

City Churches Grants Committee Annual Report 2023

FINAL DRAFT

A process audit has been undertaken for the 2023 CCGC Annual Report and we are awaiting its final recommendations. This report is therefore presented in draft form until such time as these are made available. The financial details and all other information within the report is correct and will not change. However, a final report will be uploaded in due course. 05/02/2025

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THE COMMITTEE MEMBERS 202330
ATTENDEES.....30

CHAIR’S FOREWORD

I am delighted to present the 2023 Annual Report of the City Churches Grants Committee.

In 2023, the City Churches marked the 300th anniversary of the death of Sir Christopher Wren. The CCGC has supported the Wren 300 initiative, which celebrated the life and work of Sir Christopher Wren, and helped people from all backgrounds to learn more about Wren’s architecture, particularly his churches in the City of London. The year of events, activities and projects drew attention to the rich history of the churches in the City, and the legacy that has been left to us to care for. The project seeks to support the built heritage of all the City Churches, not only those built by Wren’s Office, by demonstrating their capacity to offer public access and a wide range of activities and cultural events in addition to worship. This has built relationships with major funders including the National Heritage Lottery Fund and laid further foundations of our strategy to use CCGC grants to leverage in other sources of funding for the churches. Looking forward, I hope that we will be able to build on what has been achieved so that the City Churches continue to flourish and give space for worship, provide opportunities for learning, and for other events that help to build the church community in the City of London.

The independent enquiry into the fraud perpetrated in 2021 completed its work and presented its report to the LDF Board of Trustees in 2023. A presentation of the inquiry’s findings was made to the City Churches in June. The report can be read [here](#). The Committee was very grateful to the churches and their officers for help in looking into records so that we can be as clear as we can be that we have identified as many of the victims of the fraud as possible and ensured that this could not happen again.

The CCGC also arranged a meeting with the City Churches to present the 2021 Annual Report of the CCGC and to offer an opportunity for those present to ask questions about the Scheme. The meeting highlighted some aspects of the Scheme that might potentially be changed to better serve all the churches in the City that benefit from grants, particularly the element of the Scheme related to Services. This will be a long-term goal. In the meantime, there is still work to be done on the CCGC’s relationship with TfL and how these two bodies work together to deliver the best possible outcomes for the City Churches in a transparent and straightforward manner.

As always, we are thankful for all those who contribute so much to the spiritual and cultural life of the City Churches. The CCGC in turn remains dedicated to contributing to the flourishing of the churches and to helping them to continue their ministries in the City of London in all their diversity.

Luke Miller
Chair – City Churches Grants Committee

INTRODUCTION TO THE CITY CHURCHES GRANTS COMMITTEE

History

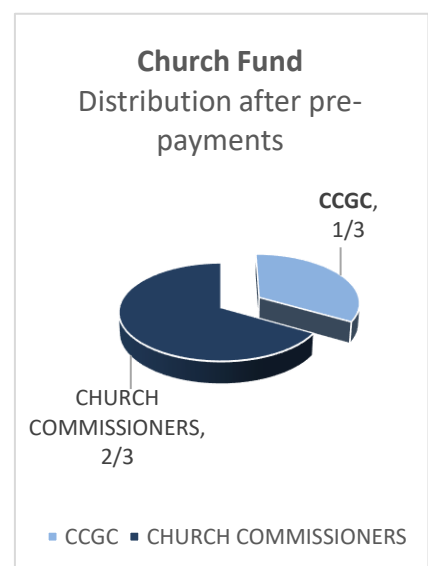
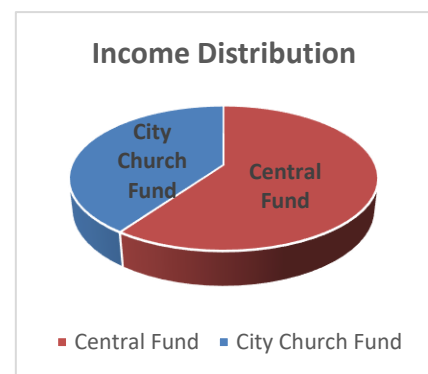
In August 1878 a Royal Commission was established to investigate the various parochial charities. Its conclusion led to the City of London Parochial Charities Act 1883 and provided that the largest five parishes should continue to administer their own charitable endowments, but that the charities of 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 31st 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 some 35 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 a large proportion 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. All Halls by the Tower and its neighbouring churches St Mary-at-Hill and St Margaret Patten, for example, have been developing a local Cluster for worship, community life and mission.

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.

Review of the Year

Work has continued on governance procedures for the administration of the CCGC Scheme, and especially on how the CCGC and TfL work together. From the beginning of 2023 the committee began to consider applications in the light of the proposed strategy for the period 2023 to 2026. The strategy is outlined below. The committee continues to ensure that grants made have the maximum impact in delivering the overarching aims of the CCGC Scheme.

Personnel

The CCGC continues to fund a Clerk who also serves as the Operations Manager for the Archdeaconry, and a Grants Officer, who provides administrative assistance for the CCGC and manages the overall grant cycle. Other personnel funded by the CCGC are outlined in the **Salaries** section on page 24.

Governance

Fraud Incident Impact Enquiry

The independent enquiry into the historic fraud that had been discovered in 2021 reported back to the LDF's trustees in 2023.

A meeting with the City Churches was arranged in June 2023 to present the findings of that inquiry, and to offer an opportunity for all those who had been affected by the fraud to ask questions and to share their own experiences of what had happened. Those who attended the meeting also had the chance to offer input into how the CCGC might work with them with greater transparency.

A further meeting with the City Churches was organised in September 2023 to present the 2021 annual report and again to offer an opportunity for those present to ask questions about how funds administered through the CCGC Scheme had been spent, and to find out more about future strategic priorities for funds.

