Katharine Cree: Service of thanksgiving and prayer to mark Living Wage week in November*

In mid-November Living Wage week was celebrated at St Katharine Cree with a powerful service of thanksgiving and prayer, featuring testimony from workers, reflection on Scripture, worship, and prayer. The service was led by

the Bishop of London, with contributions from Christians and clergy from churches across London, including Roman Catholic and Pentecostal partners.

*Other Activity Supported by the CCGC*

- The City Churches offer many cultural events, including concerts and musical recitals, and also lectures and exhibitions, which are open to the wider public. The CCGC granted seed funding in 2021 for an exciting pilot project across the Square Mile Churches running over a period of two years. The initiative, based at All Hallows by the Tower, uses music in a missional context for both City Workers and visitors to the City, creating a new opportunity for Tourists to become Pilgrims, a key aspiration in the City Deanery and Diocesan Two Cities Area plans. The Square Mile Choral Scholars has built on the successful choral scholarship scheme at St Stephen Walbrook, supporting choral musicians at the start of their careers. It is helping to start a new choral tradition at All Hallows by the Tower and aims to attract newcomers and explorers to the Christian faith through the power and beauty of music.
- Supporting Curacy posts in the City, to ensure capacity development which enables newly ordained clergy to gain experience to equip them for further ministry in the City and similar contexts, while delivering more worship than would otherwise be possible.

*Future Need*

The CCGC will continue to play a vital role in making direct grants towards the cost of repairs to the fabric of the City Churches. The high costs of restoration and maintenance of these heritage buildings to enable them to be saved for future generations will mean that the CCGC will also play an important part in leveraging further funding from other sources.

The 300<sup>th</sup> anniversary of the death of Sir Christopher Wren in 2023 serves to highlight the vital historic importance of this unique group of Churches to the wider public and to encourage more people to visit them and to enjoy their beauty and tranquillity.

The process of renewal of the fabric of the City Churches serves not only to conserve historic buildings, but also to enable their mission and ministry to grow and thrive. The City Churches offer a place for prayer and reflection, and a place where the Love of Jesus Christ can be discovered.

## Financial Summary and detailed notes

No	Parish Usual Name	C/FWD	Quarter 1		Quarter 2		Quarter 3		Quarter 4		Y/End Balance
			Allocation	DD or WB	Allocation	DD or WB	Allocation	DD or WB	Allocation	DD or WB	
0101	All Hallows by the Tower	£121,500.00	£83,000.00					-£121,500.00			£43,000.00
								-£40,000.00			
0104	St Bartholomew the Great	£0.00					£250,000.00				£250,000.00
0105	St Bartholomew the Less	£0.00					£210,000.00				£210,000.00
0106	St Botolph Aldgate	£1,967,874.36	£879,647.00	-£250,000.00		-£250,000.00			-£600,000.00		£1,704,647.00
						-£42,874.36					
0110	St Edmund The King & St Mary Woolnoth	£130,000.00				-£130,000.00					£0.00
0111	St Giles Cripplegate	£0.00					£20,500.00				£20,500.00
0117	St Mary le Bow	£10,000.00	£8,500.00			-£10,000.00	£6,000.00		-£5,598.30		£6,000.00
									-£2,901.70		
0120	St Peter Cornhill	£0.00					£44,090.00				£44,090.00
0121	St Sepulchre Holborn	£0.00									£0.00
0122	St Stephen Walbrook	£21,200.00									£21,200.00
0123	St Vedast Alias Foster	£27,000.00			£59,000.00						£86,000.00
0124	All Hallows London Wall	£20,000.00						-£10,000.00			£10,000.00
0125	St Andrew Holborn	£537.00								-£537.00	£0.00
0126	St Benet Paul's Wharf	£0.00			£12,500.00						£12,500.00
0127	St Botolph Aldersgate	£0.00	£148,000.00		£8,250.00					-£148,000.00	£0.00
										-£8,250.00	
0128	St Dunstan in the West	£216,369.92		-£200,000.00					-£16,369.92		£0.00
0130	St Katharine Cree	£0.00									£0.00
	<b>Total Churches</b>	£2,514,481.28	£1,119,147.00	-£450,000.00	£79,750.00	-£432,874.36	£530,590.00	-£796,369.92	£0.00	-£156,787.00	£2,407,937.00

