

City Churches Grants Committee Annual Report 2024

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CHAIR'S FOREWORD

I am very pleased to present the 2024 Annual Report of the City Churches Grants Committee. 2024 saw the practical completion of a major project supported by the City Churches Grants Committee. The new Aldgate Centre, at St Botolph Without Aldgate, was formally opened by the Bishop of London, and provides both a community hall and a café and office space. The Centre was delayed considerably by the COVID lockdowns and also by extensive archaeological finds, but is in a City parish that is one of only two with large residential populations. I hope that the new hall will be of great benefit to the parish going forward, as a community space and for income generation to support missional work.

Other major projects for which the CCGC has made grants were begun in 2024: St Stephen Walbrook began a major repairs and refurbishment project in May 2024, and St Mary Abchurch has been completing preliminary phases of its major renovation project. All Hallows London Wall is also taking forward initial phases of a major restoration project.

The needs for building and restoration work for the City Churches are immense; post Second World War restoration work is coming to the end of its life and repairs are urgently needed for most of the churches in the City, almost all of which are Grade I listed. The Square Mile Churches initiative, which the CCGC has made an underwriting grant for, grew out of the Wren 300 project and aims to build a full picture of the costs of restoration and adaptations to City Churches, and to prepare a funding strategy to enable this work to be done. The core aim is to maintain and adapt churches better to serve their congregations and communities, be they City workers, visitors from across the world, or those living locally. I hope that the work that the Square Mile Churches initiative is doing will feed into the CCGC's priorities for funding, which remains to support the mission of the churches in the City to enable these sacred places to continue to serve their communities and spread the Gospel.

The implementation of the revised financial controls has continued and continues to be monitored. There is still work to be done on how the CCGC works with Trust for London (TfL) to deliver grants to the City Churches. Work was begun in 2024 on the possibility that the London Diocesan Fund receives the annual allocation of funds from TfL in order to administer grant payments, which will help to make the grant payment process more flexible and, in the future, allow for repayment grants to be made.

I am grateful to Georgina Graham (Clerk) and Fiona Millican (Grants Officer) for their work which has meant that the Committee is well run and there has been better support for churches applying for grants. The Bishop supports the Committee, attending one meeting a year in person, and we have also benefited from the support of participant observers from the LDF parish Property Support and Fundraising and Finance teams as well as the Archdeacon of Charing Cross.

Luke Miller
Chair – City Churches Grants Committee

INTRODUCTION TO THE CITY CHURCHES GRANTS COMMITTEE

History

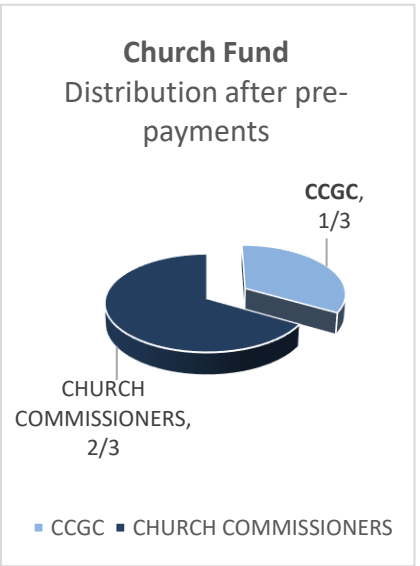
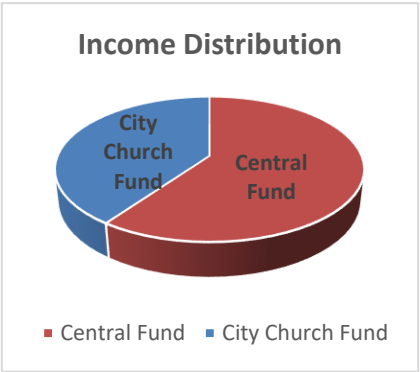
In August 1878 a Royal Commission was established to investigate the various parochial charities. Its conclusion led to the City of London Parochial Charities Act 1883 and provided that the largest five parishes should continue to administer their own charitable endowments, but that the charities of 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 Hallows 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. The committee has also continued to consider applications in the light of the proposed strategy for the period 2023 to 2026, which is outlined later in this section. The committee continues to ensure that grants made have the maximum impact in delivering the overarching aims of the CCGC Scheme.

Personnel

The CCGC funds 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 pages 34-35.

Governance

TfL has sought legal advice on its own obligations according to the Charity Commission scheme. The scheme requires funds allocated to the CCGC to be made as grants within two years of their receipt by the CCGC. If funds are not allocated in this way, then TfL is required to take back the funds for redistribution according to the arrangements set out in the scheme. There was a pause in grant-giving in 2020 during the period of COVID lockdowns, when the committee reviewed the CCGC scheme to clarify what in law it was able to do. In addition, the fund allocation in 2021 was approximately double the usual annual allocation. As a result, the CCGC funds being held for allocation have been at a higher level over a longer period of time. TfL requested that any remaining funds allocated to the CCGC before 2023 were allocated as grants by the end of 2024, as the requirement outlined in the scheme would be administered from the beginning of 2025.

By year end, all funds held from years prior to 2023 had been allocated as grants to a number of major restoration and renovation projects in the City.

Meeting with the City Deanery

A meeting with the City Churches took place in November 2024 to present the 2022 and 2023 annual reports, to offer an opportunity for those present to ask questions about the CCGC's governance, how funds administered through the CCGC Scheme had been spent, and to find out more about future strategic priorities for funds.