Questions were posed at the meeting about a number of grants which had been made that might not directly fit under the scheme. Given that some of these grants were promises that had been made to churches in previous years, the CCGC on balance had felt that they should be honoured. A further discussion focused on whether the CCGC scheme might be changed to allow some parishes that were not currently eligible for grants for 'Services' to allow for this. This is something that consideration will be given to but is likely to be a longer-term aim.

Proposed Memorandum of Understanding Between CCGC and Trust for London (TfL)

Throughout 2023 continuing engagement between TfL and the CCGC has taken place to look at how the scheme is operated and to begin to draft a Memorandum of Understanding. This work has taken longer than anticipated, but it is hoped that it will be finalised in 2024.

Grant Processes

Grant processes implemented in 2021 and 2022 were firmly established in 2023.

A review of the decision-making methodology was conducted in September 2023 to check how recommendations by the CCGC had been made for grants from the beginning of 2022 through to September 2023. The review found that all grant applications where grants were recommended by the CCGC had been discussed at a quarterly meeting of the Committee. Where final recommendations were sought via e-mail, this was either for the final quantum for a grant or to circulate further information that had been requested to enable the committee to make a final recommendation. In addition, although all meetings were quorate, when Committee members were unable to attend a quarterly meeting, those present at the meeting had agreed that their recommendations should be circulated to those unable to attend for their agreement.

A number of projects for which grants were made in 2021 and 2022 reached completion in 2023. It has therefore been possible to track the lifecycle of these grants, some of which were awarded and administered in a more tightly controlled governance environment from the application stage through to project completion and the final report stage. This has been helpful in identifying areas where grant processes might be further fine-tuned.

Update reports on the progress of projects which have received grants are made to the CCGC at its quarterly meetings. These include financial reporting for all grants that have been allocated and for any payments made. Financial reports are reconciled against Trust for London's records on a six-monthly basis.

As projects have reached completion, final reports have been requested from churches. These include both a narrative and financial element. Further work will be done on reporting templates

to ensure that as well as a final report, there are regular interim reports made throughout the life of the project to ensure that reporting is as thorough and useful as possible.

Strategic Priorities 2023-2026

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

With respect to Buildings

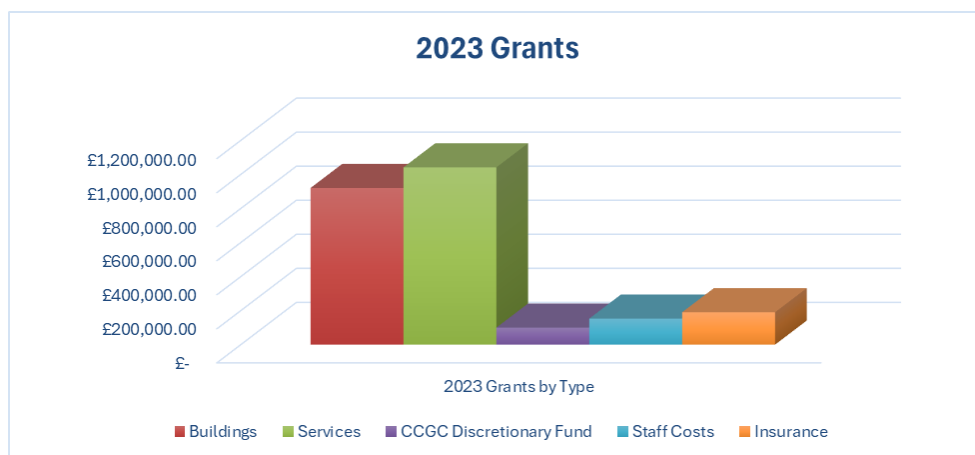
- a. Major Structural repairs, and renovations which sustain buildings to be open, accessible to the public and in use;
- b. Immediate needs of Health & Safety and stabilisation;
- c. Grants which will leverage in significant other funds;
- d. Grants within an over-arching plan for net zero in the City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

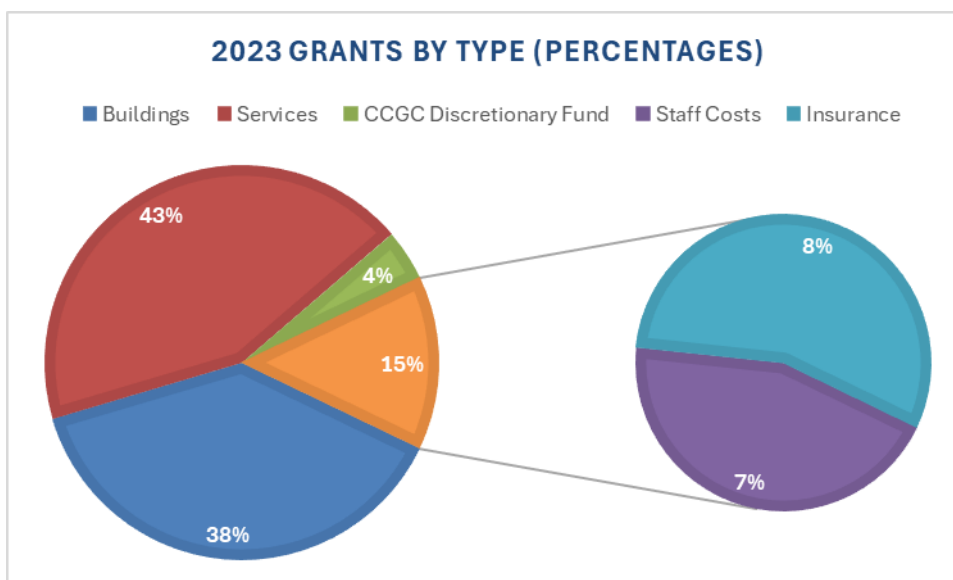
With respect to Services

- a. 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.
- b. Projects enhancing our Diocesan aims to become younger and more racially just.