Project	C/FWD	Quarter 1		Quarter 2		Quarter 3		Quarter 4		Y/End Balance
		Allocation	DD or WB	Allocation	DD or WB	Allocation	DD or WB	Allocation	DD or WB	
Chair's Discretionary Fund	£50,158.16						-£960.00		-£17,814.18	£31,383.98
Strategy for Buildings										
Wren 300	£34,400.00									£34,400.00
New Life for City Churches										
Bishop of London Parliamentary Assistant	£15,000.00									£15,000.00
London Diocesan Fund	£6,867.06	£124,855.38			-£124,855.38	£64,623.22			-£64,623.22	£6,867.06
EIG Insurance Premium	£0.00	£175,662.05			-£175,662.05					£0.00
<b>Sub Total</b>	£106,425.22	£300,517.43	£0.00	£0.00	-£300,517.43	£64,623.22	-£960.00	£0.00	-£82,437.40	£87,651.04
<b>TOTAL GENERAL</b>	<b>£2,620,906.50</b>	<b>£1,419,664.43</b>	<b>-£450,000.00</b>	<b>£79,750.00</b>	<b>-£733,391.79</b>	<b>£595,213.22</b>	<b>-£797,329.92</b>	<b>£0.00</b>	<b>-£239,224.40</b>	<b>£2,495,588.04</b>

NB Writebacks are highlighted in green

SUMMARY		
	£	INCLUDING UNALLOCATED FUNDS
CCGC FUND OPENING BALANCE 2022	£7,552,782.71	£4,931,876.21
TFL ALLOCATION 2022	£2,880,735.00	
GRANT PAYMENTS MADE IN 2022	(£2,085,544.41)	
FUND CLOSING BALANCE 2022	£8,347,973.30	£5,852,385.26

*Notes on grants made during 2022*

<b>Parish Number</b>	<b>Church</b>	<b>Comments</b>	<b>Status of Project/Works</b>
0101	<b>All Hallows by the Tower</b>	<p>Part-funding for three-year curacy post, matched by the Strategic Ministry Fund.</p> <p>A grant for a curacy post for All Hallows by the Tower was made in 2020 and written back in September 2022 following the reassignment of the original curate to another parish. This grant was made after the CCGC met in March 2022 once another curate had been identified to serve their Title at All Hallows. The curate is working with the Area Dean of the City as part of her clergy team and has freed up the capacity of the Area Dean to enable her to lead on complex developments, particularly in the neighbouring City parishes over which she currently has oversight.</p>	In progress
0104	<b>St Bartholomew the Great</b>	<p>Project to carry out the most urgent works identified in the December 2021 Quinquennial Inspection.</p> <p>A feasibility estimate for an urgent package of works has been put together by the architects working with St Bartholomew the Great. The most urgent works include roof repairs to stop leaks (including for the switch room) and fire safety, with work slated to take place by the end of 2024.</p> <p>Given concerns over capacity issues for managing two major projects within the same timeframe (a second project is being taken forward at the Hospital Church of St Bartholomew the Less), a further grant was made for independent project management for the projects at St Bartholomew the Great and St Bartholomew the Less.</p>	In progress
0105	<b>St Bartholomew the Less</b>	<p>Project to carry out the most urgent works identified in the latest Quinquennial Inspection (April 2022) at the Hospital Church of St Bartholomew the Less.</p> <p>A feasibility estimate for a package of works has been put together by the architects working with St Bartholomew the Great for St Bartholomew the Less. In the first twelve months the priorities will largely be about safety and safe access, whilst in the second twelve months the largest item will be the redecoration of the interior of the church together with improving lighting and taking forward repairs to the church's fabric.</p>	In progress
0106	<b>St Botolph Aldgate</b>	<p>Additional funding to cover shortfall for the project to replace the 1980s parish hall and its development into an income generator which will secure the financial future of this parish for the next 30 years.</p>	In progress