The meeting also discussed possible amendments to the scheme to allow some parishes that were not currently eligible for grants for 'Services' to be able to receive funding for curacies or other missional work. Legal advice received by the committee in 2020 stated that grants made by the CCGC must fall within the charitable purposes set out in the City Parochial Foundation Scheme of 2004, being: *The advancement of religion by: the repair, restoration or preservation of the fabric and the contents of churches and the maintenance of services therein.*

Conversations in 2024 concerning the proposed Memorandum of Understanding between the Trust for London and the London Diocesan Fund suggest that this interpretation may be quite narrow, as there are further clauses in the Objects that might be applied and allow for broader support, for example for curacies. Further legal advice on the Objects of the Scheme will be sought in 2025, and both the Bishop of London and the City Deanery will be consulted about any proposals to broaden activities under the existing scheme that might arise from this review.

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

Discussions have taken place throughout 2024 on a proposed Memorandum of Understanding (MoU) between TfL and the London Diocesan Fund (LDF) concerning the proposal that an annual payment of the CCGC's funding allocation is made to the LDF, and that the LDF manages the annual fund and administers the grant payment process.

Work has been taken forward on the MoU, but there will also be a need to draw up a Service Level Agreement between the LDF and the CCGC/Bishop of London, to set out expectations of how funds and grant payments are administered. The hope is that there will be more flexibility in the management of grants and repayable grants. It is likely the new process will be in place in 2025.

Grant Processes

Grant processes implemented in 2021 and 2022 are now established and are under regular review. As more projects for which grants have been made reach completion, it will be possible to track the lifecycle of a larger number of grants that have been awarded and administered in a more tightly controlled governance environment from the application stage through to project completion and the final report stage. This will be helpful in identifying areas where grant processes might be further fine-tuned.

Strategic Priorities 2023-2026

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

With respect to Buildings

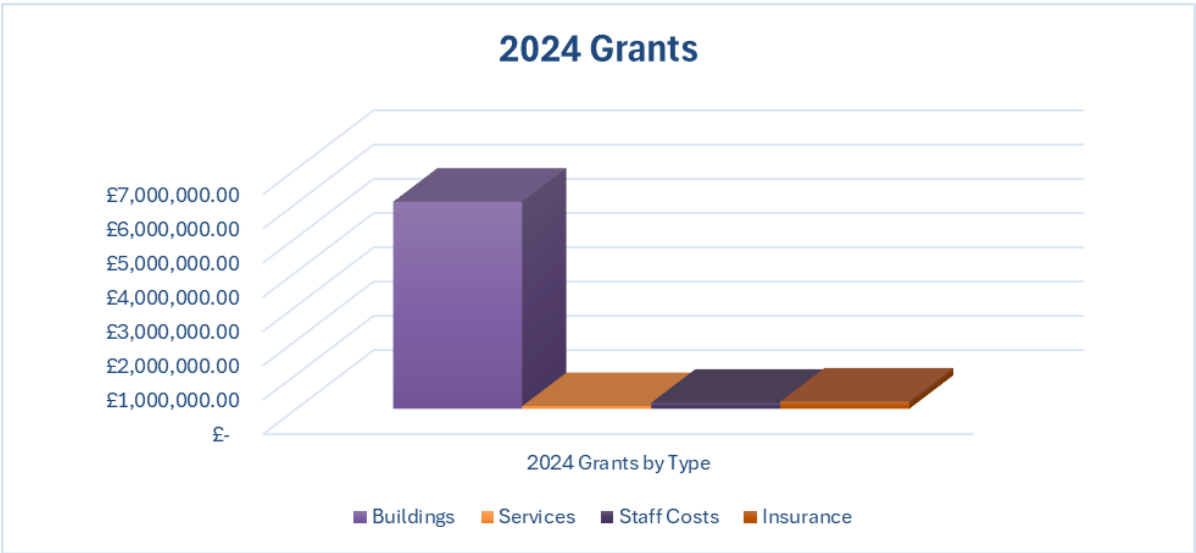
- a. Major Structural repairs, and renovations which sustain buildings to be open, accessible to the public and in use;
- b. Immediate needs of Health & Safety and stabilisation;
- c. Grants which will leverage in significant other funds;
- d. Grants within an over-arching plan for net zero in the City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

With respect to Services

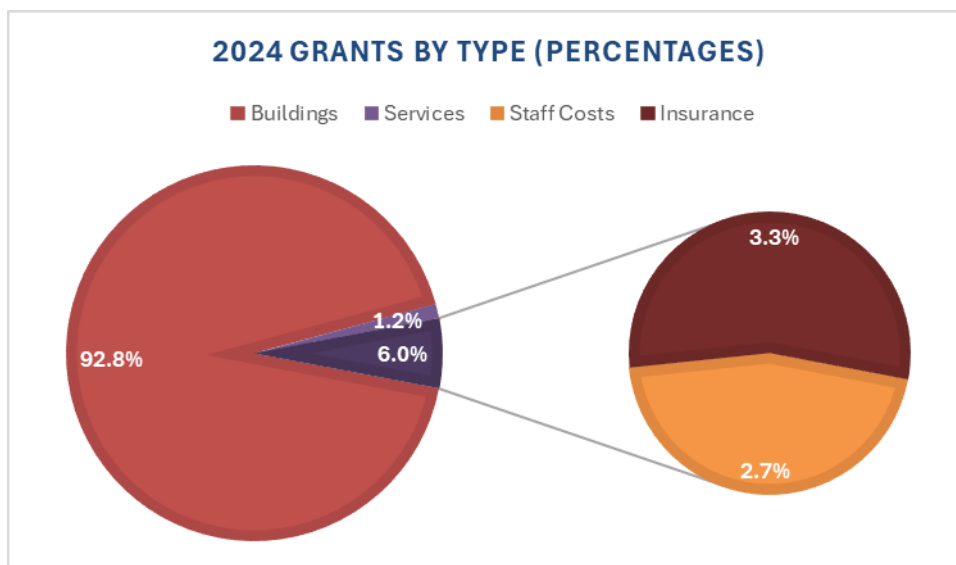
- a. Projects which will help the church to grow – new congregations; enhancing existing mission; developing new opportunities, with a view to growing younger and more diverse.
- b. Projects enhancing our Diocesan aims to become younger and more racially just.