Projects Supported by the CCGC in 2023

- In 2023 the CCGC recommended grants to City Churches that were approved by the Bishop of London amounting to £2,404,683.13. Of the grants made, £920,263.71 was allocated to building projects, with £1,041,144.00 allocated to grants for services. Other grants were made for staff costs (for further details see pages 26-27), insurance costs (see page 25), and a grant was allocated for the CCGC’s Discretionary Fund (page 25-26).
- In terms of percentages for grants made in 2023, 43% of the total amount granted was made to projects coming under ‘Services’, and 38% was granted to building projects. A grant of £100,000.00 (4%) was made in 2023 to top up the CCGC’s Discretionary Fund.





- Administrative costs made up 15% of the total amount granted in 2023, comprising staff salaries (7%) and the City Churches Parish Guard Policy annual premium (8%).
- Grants made in 2023 include:
 - a number of projects to support Carbon Net Zero work, which is a current priority for both the CCGC and the City Deanery.
 - projects to stop water ingress to the interior of churches, including roofing projects and work to improve drainage.
 - a project to support key leadership posts at a church in the City with a growing ministry to young people.
 - support from the CCGC to sustain the new Dean of Mission post, which the Bishop of London has endorsed as the route to deliver an increase of services as a result of increased mission across the Two Cities Area.
- The section beginning on page 17 (*Financial Summary and Detailed Notes*) gives further details on grant allocations made in 2023.

Projects Supported by the CCGC in Previous Years

- Projects supported by the CCGC in previous years that were completed in 2023 include:
 - **St Botolph Without Aldersgate:** In 2023 works required by its 2018 quinquennial inspection report and upgrades to the church's lighting scheme were completed at St Botolph Without Aldersgate.
 - Both external and internal repairs have been made to the church, including complete repairs to the weathervane, bell tower and roofing, window repairs, and repainting and refurbishment to the west end, galleries, north and south sides of the nave and chancel, and the vestry.
 - The work also included upgrading of the church's electrical system and updating it to current health and safety standards. Remodelling of the lighting scheme was carried out to the west end, galleries, ceiling, nave, chancel and vestry.



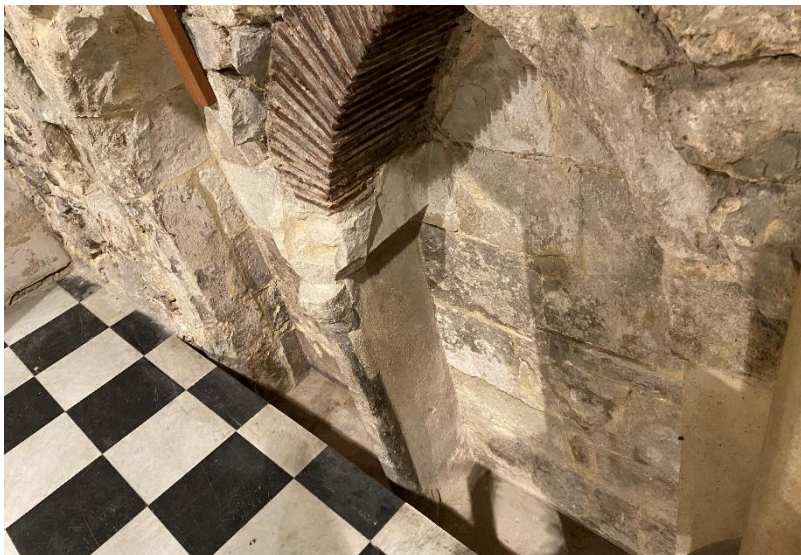
St Botolph without Aldersgate: the new lighting scheme has improved the functionality of the church and is fully compliant with HSE requirements (photograph taken in December 2023)

- The work has been comprehensive and has transformed both the interior and exterior of the church, making it weatherproof and repairing the damage from past water ingress. As well as ensuring that the church complies with HSE requirements, the work has also increased the church's functionality and has made it more attractive to all those who visit it. The new lighting scheme in particular has helped to make the building significantly more attractive in the winter months and fit for its different uses (for example in lunchtime talks, formal services, Guild Church Council meetings held in the vestry, use by the London City Presbyterian Church, and for use by orchestras).
- A further grant by the CCGC was also made to cover consultancy fees for fundraising for St Botolph's Aldersgate for works already in hand and for future phases of work. A fundraising consultant was appointed to take forward the work to help in preparing applications to other funding bodies, which was of great benefit in securing further funding.
- **St Giles Without Cripplegate:** In autumn 2023 St Giles' Cripplegate completed its project to investigate the causes of deterioration to the medieval piscina and sedilia in the chancel, the column bases and masonry within the nave, and the nave floor (possibly due to salts activity) and to make immediate repairs where possible.
- The main nave floor has now been properly accessed and where necessary stabilised and made safe, allowing worship, and cultural, artistic, and community-based activities to continue safely in the church.



St Giles' Cripplegate: repairs to the main nave floor have now made it safe and level

- In addition, the Medieval Piscina and Sedilia (on the south sanctuary wall) have now been stabilised. Rubble has been removed, mortar restored, and paintwork and stonework properly identified and classified, thus securing a piece of The City of London's Medieval Church life for future generations.