*Update on grants made in previous years*

Parish Number	Church	Comments	Status of Project/Works
0102	St Andrew by the Wardrobe	<p>Major refurbishment project required by the failure of the 1950s electrical system which will also mean that the church is relit, carbon neutral, has disabled access and is refurbished.</p> <p>The work funded by the City Churches Grant Committee was successfully completed. The grants of £150,000 (March 2021) and £250,000 (October 2021) enabled Phase 1 to commence on site in December 2021, with practical completion (barring items on a snagging list) on 17 September 2022.</p> <p>The work has dealt with all of the urgent problems threatening the fabric of the Church, comprising electrical rewiring, a new low-energy lighting scheme, a new fire detection/alarm system; the introduction of a new electric heating system, using air source heat pumps sited in the roof space and rapidly responding electric radiators in the nave and galleries, roof repairs and thermal upgrade, asbestos removal, and the initial fitting of the kitchen (this work was brought forward from Phase 2, since it proved necessary to strip out the existing kitchen to deal with the extent of asbestos present). St Andrew's is now operating as close as possible to Carbon Net Zero, one of the first Grade I churches to achieve this.</p> <p>The plan was for the Coptic Church to begin using St Andrew's on completion of Phase 1, whilst further funds were raised for Phase 2. However, Phase 2 is likely to begin in the early spring of 2023 following the recent award of a major grant by the City's Community Infrastructure Levy Neighbourhood Fund, and the Coptic Church will begin using a fully refurbished building in July 2023 on completion of the Phase 2 works.</p>	Completed
0106	St Botolph Aldgate	<p>Project to replace the 1980s parish hall and its development into an income generator which will secure the financial future of this parish for the next 30 years. Additional funding to cover a projected shortfall in funds owing to delays to the work (COVID-19 lockdown and archaeology) was made in 2022.</p> <p>The foundation work for the new building was completed in 2022, as well as the construction of the steel frame structure.</p>	In progress

Parish Number	Church	Comments	Status of Project/Works
0110	St Edmund King & Martyr with St Mary Woolnoth	Emergency works to net the tower at St Mary Woolnoth following a stone fall. Funding for surveys and fundraisers to begin a major refurbishment project.  Emergency netting was erected on the tower at St Mary Woolnoth in November 2022. Other works as detailed in the application are in progress, but not yet completed.	In progress
0114	St Magnus Martyr	Works, partially supported by the Heritage Recovery Fund, to the roof, the crypt and to put in live-streaming equipment.	In progress
0117	St Mary le Bow	Repair to failed sesame lift at the front entrance of the church.  Work is now completed (see additional grant in 2022 for this project).	Completed
0122	St Stephen Walbrook	Joint project with All Hallows by the Tower to encourage music at services within the City, to attract visitors and workers to the Churches (£29k)  A grant payment for this three-year project was made in December 2021 for 2022. Year 2 funds will be drawn down in 2023.	In progress
0124	All Hallows London Wall	To support the maintenance by the Corporation of the ancient London Wall where it abuts the church.  Work on the site commenced in January 2022, and conservation work is now complete. A final report by the contractor will be shared with the Diocese of London in due course.	Completed
0128	St Dunstan in the West	The electrical system in this church was condemned and the church is engaged in a major project to rewire, re-light and redecorate as well as developing an office and other ancillary spaces. Without this grant the church would have had to have been closed on health and safety grounds.  Work was completed on this project in 2022, with the electrical system now replaced. Together with a previous grant to St Dunstan in the West, a new office space was been developed, a new kitchen fitted, and new WC facilities are now in place. Ancillary rooms have been refurbished and will be made available to rent out for small meetings/receptions. Further work will be to redecorate the church and to improve	Completed

Parish Number	Church	Comments	Status of Project/Works
		accessibility to the church and other spaces (the Worshipful Company of Carmen is expected to take this accessibility work forward).	
0130	St Katharine Cree	<p>Funding for the Eastminster project curate and programme. The project aims to lay the groundwork for new worship services in City Churches with the poorest at their heart. It will develop lay (and in time ordained) leadership from among the poorest to pioneer and lead these churches with those experiencing homelessness people, and with low-wage and insecurely employed ‘hidden workers’ (such as office cleaners, hospitality staff, and construction workers). It aims to unite missional communities and will include services for diaspora communities.</p> <p>2022 saw St Katharine Cree building a basis of prayer, a volunteer team, and connections to enable it to develop Christian ministry among workers in the City in low paid, precarious, or ‘hidden’ occupations. The building is now open and used for prayer through the week, with services across three days. St Katharine’s Saturday English (ESOL) class has grown considerably, and the church is exploring how to increase capacity for further courses.</p>	In progress
0131	St Lawrence Jewry	<p>The Corporation of the City of London is spending £3.5 million on a complete refurbishment of this church. The CCGC’s contribution to the project recognises the benefit received by the church from this work.</p> <p>The refurbishment of the church is likely to be completed and the church re-opened to the public in January 2023.</p>	In progress
	Wren 300	A project to develop activities in a number of City Churches during the 300 <sup>th</sup> anniversary of Sir Christopher Wren’s death which will build relationships with the national Heritage Lottery Fund and prepare the ground for a major buildings-related fundraising bid to them.	In progress

## Discretionary Fund Grants

The Discretionary Fund allows small payments and immediate and urgent support to churches. This is not established in the Scheme but is an agreed way of working which allows the charitable funds to be deployed effectively. The amount in the Fund and the way of disbursement is agreed by the Bishop on the advice of the CCGC.