Projects Supported by the CCGC in 2024

- Grants totalling £6,596,584.93 were recommended by the CCGC in 2024, which were subsequently approved by the Bishop of London. Of the grants made, £6,043,921.25 was allocated to building projects, whilst £78,625.64 was allocated to grants for services. Other grants were made for staff costs (for further details see pages 34-35), and insurance costs (see page 33). A grant was not allocated to the CCGC’s Discretionary Fund in 2024, given that the closing balance of the Fund was £93,578.73 (page 33-34).



- These figures can be expressed in percentages of total grants made in 2024 as follows: 92.8% of the total grants made were for building projects, and 1.2% was made to projects coming under 'Services'.



- Administrative costs made up 6% of the total amount granted in 2024, being staff salaries (2.7%) and the annual premium for the City Churches Parish Guard Policy (3.3%).
- Grants made in 2024 include:
 - Urgent works to stop water ingress to the interior of a church, to prevent deterioration of interior wood panelling and plasterwork.
 - A re-roofing project, including masonry repairs and cleaning of external stonework.
 - Major conservation and renovation projects, including improvements to church facilities.
 - An underwriting grant for a project to prepare the Diocese of London for a City-wide fundraising appeal for the City Churches.
- The section beginning on page 16 (*Financial Summary and Detailed Notes*) provides further detail on grants made in 2024.

Projects Supported by the CCGC in Previous Years

- Projects supported by the CCGC in previous years that were completed in 2024 include:
 - **All Hallows by the Tower:** A project to re-roof the north and south aisles of the church, and to introduce photo-voltaic units to the south aisle was completed in December 2024.
 - The project also included the replacement of the church's existing floodlights to improve energy conservation, and other external repairs to rainwater goods, repairs to pointing of the parapets, the inclusion of SMARTWATER marking to external metalwork, and the addition of a fall restraint system.

- The project supported the PCC's commitment to improving energy conservation and working towards achieving Net Zero Carbon, and the opportunity was taken to insulate the north and south aisle roofs. The project was also in line with the City of London Corporation's climate action strategy to achieve Net Carbon Zero by 2040.
- **St Dunstan in the West:** Two new and more energy efficient condensing boilers were installed in September 2024, to replace a gas boiler that was over 30 years old.
- Consideration had been given to other green energy options for the church. However, given the need to replace a boiler that was likely to fail in the near future as soon as possible, and space restrictions preventing the installation of air/ground source heat pumps, the final decision, in consultation with the Diocese of London's Head of the Environment and Sustainability, was to replace the existing boiler with two condensing boilers which would result in reduced gas consumption by 30 to 40%.
- The replacement system also has a thermostat and time controls, which has also improved efficiency.



St Dunstan in the West: two new energy efficient condensing boilers were installed in the church's crypt.

- **St Botolph Without Aldgate:** Practical completion of the project to replace 1980s church hall took place at the end of the March 2024, and the Bishop of London formally opened the new Aldgate Centre on 18 June 2024.
- The new building, which as well as the community hall includes a café and offices, provides a wonderful and welcoming new space for the local community, and replaces a 1980s homeless reception centre that was later used as a church hall, which was no longer fit for purpose.
- The new community hall is available as a space for the church's mission and ministry as well as a space for the local community. The hall is already being used on a weekly basis by the Aldgate School and was used for the school's awards ceremony at the

end of 2024. The hall has also been open as a warm space for older people during the colder winter weather.