St Giles' Cripplegate: the previously crumbling and rubble filled medieval Sedilia and Piscina - now stabilised, clean, safe, and fit for viewing

- **Wren 300:** A programme of events throughout 2023 marked the tercentenary of the death of Sir Christopher Wren, the renowned British architect, mathematician, astronomer and scientist. The Wren 300 programme successfully introduced the heritage of Sir Christopher Wren and the Square Mile Churches to diverse audiences in London and beyond, offering insights into the churches' origins, historical significance, and sustainability.
- The project's collaborative approach enriched its design and legacy, fostering leadership across all phases. For the Diocese of London, it helped in building relationships between churches, and celebrated heritage, notably in education, conservation, research, outreach and sustainability initiatives – for example,

- through training for the future for incumbents and their teams, volunteers, and staff.
- A significant outcome of Wren 300 was the formation of new partnerships with participants including Temple Bar Trust, the Museum of London, the Georgian Group and the Mithraeum, as well as funders, which included the National Lottery Heritage Fund (NLHF), the Linbury Trust, the City of London Corporation and the D'Oyly Carte Foundation.
 - A grant from the CCGC was made for the early planning stages to enable project development and applications for funding. The CCGC also agreed to underwrite up to £250,000.00 of the costs if they could not be covered by fundraising from other sources (the underwriting helped in demonstrating match funding for the National Lottery application for Wren 300). Fundraising was extremely successful, and a further grant will come from the CCGC in 2024 once costs are finalised, which will be significantly less than the amount of the original underwriting grant.
- Ongoing projects supported in previous years include:
 - **Square Mile Choral Scholars:** The Square Mile Choral Scholars is a joint project between St Stephen Walbrook and All Hallows by the Tower to encourage music at services within the City, to attract visitors and workers to the Churches.
 - This three-year project has to date involved over ten different City churches in its programme. It has led to a renewal of choral music at All Hallows by the Tower and introduced an educational music programme across the varied life of the City, including at regular weekly worship, and special services and events (which in 2023 included the Wren 300 Launch at the Guildhall in January 2023, and The City Deanery Synod Evensong, both celebrating Sir Christopher Wren). From September 2023 the Square Mile Music programme has continued to develop in exciting ways, with the establishment of new musical initiatives in the City including a new Square Mile Community Choir based at St Mary Aldermary.
 - **St Katharine Cree:** A project at St Katharine Cree to renew the Guild Church and develop its Christian ministry among workers in the City. St Katharine Cree's congregational life is developing, with increasing numbers now attending a monthly Eucharist in Spanish. The development of the new community at St Katharine's is boosting St Katharine's wider City engagement. Work is also now beginning to focus on the redevelopment of the church and church hall to better serve the needs of the growing church community.

Other Activity Supported by the CCGC

- Supporting Curacy posts in the City, to ensure capacity development which enables first incumbents to experience spreading the Gospel, mission and evangelism in an urban environment that includes gathered congregations.

Future Need

The high cost involved in renovating and maintaining the City Churches will always outweigh the funds available to the CCGC. The most recent assessment (November 2023) by the Diocese of London's Parish Property and Fundraising team estimates that £93 million is needed for major building investment in the Square Mile Churches, of which some £30 million is required for immediate repairs. Given this, the CCGC will continue to make direct grants towards the costs of repairs to the church buildings in the City, with the hope and intention that these moneys may help in leveraging funding from other sources. Wren 300 has raised the profile of the churches in the Square Mile, and the hope is to build on this work to enable the buildings to be maintained, not just for their heritage value, but also to enable these sacred places to continue to serve their communities and spread the Gospel.

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 | £43,000.00 | | | | | £203,806.00 | | | -£203,806.00 | £43,000.00 |
| 0104 | St Bartholomew the Great | £250,000.00 | £42,000.00 | | | | | | | | £292,000.00 |
| 0105 | St Bartholomew the Less | £210,000.00 | | | | | | | | | £210,000.00 |
| 0106 | St Botolph Aldgate | £1,704,647.00 | | -£250,000.00 | | £400,000.00 | | -£400,000.00 | | | £0.00 |
| | | | | -£250,000.00 | | | | -£404,647.00 | | | |
| 0110 | St Edmund The King & St Mary Woolnoth | £0.00 | | | | | £88,462.00 | | | | £88,462.00 |
| 0111 | St Giles Cripplegate | £20,500.00 | | | | | | -£7,630.00 | | -£9,870.00 | £3,000.00 |
| 0114 | St Magnus the Martyr | £0.00 | £108,483.71 | | | | | -£65,165.09 | | | £43,318.62 |
| 0117 | St Mary le Bow | £6,000.00 | | | £400,000.00 | -£6,000.00 | | | | | £400,000.00 |
| 0120 | St Peter Cornhill | £44,090.00 | | | | -£18,782.40 | | | | | £25,307.60 |
| 0121 | St Sepulchre Holborn | £0.00 | | | £45,000.00 | | | | | | £45,000.00 |
| | | | | | £20,324.00 | | | -£20,324.00 | | | |
| 0122 | St Stephen Walbrook | £21,200.00 | | | | | | -£4,925.00 | | | £16,275.00 |
| 0123 | St Vedast Alias Foster | £86,000.00 | | -£18,000.00 | | | | | | | £68,000.00 |
| 0124 | All Hallows London Wall | £10,000.00 | | -£10,000.00 | | | | | | | £0.00 |
| 0126 | St Benet Paul's Wharf | £12,500.00 | | | | | | | | | £12,500.00 |
| 0127 | St Botolph Aldersgate | £0.00 | £148,000.00 | -£148,000.00 | | | | | | | £0.00 |
| 0128 | St Dunstan in the West | £0.00 | | | £37,000.00 | | | | | | £37,000.00 |
| 0130 | St Katharine Cree | £0.00 | £353,552.00 | | | -£147,701.58 | £443,500.00 | | | | £649,350.42 |
| | | | | | | | | | | | |
| | Total Churches | £2,407,937.00 | £652,035.71 | -£676,000.00 | £502,324.00 | -£572,483.98 | £735,768.00 | -£902,691.09 | £0.00 | -£213,676.00 | £1,933,213.64 |