Currently the fund is capped at £100,000 in any one year, with no single grant being more than £10,000.

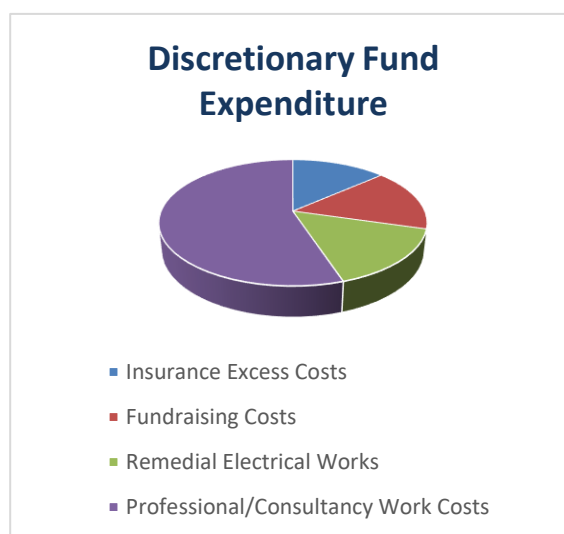
The Bishop delegates the application of the Discretionary Fund to the Clerk in consultation with the Archdeacon of London.

### Criteria for the Discretionary Fund

Discretionary grants must:

1. Be used to support the maintenance of buildings or the provision of services. They may do this by means of supporting strategic outputs – for instance supporting an aspect of ministry or mission which will help to sustain a building or services.
2. Be either urgent or in some other way reasonably not the subject of a normal application. For instance, urgent building works, health & safety issues.

In 2022 £18,774.18 was spent from the Discretionary Fund. Broadly the grants made can be broken down into four different categories: payment of insurance excess for repairs to church property (£2,538.00); fundraising costs (£3,000.00); remedial electrical works (£2,892.00); and professional/consultancy work costs (£10,344.18). In 2022 the largest proportion of Discretionary Fund grants were for professional/consultancy fees (55%). The full breakdown of discretionary grants made in 2022 is given below:



Church/Organisation	Discretionary Grant Details	Amount
Holy Sepulchre	Cost of removal of graffiti (January 2022) from side of church (costs of removal lower than EIG insurance excess)	£960.00
St Clement Eastcheap	Professional services in relation to title investigations for St Clement's Court	£2,563.68
Holy Sepulchre	Professional services in relation to development of 61-65 High Holborn	£4,717.50
St Margaret Pattens	Licence for rooms occupied by the Archdeacon of Hackney from 1 January to 28 February 2022	£3,000.00
St Andrew's Holborn	Professional services in relation to settlement agreement	£63.00
St Margaret Pattens	Payment of EIG insurance excess for repair to front steps of St Margaret Pattens damaged by vandalism	£1,578.00
St Dunstan in the West	Fundraising consultancy costs	£3,000.00
All Hallows on the Wall	Remedial electrical works	£2,892.00

### *Insurance Scheme*

The City Churches group insurance scheme, Parish Guard, significantly reduces premiums and makes funds available for the maintenance of buildings. It is managed by the Archdeaconry of London which pays the insurance premiums centrally using funds from the CCGC, but each church is individually insured. In effect, this means that each church receives a grant equivalent to their insurance premium from the CCGC each year.

The level of excess currently stands at £2,500 (as opposed to the standard of £500) and greatly reduces the overall cost of the Premium. Additionally, VAT costs are also not covered under the policy, as parishes are able to claim for VAT from the Listed Places of Worship Grants Scheme. As part of the insurance scheme, should they need to make a claim, parishes receive grants to cover the cost of the excess.

#### Premium Paid

2022 – 2023 £175,662.05 (including insurance premium tax)

### *Salaries*

Trust for London permits some of the funds to be paid direct to those providing support for the churches without going through a GCC or a PCC. These are for stipends and salaries pay-rolled via the LDF, and already included in the table above.