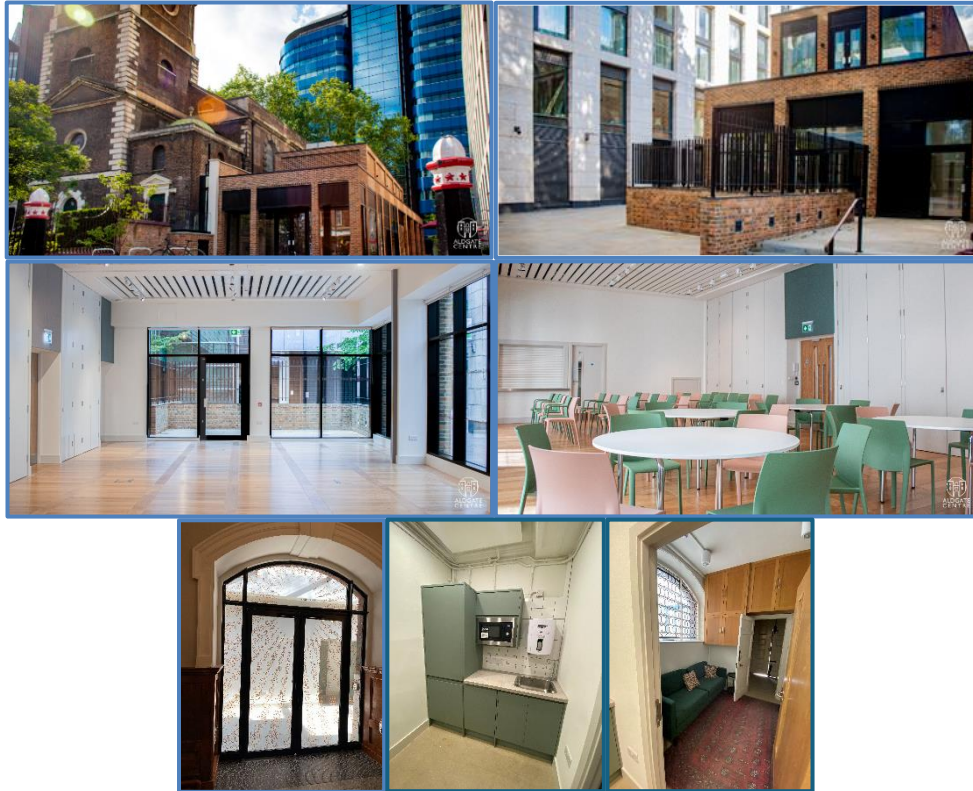
- The finished hall offers huge potential for the local community and for income generation for the parish.



The opening of the Aldgate Centre

- As well as the hall being hired out for events, the café and office space will be let out on a long-term basis, thus securing a stream of income for St Botolph Without Aldgate that will ensure the parish's long-term financial sustainability and enable St Botolph's to thrive and respond missionally to local need.
- The community hall project also included the conversion of the church's kitchen space to a kitchenette and a small meeting room, which has been of great benefit in that it now provides a comfortable and neutral space for meetings with parishioners.
- The project faced a number of challenges that led to delays in completion of the building, not least the various COVID lockdowns. Extensive archaeological investigations were also carried out during that period, which resulted in a delay of about 12 months, given that only one person was allowed on site at any one time. Depth surveys and trial pits that had been undertaken in advance had not revealed the extent of the subsequent archaeological finds, which were completely unexpected. As a consequence of the delays, there were concomitant increases in construction and other related costs.
- The new building has been built with the environment in mind, and is equipped with air source heat pumps, a green wildflower roof, and high standards of solar control.
- Although there are snagging issues that still need to be resolved, the new community hall has already had a major impact on parish life, and its impact is likely to be greater once all the existing spaces are hired out. The impact on parish life can be seen already through the ability to offer community space when it is needed, and the

stronger sense of security that is felt by the congregation in having a new hall and the potential it offers for income generation.



- Ongoing projects supported in previous years include:
 - **St Mary Woolnoth:** A grant for urgent repairs to St Mary Woolnoth was made in 2021. In 2023 the external repair to a part of St Mary Woolnoth's main roof was commissioned. The work included lead works at the top of the tower, and partial repairs to the rainwater disposal system in the areas where it was failing and causing damage to the stonework and the interior ceiling plaster.
 - Further work was needed in the summer of 2024; following the drying out of the plaster in the interior corner of St Mary Woolnoth's ceiling, the plaster began to crack, with some pieces coming loose from the ceiling. The area was cordoned off, and scaffolding has been erected, with repairs to the plasterwork due to be carried out in early 2025. A further roof inspection also identified two areas where there was damage to the mortar around the flashing, which has now been repaired.
 - A grant was also made to St Mary Woolnoth towards an options appraisal. A Parish Vision document focused on St Mary Woolnoth was shared with the Inspecting Architect in May 2024 as a starting point for the options appraisal. The quote prepared for the options appraisal was higher than expected, and further funding is being sought to be able to take forward all the work involved in the appraisal.
 - As part of the options appraisal, a History Research Assistant was commissioned to prepare a report on the history of St Mary Woolnoth, with a particular eye on historic

agreements, with the report to be received in 2025. An energy net zero carbon audit was also carried out through the Net Zero Carbon 2030 scheme.

- **St Edmund the King and Martyr (IMPRINT Church):** A grant was made in 2023 for two ministry posts for the IMPRINT Church, with the positions filled in early 2024.
- The Youth Pastor has been leading on IMPRINT’s activities for young people, with a new community of young people now firmly established at St Clement’s Eastcheap.
- Highlights in 2024 include regular weekly youth gatherings and a service every Sunday, external events and activities, mentoring and support for young people, the establishment of leadership training for young people, and the continuing encouragement to young people to become included in all areas of church ministry.
- The IMPRINT Ministry Project Manager has collaborated over the last year with the pastoral team to assess existing programmes and to identify changes and areas of expansion. 2024 highlights include the development of an Intern Discipleship Year Programme, developing new ideas to improve Sunday morning services, using social media to improve communication of IMPRINT’s worship and other activities, assisting in the planning and implementation of discipleship courses, and spearheading the development of the Emerging Leaders Conference.

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 (see interview with the Rev’d Jennifer Midgeley-Adam below).

INTERVIEW WITH THE REV'D JENNIFER MIDGELEY-ADAM

The Rev’d Jennifer Midgeley-Adam will be coming to the end of her Curacy training, known as Initial Ministerial Education, at All Hallows by the Tower in 2025.

- **What was the process that led to your serving your Initial Ministerial Education (curacy) post at AHBTT?**

In the Church of England newly ordained ministers serve three years in their Title Post. After this, many move on to incumbency posts. Others might move to chaplaincy roles or other clerical posts.