| 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 | £31,383.98 | £100,000.00 | -£6,800.00 | | -£3,257.00 | | -£3,660.00 | | | £117,666.98 |
| Strategy for Buildings | £8,000.00 | | | | | | | | | £8,000.00 |
| Wren 300 'New Life for City Churches' | £26,400.00 | | -£26,400.00 | | | | | | | |
| New Life for City Churches | £0.00 | | | | | | | | | |
| Wren 300 Underwriting Fund | £0.00 | | | | | | | | | |
| Dean of Mission | £0.00 | | | £54,000.00 | | | | | | £54,000.00 |
| Two Cities Archdeaconry | £0.00 | | | | | £17,280.00 | | | | £17,280.00 |
| Bishop of London Parliamentary Assistant | £15,000.00 | | | - | | | | | | £15,000.00 |
| London Diocesan Fund | £6,867.06 | | -£998.92 | £73,825.81 | -£73,825.81 | | | | | £5,868.14 |
| | | £62,525.08 | -£62,525.08 | £16,528.04 | | | -£16,528.04 | | | |
| EIG Insurance Premium | £0.00 | | | £190,396.49 | -£190,396.49 | | | | | £0.00 |
| Sub Total | £87,651.04 | £162,525.08 | -£96,724.00 | £334,750.34 | -£267,479.30 | £17,280.00 | -£20,188.04 | £0.00 | £0.00 | £217,815.12 |
| TOTAL GENERAL | £2,495,588.04 | £814,560.79 | -£772,724.00 | £837,074.34 | -£839,963.28 | £753,048.00 | -£922,879.13 | £0.00 | -£213,676.00 | £2,151,028.76 |

NB Writebacks are highlighted in green; repayable grants are highlighted in orange

| SUMMARY | | |
|--------------------------------|-----------------|-----------------------------|
| | £ | INCLUDING UNALLOCATED FUNDS |
| CCGC FUND OPENING BALANCE 2023 | £8,347,974.30 | £5,852,386.26 |
| TFL BUDGETED ALLOCATION 2023 | £2,621,963.00* | |
| GRANT PAYMENTS MADE IN 2023 | (£2,749,242.41) | |
| FUND CLOSING BALANCE 2023 | £8,220,694.89 | £6,069,666.13 |

*Budgeted allocation amount for 2023 based on figures provided by Trust for London on 14th December 2022 (as agreed by the Board of Trustees of the City Church Fund at their meeting on 9th December 2022).

Update on grants made during 2023

| Parish Number | Church | Comments | Status of Project/Works |
|---------------|--|--|-------------------------|
| 0101 | All Hallows by the Tower | <p>Resolution to All Hallows House/St Dunstan in the East issues.</p> <p>A project led by the former Clerk to the GCC and the former Director of Property for the Diocese of London to create a unit of senior staff housing at All Hallows House meant that the PCC used its reserves, including grants received from the Wakefield Trust, to refurbish the tower and vestry house to make a new property with the expectation of receiving an income from it. This grant was made to honour a promise made in a previous year that was not related to the fraud. Given changes to housing arrangements for senior clergy, this grant was to help in honouring a guarantee that had been signed by the former Clerk. The grant made was intended to help to resolve the issues outlined to the CCGC and potentially could be used to buy out the freehold of the property from the Corporation of the City of London.</p> | Completed |
| 0104/0105 | St Bartholomew the Great & St Bartholomew the Less | <p>Support for independent project management for projects at St Bartholomew the Great and St Bartholomew the Less. (2023)</p> <p>Grants by the CCGC were made in 2022 for major projects at St Bartholomew the Great and St Bartholomew the Less, which will be going forward within the same timeframe. A further grant was made to cover project management costs given potential capacity issues for managing these projects.</p> | In progress |
| 0110 | St Edmund & St Mary Woolnoth (IMPRINT Church) | <p>Support for three key IMPRINT leadership positions.</p> <p>A grant was made for two ministry posts for the IMPRINT Church (for a Project Manager and a Youth Pastor). Recruitment for these two posts has taken place and the positions are now filled.</p> | In progress |

| Parish Number | Church | Comments | Status of Project/Works |
|----------------------|-----------------------------|---|--------------------------------|
| 0114 | St Magnus the Martyr | <p>Re-roofing project for north and south aisles.</p> <p>The further grant to support St Magnus the Martyr's roofing project for the north and south aisles was contingent on match funding being sought. Some £28,250.00 was raised by St Magnus from alternative funding sources, which meant that CCGC in the end underwrote an additional £20,233.71 of the costs.</p> <p>Although there were delays in the installation and commissioning of the Heightsafe fall arrest system, roof work was completed by the contractor before Christmas 2023. One or two small items will need to be resolved (primarily concerning items of additional leadwork that transpired once works started) but the project is essentially complete and on budget.</p> | Completed |
| 0117 | St Mary le Bow | <p>Project to improve the Rector's Lodging, with preparatory work for reduction in energy use and carbon emissions to the whole site (the installation of air source heat pumps would likely be on the new roof of the Rector's Lodging)</p> <p>An in-principle grant was made to St Mary le Bow for this project, with the understanding that the majority of the funds for the project was likely to come from another grant provider. In the end this funding was not forthcoming, and the committee reviewed further options for the work. A revised project proposal is likely to come back to the committee for further discussion in 2024.</p> | Not started |
| 0121 | St Sepulchre Holborn | <p>Project to stop water ingress to the church that has been a longstanding issue, to include Musicians Chapel roof repairs, adding rodding hatches to downpipes, and cutting back trees in the Garden of Remembrance and Snow Hill Court (the application to the CCGC focuses on the first two parts of this project).</p> <p>Work to the downpipes has now been completed. The work unmasked some issues with the church's drainage routing, which now requires further investigation. Repair to the chapel roof remains outstanding, with the possibility of a new contractor being sourced.</p> | In progress |