All Hallows by the Tower	£83,000	0.5 match funding for a curacy over three years funded through the Church of England Strategic Development Fund. The postholder delivers services at All Hallows by the Tower and elsewhere.
Two Cities Area Director of Mission	£189,478.60 (January 2021 to June 2022)	Part-funds the Archdeacon of Charing Cross who is also Area Director of Mission. This role contributes to the maintenance of Services in the churches of the City Deanery.
Clerk		Clerk to the CCGC
Grants Officer		Grants Officer to the CCGC <i>NB Although the Allocation was made in 2022 the salary was not drawn</i>
Receptionist at the Old Deanery		Supports the Bishop to enable her to be able more effectively to work across the Deanery.

Bishop of London parliamentary assistant and Youth Council	£15,000.00	The rationale was that this post holder would develop a youth council for the Deanery and Bishop. Once the post-holder was in place, this did not prove possible. Allocated funds were not written back in 2022, but this will be reflected as a Write Back in 2023.
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APPENDIX I – APPLICABLE CHURCHES

No	Name of Parish or Guild Church (Usually Used)	Buildings	Services
0101	All Hallows by the Tower	Yes	Yes
0102	St Andrew by the Wardrobe	Yes	Yes
0102A	St Martin Within Ludgate	Yes	Yes
0104	St Bartholomew the Great	Yes	Yes
0106	St Botolph Without Aldgate	Yes	No
0107	St Botolph Without Bishopsgate	Yes	No
0108	St Bride Fleet Street	Yes	No
0110	St Edmund the King & St Mary Woolnoth	Yes	Yes
0111	St Giles Cripplegate	Yes	No
0112	St Helen Bishopsgate	Yes	Yes
0112.02	St Andrew Undershaft	Yes	Yes
0113	St James Garlickhythe	Yes	Yes
0114	St Magnus the Martyr	Yes	Yes
0115	St Margaret Lothbury	Yes	Yes
0116	St Mary-at-Hill Eastcheap	Yes	Yes
0117	St Mary-le-Bow Cheapside	Yes	Yes
0118	St Michael Cornhill	Yes	Yes
0119	St Olave Hart Street	Yes	Yes
0120	St Peter upon Cornhill	Yes	Yes
0121	Holy Sepulchre Holborn	Yes	Yes
0122	St Stephen Walbrook	Yes	Yes
0123	St Vedast-alias-Foster	Yes	Yes
0124	All Hallows London Wall	Yes	Yes
0125	St Andrew Holborn Circus	Yes	No
0126	St Benet Paul's Wharf	Yes	Yes
0127	St Botolph Without Aldersgate	Yes	Yes
0128	St Dunstan in the West	Yes	Yes
0130	St Katharine Cree	Yes	Yes
0131	St Lawrence Jewry	Yes	Yes
0132	St Margaret Pattens	Yes	Yes
0134	St Mary Abchurch	Yes	Yes
0135	St Mary Aldermary	Yes	Yes
0188	St Nicholas Cole Abbey (St Nick's)	Yes	Yes

## APPENDIX II

The Scheme defines the City Churches Grants Committee as being the Archdeacon of London who is the Chair, the Area Dean and Lay Chair of the City Deanery Synod, the General Secretary of the London Diocesan Fund (LDF) and the Chair of the Diocesan Finance Committee (DFC). The Committee meets quarterly, but is also able to react to urgent applications in person and/or by email.

### *THE COMMITTEE MEMBERS 2022*

NAME	POSITION HELD	
Venerable Luke Miller	Archdeacon of London/Chair	
Rev'd Katherine Hedderly	City Deanery Area Dean	
Rory Anderson	City Deanery Lay Chair	
Richard Gough	General Secretary, LDF	
Jacque Driver	Chair, DFC	

### *ATTENDEES*

NAME	POSITION HELD	
Rt Revd & Rt Hon Dame Sarah Mullally DBE	Bishop of London	Attends one meeting per year
Georgina Graham	Clerk	
Venerable Adam Atkinson	Archdeacon of Charing Cross	
Martin Hornbuckle	Area Finance Adviser	End of tenure – October 2022
Kevin Rogers	Director of Parish Property Support	Advises Committee on maintenance priorities for the City Churches
Fiona Millican	Grants Officer & Minute Taker	From May 2022