A process of matching candidates for curacy with training incumbents within a diocese takes place. This can be based on preferred geographical, social setting, or churchmanship. I was very excited when the opportunity to serve my curacy at AHBTT was offered, and I accepted the offer of a post here.

- **How did expectations you might have had before beginning your training post differ from the experiences you have had so far at AHBTT?**

I'm not sure whether I had any expectations of what it would be like to be at AHBTT, but the experiences that I have had as a curate have been so different to what I imagine other curates have had in other parish settings. For example, I had not come across livery companies before and now I find myself as chaplain to a couple of them.

- **Are there any significant moments during your time at AHBTT?**

One very significant moment followed the announcement of the death of Her Majesty the Queen. It was a momentous and historic time to be in post while the nation was in mourning.

Another significant event which takes place at AHBTT every year on Ascension Day, is the [Beating of the Bounds](#), a tradition that dates back to mediaeval times. This is where a group of parishioners walk around the boundaries of the parish and at each boundary point 'beat' those places (now students from St Dunstan's College with sticks!) with clergy praying for those who live and work in and near that location. During the middle ages the boundary was always in dispute, and in 1698 a riot broke out between the residents and of The Tower of London and the parishioners from All Hallows.

- **What would a typical day at AHBTT be for you?**

Although my day always starts with a cup of coffee, I can't say that any day is typical at AHBTT. I have done so many different things during my time in post which I don't think I would have had the opportunity to do in another parish setting, including building links with livery companies and also with maritime organisations. AHBTT is very much associated with the maritime community. The Cluster of AHBTT, St Mary-at-Hill and St Margaret Pattens has also meant that I have been involved in services in the other churches in the group.

- **How has the church building and its history shaped/influenced you in thinking about your future ministry?**

During my time at All Hallows, I have reflected on the idea of honouring the past while being open to the future. All Hallows, in some shape or form, has been in this place since 675AD – what this church and her parishioners must have seen! Being open to the future doesn't mean that you disregard the past.

All Hallows is at its heart a parish church, our parish is one that includes all those hundreds of people who walk through our doors every week.

When I look to my future ministry while reflecting on my time here, it will be about all of those who travel through and past the places in which I minister, as well as those who come to an 11:00 am service on a Sunday.

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. In 2025, the Square Mile Churches initiative will be reporting on the current status of the church buildings in the City, and going forward it is likely that the outcomes of that report will inform the Committee's strategic priorities for making grants to City Churches. The CCGC will continue to support the mission of the churches in the City through making grants towards costs of repairs to the church buildings in the City and where possible towards missional activities, 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	£185,000.00	-£41,500.00						-£52,250.00	£2,953.19
				-£1,500.00						-£129,796.81	
0104	St Bartholomew the Great	£292,000.00				-£17,860.00		-£23,845.00		-£12,540.00	£95,255.00
						-£30,020.00		-£38,285.00		-£33,725.00	
						-£32,490.00		-£7,980.00			
0105	St Bartholomew the Less	£210,000.00									£210,000.00
0106	St Botolph Aldgate	£0.00	£80,000.00				£80,000.00			-£56,173.98	£472,451.66
							£390,000.00			-£100,000.00	
							£78,625.64				
0108	St Bride Fleet Street	£0.00							£691,000.00		£691,000.00
0110	St Edmund The King & St Mary Woolnoth	£88,462.00				-£29,487.00					£58,975.00
0111	St Giles Cripplegate	£3,000.00		-£3,000.00							£0.00
0113	St James Garlickhythe	£0.00			£85,000.00		£119,000.00			-£85,000.00	£119,000.00
0114	St Magnus the Martyr	£43,318.62		-£15,068.62							£0.00
				-£28,250.00							
0117	St Mary le Bow	£400,000.00	£200,000.00				£10,000.00	-£200,000.00			£410,000.00
0120	St Peter Cornhill	£25,307.60						-£25,307.60	£99,146.00		£99,146.00
0121	St Sepulchre Holborn	£45,000.00			£85,000.00	-£27,950.77	£350,000.00	-£85,000.00		-£3,748.03	£466,497.20
					£105,000.00		£10,000.00			-£9,810.00	
										-£1,194.00	
										-£800.00	
0122	St Stephen Walbrook	£16,275.00			£260,000.00		£230,000.00	-£260,000.00	£400,000.00	-£230,000.00	£416,275.00
0123	St Vedast Alias Foster	£68,000.00	£42,300.00	-£42,300.00						-£31,000.00	£37,000.00
0124	All Hallows London Wall	£0.00			£185,002.00		£16,750.00	-£32,536.80		-£16,750.00	£86,258.97
										-£66,206.23	
0126	St Benet Paul's Wharf	£12,500.00									£12,500.00
0128	St Dunstan in the West	£37,000.00						-£37,000.00			£0.00

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	
0130	St Katharine Cree	£649,350.42		-£211,500.00				-£109,000.00			£328,850.42
0131	St Lawrence Jewry	£0.00			£30,500.00					-£14,000.00	£16,500.00
0134	St Mary Abchurch	£0.00	£170,000.00			-£7,242.00		-£3,076.74	£1,781,981.00	-£4,702.32	£1,913,716.54
						-£5,883.00		-£1,020.00		-£3,018.00	
						-£4,536.00		-£4,506.00			
								-£4,280.40			
0135	St Mary Aldermary	£0.00							£35,793.80		£35,793.80
	Total Churches	£1,933,213.64	£677,300.00	-£343,118.62	£750,502.00	-£155,468.77	£1,284,375.64	-£831,837.54	£3,007,920.80	-£850,714.37	£5,472,172.78