| Parish Number | Church | Comments | Status of Project/Works |
|----------------------|-------------------------------|--|--------------------------------|
| 0121 | St Sepulchre Holborn | <p>Part funding (50%) for year 3 curacy stipendiary costs.</p> <p>The curacy based at St Sepulchre was moved for the final year to St Paul's Cathedral. The amount of the grant was to cover the costs 50% of the stipend and associated costs of the final year of the curacy, for which the parish would otherwise have been liable. This payment was made in 2023.</p> | Completed |
| 0123 | St Vedast Foster Lane | <p>Renovation and improvement of lighting system and internal redecoration of the church.</p> <p>Work commenced on this project in August 2023 and was completed by December 2023. The refurbishment and new lighting scheme were completed in a three-month period, minimising the impact on church operations. The regular weekly cycle of services was maintained using the chapel, courtyard and hall. No special services – livery company installations, weddings, etc. – were disrupted and the church was in immaculate order for the carol service season. The CCGC-funded element of the project comprised a comprehensive renewal of the church's wiring. Modernisation/upgrade of the candle lamps and downlights, and the installation of accent spotlights was completed. A centralised lighting control was also installed. The electrical system now fully meets statutory requirements and is energy efficient. St Vedast's lighting system now has greater flexibility and runs at a lower cost.</p> | Completed |
| 0128 | St Dunstan in the West | <p>Project to replace the existing gas boiler, which is over 30 years old, with two condensing boilers and a newly lined flue.</p> <p>A full energy audit was booked for the church in July 2023. The work to replace the boiler was due to be completed over summer 2023 but has been delayed to late spring/summer 2024.</p> | In progress |
| 0130 | St Katherine Cree | <p>Project to renew the Guild Church of St Katharine Cree.</p> <p>A further grant was made in 2023 by St Katharine Cree for its ongoing project to renew the Guild Church, which included support for years two and three of the five-year project for which year one</p> | Not started |

| Parish Number | Church | Comments | Status of Project/Works |
|---------------|--|---|-------------------------|
| | | funding had been granted through the CCGC Scheme in 2022. The grant also incorporated seed funding for the redevelopment of the church and church hall, and fundraising costs. | |
| | Dean of Mission (Two Cities Area) | Support from the CCGC to sustain the new Dean of Mission post, reporting to one of the Archdeacons, within the Two Cities Deanery. The Bishop of London has endorsed this new post as the route to deliver an increase of services as a result of increased mission across the Two Cities Area. The new Dean of Mission is likely to be appointed in early 2024. | In progress |

Update on grants made in previous years

| Parish Number | Church | Comments | Status of Project/Works |
|---------------|---------------------------------|--|-------------------------|
| 0101 | All Hallows by the Tower | Part-funding for a three-year curacy post. (2022) A grant to part-fund a three-year curacy post based at All Hallows by the Tower was made in March 2022. The first tranche of the grant for the first 18 months of the curacy post was paid to All Hallows by the Tower in June 2022. The next payment for the final 18 months was due in late December 2023/January 2024. | In progress |
| 0104 | St Bartholomew the Great | Project to carry out the most urgent works identified in the December 2021 Quinquennial Inspection. (2022) Tenders for work were received in March 2023, and a meeting with the architects was arranged thereafter to agree on contractors. The project was considered at the DAC meeting held in October | In progress |

| Parish Number | Church | Comments | Status of Project/Works |
|----------------------|--|---|--------------------------------|
| | | 2023 and, pending agreement of the works to be done and faculty being given, a start date for the work will likely now be in early 2024. | |
| 0105 | St Bartholomew the Less | <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. (2022)</p> <p>As with the project for St Bartholomew the Great, a start date for the project to improve safety and safe access to St Bartholomew the Less, as well as improving lighting, taking forward repairs to the church's fabric, and redecoration of the church interior will likely now be in early 2024.</p> | In progress |
| 0106 | St Botolph Aldgate | <p>Additional funding to cover shortfall for the project to replace the 1980s parish hall and its development into a viable community space and café which is an income generator, will secure the financial future of this parish for the next foreseeable future years. (2022)</p> <p>The expected completion date for this project has been delayed to 2024.</p> | In progress |
| 0110 | St Edmund King & Martyr with St Mary Woolnoth | <p>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. (2021)</p> <p>Work on an options analysis and surveys, as well as fundraising, for a major refurbishment project to St Mary Woolnoth is still pending.</p> | In progress |
| 0116 | St Giles Cripplegate | <p>Project to investigate the causes of deterioration to the medieval piscina and sedilia in the chancel, the column bases and masonry within the nave, and the nave floor, possibly due to salts activity, and to make immediate repairs. (2022)</p> <p>The final payment of the grant was made in the autumn of 2023. The Medieval Piscina and Sedilia (on the south sanctuary wall) have now been stabilised. Rubble has been removed, mortar restored, and paintwork and stonework properly identified and classified, thus securing a piece of The City of London's Medieval Church life for future generations.</p> | Completed |