	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	£117,666.98		-£12,119.00		-£785.00		-£7,790.00		-£3,394.25	£93,578.73
	Strategy for Buildings	£8,000.00									£405,304.00
	Wren 301 Underwriting Fund 'Square Mile Churches'	£0.00	£397,304.00								
	Wren 300 Underwriting Fund	£0.00							£90,144.45	-£90,144.45	
	Dean of Mission	£54,000.00									£54,000.00
	Two Cities Archdeaconry 'Energy Audits for City Churches'	£17,280.00									£17,280.00
	Bishop of London Parliamentary Assistant	£15,000.00		-£15,000.00			£15,000.00			-£15,000.00	£0.00
							£28,000.00			-£28,000.00	
	London Diocesan Fund	£5,868.14	£68,527.72	-£68,527.72	£64,978.23			-£64,978.23			£5,868.14
	EIG Insurance Premium	£0.00			£212,532.09	-£212,532.09					£0.00
	Sub Total	£217,815.12	£465,831.72	-£95,646.72	£277,510.32	-£213,317.09	£43,000.00	-£72,768.23	£90,144.45	-£136,538.70	£576,030.87
	TOTAL GENERAL	£2,151,028.76	£1,143,131.72	-£438,765.34	£1,028,012.32	-£368,785.86	£1,327,375.64	-£904,605.77	£3,098,065.25	-£987,253.07	£6,048,203.65

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

SUMMARY		
	£	INCLUDING UNALLOCATED FUNDS
CCGC FUND OPENING BALANCE 2024	£8,220,694.90	£6,069,666.14
ADJUSTMENT TO 2023 ALLOCATION	£166,824.00*	
TFL BUDGETED ALLOCATION 2024	£1,731,029.00**	
GRANT PAYMENTS MADE IN 2023	(£2,568,160.04)	
FUND CLOSING BALANCE 2023	£7,550,387.86	£1,502,184.21

*Difference between budgeted allocation amount for 2023 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) and Tfl's final accounts published in September 2024.

**Budgeted allocation amount for 2024 based on figures provided by Trust for London on 19 December 2023 (as agreed by the Board of Trustees of the City Church Fund at their meeting on 8 December 2023).

Update on grants made by the City Churches Grants Committee (CCGC)

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
0101	All Hallows by the Tower	2023	<p>Re-roofing of the north and south aisle, introduction of PV units to south aisle, replacement of existing floodlights and sundry works</p> <p>A tender for the work was accepted that was lower than the estimate used in the original application. All Hallows asked the CCGC to consider whether the grant made in November 2023 might remain at its original level, which the CCGC agreed to. Work began on the re-roofing on 16 September 2024 and was completed in early December 2024, with solar panels that had been installed to the south aisle fully functioning and commissioned.</p>	Completed