| Parish Number | Church | Comments | Status of Project/Works |
|----------------------|----------------------------|---|--------------------------------|
| | | The main nave floor has been properly accessed and where necessary stabilised and made safe, allowing worship, and cultural, artistic, and community-based activities to continue safely in the church. | |
| 0117 | St Mary le Bow | <p>Feasibility study and energy options analysis to review and appraise the impact of moving to a low and zero carbon heating solution for the church. (2022)</p> <p>The feasibility study and energy options analysis has now been completed, and a carbon reduction strategy draft report was received in February 2023.</p> | Completed |
| 0120 | St Peter Cornhill | <p>Renovation Project – application for RIBA Stages 2A-C. (2022)</p> <p>The overarching project seeks to adapt St Peter’s to make it a space that will enable its existing ministry by increasing the amount of usable space for worship and ministry, improving storage facilities, improving light levels within the building, improving WC facilities, putting in place enhanced AV facilities, and improving tea/coffee/hot food serving facilities. Work will also be done to improve access to the church and to undertake external repairs and general maintenance.</p> <p>Works completed by February 2023 included an asbestos report, a MOLA desk-based assessment and a high-level concept landscape design for the churchyard. The project has been going forward slowly but encouragingly. The project team had a pre-application meeting in late 2023 with the Corporation of the City of London to show them their vision for the building. The next step will be to move into RIBA Stage 3 once St Peter’s has received further advice from the City and the Diocese.</p> | In progress |
| 0122 | St Stephen Walbrook | <p>Joint project with All Hallows by the Tower to encourage music at services within the City, to attract visitors and workers to the Churches. (2021)</p> <p>This three-year project built on the successful 10 June 2021 Welcome Back initiative into the City after the Covid pandemic, and has to date involved over 10 different City churches in its programme. It has led to a renewal of choral music at All Hallows by the Tower, provided regular</p> | In progress |

| Parish Number | Church | Comments | Status of Project/Works |
|----------------------|------------------------------|---|--------------------------------|
| | | musical for the 'tourist to pilgrim' project, and introduced this educational music programme across the varied life of the City, including at regular weekly worship, special services and events, which in 2023 included the Wren 300 Launch at the Guildhall in January 2023, and The City Deanery Synod Evensong, both celebrating Sir Christopher Wren. From September 2023 the Square Mile Music programme has continued to develop in exciting ways, with the establishment of new musical initiatives in the City including a new Square Mile Community Choir based at St Mary Aldermary. | |
| 0123 | St Vedast Foster Lane | Emergency repairs to the tower and spire to prevent masonry falling. (2022) The critical work securing stonework, which was in danger of falling, has now been completed. The repairs and replacement of damaged stone was delayed because obtaining necessary permissions to restrict traffic for short periods outside the church has been problematic. Once these permissions are in place, timings for the stonework repairs will be dependent on the steeplejacks' schedule. | In progress |
| 0126 | St Benet Paul's Wharf | Part-funding for the development of a Conservation Management Plan (CMP). (2022) Progress has been slow in taking forward the work of developing a CMP due to the need for St Benet's to deal with a number of other issues over the autumn. A progress report will be sent in due course. | Not started |
| 0127 | St Botolph Aldersgate | Works required under the QI report by from March 2018 and an upgrade to the lighting scheme for the church. (2022) The programme of works covered: Complete repairs to the weathervane, bell tower and roofing Repairs to the windows and clerestory window Repairs and repainting of the west end, galleries, both north and south sides of nave and chancel | Completed |

| Parish Number | Church | Comments | Status of Project/Works |
|---------------|-------------------|--|-------------------------|
| | | <p>Repairs to the roofing and weatherproofing to address water ingress Repainting and refurbishment of the vestry and first floor east end offices Repairs to broken metal grilles within the nave and to cracks in the nave columns Repairs to the organ to bring back to working order Upgrading of electrical system, addition of escape signage and updating of electrics to current health and safety standards Remodelling of lighting scheme to west end, galleries, ceiling, nave, chancel and vestry per Faculty approval</p> <p>All works have now been completed, with the exception of repairs to the organ, which is due to be completed in March 2024.</p> <p>A further grant was made to cover consultancy fees for fundraising for St Botolph's Aldersgate for works already in hand and for future phases of work, with a fundraising consultant appointed. The support of a fundraiser in preparing applications to other funding bodies was of great benefit in securing further funding for the work.</p> | |
| 0130 | St Katharine Cree | <p>Project to renew the Guild Church of St Katharine Cree as the Guild Church for Workers (2022)</p> <p>St Katharine Cree's worshipping community continues to strengthen, with increasing numbers attending the monthly Eucharist in Spanish and a congregational life and moment now developing. Demand now exceeds current capacity for English language classes, and plans are being developed for a sewing group and more lay leadership training. A choral evensong will be launched in February 2024 sung by Lloyd's Choir. The development of a new community at St Katharine's is boosting St Katharine's wider City engagement. Fundraising is increasing, both for developing activity among workers and for repair work to the church and garden.</p> | In progress |

| Parish Number | Church | Comments | Status of Project/Works |
|---------------|-----------------|--|-------------------------|
| | Wren 300 | <p>A project to develop activities in a number of City Churches during the 300th 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. (2021)</p> <p>A final report will be presented in 2024 at the project's conclusion.</p> | Completed |

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)

The insurance premium for 2023 – 2024 was higher than in previous years due to an overall increase of 6.1% in the premium from the previous year and an increase in the Business Interruption premium (see below), even though replacement costs increased in the region of 10% and IPT remained at 12%.

Following a fire at a Diocese of London church in January 2023, Business Interruption cover was reviewed for the City Churches, given that existing cover might potentially be inadequate for parishes and Guild Churches with income streams such as phone masts. The decision was made to increase the cover for each church insured to £500,000.00 from £100,000.00, incurring an increase in each premium of £112.00.

The only exceptions were for those churches who have already chosen to add Terrorism cover at their own expense, some of which already had Business Interruption cover above £500,000; additionally for those churches with Terrorism cover, a concomitant increase in their premium of £70.33 would also be incurred. Each of these parishes was consulted and agreed to accept the increased premium.

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 and efficiently. The amount in the Fund and the way of disbursement is agreed by the Bishop on the advice of the CCGC.