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
0104	St Bartholomew the Great	2022	<p>Project to carry out the most urgent works identified in the December 2021 Quinquennial Inspection</p> <p>On site work at St Bartholomew the Great began in March 2024, and the originally instructed Quinquennial Works were completed by the end of 2024. There remains some roof slating work to be done but as the materials are on a 12-16 week lead time it was decided that since incidental repairs to rainwater goods, gutter flashings and previously unidentified damage to brickwork etc. had been undertaken the scaffolding could be removed to avoid unnecessary hire costs. Specialist stone repairs in the sanctuary still remain to be done. Temporary repairs to the 1980s annexe roof will be undertaken once DAC approval has been received for the temporary removal and safe storage of the paving slabs that cover it before application of the waterproof membrane. Repairs to the perished timbers in the bellcote are being priced following receipt of the structural engineer's drawings.</p>	In progress
0105	St Bartholomew the Less	2022	<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>It is unlikely that major work to St Bartholomew will commence until 2025, as a full survey of the roof needs to take place before any internal decoration of the church can be undertaken.</p>	In progress
0106	St Botolph Without Aldgate	2024	<p>Project for urgent works to replace lead to the east and west parapet box gutters, repair two holes in the west copper dome, and repair the circular window on the geographic north elevation</p> <p>Tenders were submitted for the urgent works, including the installation of pigeon spikes. However, costs were higher than originally estimated. A separate emergency application was made to the CCGC in October 2024 to cover the difference in costs. This was agreed, and the aim was to complete repairs as soon as possible to stop further damage to interior wood panelling. There were slight delays to the commencement of the repairs due to pressure of work, but a contractor has now been engaged. Work should begin in January 2025 for a period</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			of four months. An inspection of the plasterwork angels and internal walls has revealed that they are solid. One wood panel has also been removed and inspected, and no dry rot has been found.	
		2024	Closing out of final account and agreeing on damages and extensions of time claims for major parish hall project Practical Completion on the Aldgate Centre was achieved at the end of March 2024 and the hall was officially opened by the Bishop of London in June 2024. The project team worked with the Quantity Surveyor during 2024 to close out the final account and to ensure that snagging and other issues that came to light that were not up to standard would be addressed. Negotiations included agreeing on Damages and Extension of Time claims. A further grant was made by the CCGC to cover final costs. The defects period concludes in March 2025. Should snags not have been completed by the end of the defects period, funds will be deducted from the final account to cover the works.	In progress
		2022	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 Practical Completion on the Aldgate Centre took place at the end of March 2024, and the Bishop of London officially opened the new parish hall in June 2024. Snagging issues remain, and a further grant from the CCGC was agreed in 2024 in order to close out the final account and agree on Damages and Extensions of Time claims.	Completed
0108	St Bride Fleet Street	2024	Re-roofing project, including masonry repairs and cleaning of stonework A grant was made in late 2024 for the re-roofing of the north and south aisle and vestibule roofs, repair works to the nave roof, external stonework cleaning and masonry repairs to the church	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			(excluding the tower), and minor refurbishment and replacement of external lighting. On site work will likely begin in Spring 2025.	
0110	St Edmund the King and Martyr (IMPRINT Church)	2023	<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) for a period of three years. The two positions were filled in early 2024.</p> <p>The Youth Pastor has been leading on IMPRINT's activities for young people, with a new community of young people now firmly established at St Clement's Eastcheap. Highlights in 2024 include regular weekly youth gatherings and a service every Sunday, external events and activities, mentoring and support for young people, the establishment of leadership training for young people, and the continuing encouragement to young people to become included in all areas of church ministry.</p> <p>The IMPRINT Ministry Project Manager has collaborated over the last year with the pastoral team to assess existing programmes and to identify changes and areas of expansion. 2024 highlights include the development of an Intern Discipleship Year Programme, developing new ideas to improve Sunday morning services, using social media to improve communication of IMPRINT's worship and other activities, assisting in the planning and implementation of discipleship courses, and spearheading the development of the Emerging Leaders Conference.</p>	In progress
0110	St Mary Woolnoth	2021	<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</p> <p>Emergency netting was put up on the tower in November 2022. The external repairs to a part of St Mary Woolnoth's main roof were commissioned in 2023, with the work including lead works at the top of the tower and partial repairs to the rainwater disposal system in the areas where it was failing and causing damage to the stonework and interior ceiling plaster. The drying out of the plasterwork in the interior corner of the church's ceiling resulted in cracking</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			<p>and loosening of some pieces of the plaster. The area was cordoned off and scaffolding has been erected, with repair work due to be carried out in early 2025. Further work was also carried out to the roof, following a further roof inspection, to prevent further leaks.</p> <p>Further funding is being sought to be able to carry out a full options appraisal, which has already started, with a report on the history of St Mary Woolnoth, with a particular eye on historic agreements, being commissioned (the report is due in early 2025). An energy net zero carbon audit also now carried out.</p>	
0113	St James Garlickhythe	2024	<p>Renovation project including creation of new office space and WC facilities, and improvements to the Narthex area</p> <p>An initial grant was agreed to cover 50% of works already completed (to include refurbishment of vestry rooms, plus RIBA 1 work), which could then be used to fund further work.</p> <p>The grant covered Phase 1 of St James' 'Big Project', and encompassed the refurbishment of the church's parish rooms, enabling St James' to generate immediate rental income, the creation of a new bespoke vesting space, and the RIBA 1 work on the main body of the church and narthex. Initial work commenced on RIBA 1 in August 2023, with the brief being, whilst maintaining the historical integrity of Wren's building, to deliver spaces suitable for current and future users. This encompassed improved lighting, Net Zero, new office spaces, a new chapel and a reimagined Narthex area providing community space, and an exhibition area showcasing St James and parish life. The final RIBA 1 invoices were submitted in October 2024.</p> <p>St James was invited to come back to the CCGC with an application for further funding once overall project costs were clearer. A further application was made to the CCGC in September 2024 for RIBA 2 & 3 costs, and a second grant was made. The architects appointed to take forward the major renovation project have been taking forward RIBA 2 & 3 work. The renovation project will include roofing and drainage works, with consideration being given to</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			the addition of solar panels on the south facing roof area, as well as the internal improvements as previously described.	
0114	St Magnus the Martyr	2023	<p>Re-roofing project for north and south aisles</p> <p>The slate roofs to the north and south aisles of the church were completely renewed. There were also localised repairs to leadwork flashings and dressings, and a fall arrest system was installed. This final, Phase 2, programme of work followed on from the renewal of the nave roofs that was included in Phase 1 (which the CCGC also supported). The roof coverings have now been replaced in their entirety. Furthermore, safe access for future maintenance and repair has been provided to the aisle roofs, which was not previously possible and, for example, made checks of rainwater goods challenging. The roof is now weatherproof and waterproof and further damage to the interior of the building has been prevented. It will now be possible to move forward with a programme of internal repair and redecoration at St Magnus the Martyr.</p>	Completed
0117	St Mary le Bow	2024	<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>Further to the in-principle grant made to St Mary le Bow for this project in 2023, an additional £200,000.00 was offered as underwriting for the project. In September 2024, the CCGC agreed to change the terms of the underwriting to a full grant, given that costs for the project were much higher than originally anticipated. In addition, a further grant of £10,000.00 was agreed to support costs of fundraising the remaining funds that needed to be found to complete the project.</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
0120	St Peter upon Cornhill		Work on the Rector's Lodging was due to commence in mid-summer 2024 once tenders had been received and contractors agreed. The work was delayed as Faculty had not yet been given and is now due to start at the beginning of January 2025.	
		2023	<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 in 2023.</p>	In progress
		2024	<p>Renovation Project - Investigative and preparatory works for RIBA Stage 3</p> <p>The overarching project at St Peter Cornhill looks to make adaptations to the church building 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. The project also includes improvements to access to the church and external repairs and general maintenance.</p> <p>A further grant was made in 2024 for Stage 3 of St Peter's refurbishment project. Stage 3 will include essential investigative and design works to test the viability of current Stage 2 designs. St Peter upon Cornhill stands directly above the foundations of the great London Roman Basilica, and there are likely to be considerable issues around the archaeology of the church site. Extensive survey works will be undertaken to ensure that the project team have as great an understanding of the current fabric of the site as possible before readapting designs accordingly and moving forward to Stage 4. A fundraising consultant will also be appointed to take forward a comprehensive plan to raise funds for the project's later stages.</p>	In progress
		2022	<p>Renovation Project – application for RIBA Stages 2A-C</p> <p>St Peter's concluded Stage 2 plans and designs in 2024. Following a mostly positive pre-planning meeting with the City of London and the feedback they gave, some alterations were made to</p>	RIBA 1&2 Completed