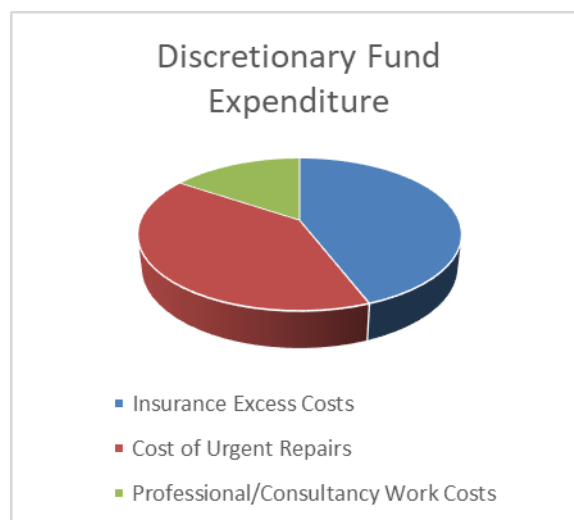
Currently the fund is capped at £100,000 in any one year, with no single grant being more than £10,000.

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.



Grants totalling £13,717.00 were made from the Discretionary Fund in 2023. The main call on the Fund was payment of insurance excess for repairs to church property (44%), followed by the cost of urgent repairs that were not eligible for a claim under the insurance scheme (40%). Other costs included professional/consultancy fees (16%).

The table below outlines the amount for grants made in 2023 in each category:

| Discretionary Grant Type | Amount |
|--|-----------|
| Payment of EIG Insurance excess costs | £6,050.00 |
| Cost of urgent repairs not covered under the Parish Guard insurance policy | £5,525.00 |
| Professional fees/consultancy work costs | £2,142.00 |

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 London Diocesan Fund (LDF) and are outlined in the table overleaf.

| | | |
|-------------------------------------|------------|--|
| All Hallows by the Tower | £83,000.00 | 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 | | Part-funding for former the Archdeacon of Charing Cross who also held the role of Area Director of |

| | | |
|--|-------------------------------------|--|
| | | Mission (this role contributed to the maintenance of Services in the churches of the City Deanery). The Archdeacon stepped down in September 2023, on his consecration as Bishop of Bradwell |
| Clerk | £153,877.85 (May 2022 to June 2023) | Clerk to the CCGC |
| Grants Officer | | Grants Officer to the CCGC <i>Salary costs from May 2022 to June 2023 were drawn in 2023</i> |
| Receptionist at the Old Deanery | | Supports the Bishop to enable her to be able more effectively to work across the Deanery. |
| Dean of Mission | £54,000.00 | On the appointment of the Archdeacon of Charing Cross as the Bishop of Bradwell, a decision was taken to separate the post of Director of Mission for the Two Cities Area from the role of Archdeacon. A new role of Dean of Mission has been created, which is covered by a separate grant that supports the post in part over a period of three years. |
| Bishop of London parliamentary assistant and Youth Council | £15,000.00 | This was agreed as a write back in 2023 (which will not be reflected in the CCGC's accounts until 2024). |
| St Sepulchre Holborn | £20,324.00 | In order to fulfil the terms of Initial Ministerial Training for the Curate based at St Sepulchre Holborn, the curacy needed to be moved for the final year. This amount was to cover the costs of 50% of the stipend and associated costs of the final year of the curacy, for which the parish would otherwise be liable. |

APPENDIX I – APPLICABLE CHURCHES

| Name of Church (Usually Used) | Buildings | Services |
|------------------------------------|-----------|----------|
| All Hallows by the Tower | Yes | Yes |
| St Andrew by the Wardrobe | Yes | Yes |
| St Martin Within Ludgate | Yes | Yes |
| St Bartholomew the Great | Yes | Yes |
| St Bartholomew the Less | Yes | Yes |
| St Botolph Without Aldgate | Yes | No |
| St Botolph Without Bishopsgate | Yes | No |
| St Bride Fleet Street | Yes | No |
| St Edmund the King | Yes | Yes |
| St Mary Woolnoth | Yes | Yes |
| St Clement Eastcheap | Yes | Yes |
| St Giles Cripplegate | Yes | No |
| St Helen Bishopsgate | Yes | Yes |
| St Andrew Undershaft | Yes | Yes |
| St James Garlickhythe | Yes | Yes |
| St Magnus the Martyr | Yes | Yes |
| St Margaret Lothbury | Yes | Yes |
| St Mary-at-Hill Eastcheap | Yes | Yes |
| St Mary-le-Bow Cheapside | Yes | Yes |
| St Michael Cornhill | Yes | Yes |
| St Olave Hart Street | Yes | Yes |
| St Peter upon Cornhill | Yes | Yes |
| Holy Sepulchre Holborn | Yes | Yes |
| St Stephen Walbrook | Yes | Yes |
| St Vedast-alias-Foster | Yes | Yes |
| All Hallows London Wall | Yes | Yes |
| St Andrew Holborn Circus | Yes | No |
| St Benet Paul's Wharf | Yes | Yes |
| St Botolph Without Aldersgate | Yes | Yes |
| St Dunstan in the West | Yes | Yes |
| St Katharine Cree | Yes | Yes |
| St Lawrence Jewry | Yes | Yes |
| St Margaret Pattens | Yes | Yes |
| St Mary Abchurch | Yes | Yes |
| St Mary Aldermary | Yes | Yes |
| 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 2023

| NAME | POSITION HELD | |
|--------------------------|----------------------------|--|
| Venerable Luke Miller | Archdeacon of London/Chair | |
| Rev'd Katherine Hedderly | City Deanery Area Dean | |
| Rory Anderson | City Deanery Lay Chair | |
| Oliver Home | 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 | End of tenure – September 2023 |
| Katherine Hedderly & Claire Dowding | Acting Archdeacons for the Two Cities Area | From September 2023 |
| Fiona Millican | Grants Officer & Minute Taker | |

| | | |
|----------------|--|---|
| Jagoda Keshani | Area Finance Adviser | From September 2023 |
| Kevin Rogers | Director of Parish Property Support & Fundraising | Advises Committee on maintenance priorities for the City Churches |