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			the plans. A Quantity Surveyor was engaged to review the plans and send a report on estimated costings for the next stages of the project. St Peter Cornhill applied to the CCGC for further funding for the RIBA 3 stage of the project in 2024.	
0121	St Sepulchre Holborn	2024	0121(A) – Urgent repairs to ceiling and in-depth ceiling survey The grant amount for this work was revised at the CCGC’s meeting in September 2024. A number of meetings with the contractors for the work took place in November 2024, with work due to commence at the beginning of February 2025, once health and safety/risk assessments etc. are completed.	In progress
		2024	0121(B) – Diversion of drains from the Church to the Thames Water sewer as a result of damage to existing drains from tree roots Progress was made in identifying a potential route through the Garden of Remembrance to the sewer on Holborn Viaduct. However, the initial cost quoted for this work was much higher than originally anticipated, and the contractors in conjunction with the church’s architect are exploring whether the original blockages to the existing drain can be freed up and the drains repaired. St Sepulchre is awaiting further quotes and an assessment as to the likely success of this alternative option.	In progress
		2024	0121(C) – Fundraising Consultant A fundraising consultant has been appointed by Holy Sepulchre and has submitted an initial enquiry to the National Lottery Heritage Fund for a resilience grant.	In progress
		2023	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 (this grant focuses on the first two parts of the project)	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			Work to the downpipes work has now been completed, with rodding hatches added, leadwork undertaken and trees cut back. The work unmasked some issues with the church's drainage routing, which resulted in further works needed (see above). Repairs to the lead around the Musicians' Chapel resulted in a small new leak in the centre of the roof, and a quote for scaffolding is awaited before repairs can be carried out.	
0122	St Stephen Walbrook	2024	<p>Major project works including crypt refurbishment and repairs as identified by the recent Quinquennial Inspection</p> <p>Work began on 9 May 2024 on the major refurbishment project at St Stephen Walbrook. The project comprises three different elements: (i) to remedy damage resulting from major construction work next door to the church; (ii) to take forward essential repairs to the main body of the church and to the roof; and (iii) improvement of crypt facilities, including lavatories. (The discovery of human remains during excavation of the site led to works being delayed whilst approved architects conducted investigations.) The projected completion date for the work is mid-2025.</p> <p>Further grant towards additional costs of major refurbishment and repair work to main body of church and refurbishment of the crypt</p> <p>Repairs to the roof uncovered a number of problems requiring further repair. Damage to the main wooden beams supporting the main roof of the church, which had been concealed by the plaster mouldings, has been uncovered and repairs will need to be made, with the aim of retaining as much of the original 17th Century oak timbers as possible, although some new oak will need to be inserted and steel supports added. A further grant application was made to the CCGC for additional costs of this work.</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			A fundraising consultant was also appointed to start the work of fundraising for additional costs to this major project and also for further phases of renovation and refurbishment, including accessibility work.	
		2021	<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 (£29,000)</p> <p>A grant payment for this three-year project was made in December 2021 for 2022. Year 2 funds were drawn down in September 2023. A balance of £16,275.00 remains (the grant applied for in 2021 was for £12,725.00 but the CCGC recommended a grant of £29,000.00 at its meeting in July 2021). The balance will be written back to the CCGC in 2025.</p>	Completed
0123	St Vedast Alias Foster	2023	<p>Renovation and improvement of lighting system and internal redecoration of the church</p> <p>The CCGC made a grant towards the costs of an improved lighting system at St Vedast alias Foster. The work was carried out in 2023 in a three-month period, and final drawdown of the grant was made in early 2024.</p>	Completed
		2022	<p>Emergency repairs to the tower and spire to prevent masonry falling</p> <p>The critical work of securing stonework, which was in danger of falling, was completed in 2024. The repairs and replacement of damaged stone was delayed because obtaining necessary permissions to restrict traffic for short periods outside the church proved to be problematic. However, repairs to the stonework began at the beginning of September 2024 and were completed by the end of that month.</p>	Completed
0124	All Hallows London Wall	2024	<p>Urgent works identified following assessment work during the initial phases of the 'Beyond the Wall' project</p> <p>Urgent works outlined in a further application to the CCGC came to light following survey and assessment works undertaken for the larger 'Beyond the Wall' project which, for health and</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			safety (and fire safety) reasons, needed to be taken forward as soon as possible, these being: (i) installation of a lightning conductor; (ii) repairs to the tower; (iii) addressing the pigeon infestation in the roof space. Much of the work was completed in late autumn of 2024, with tower works due to commence in early 2025.	
		2024	Renovation and repairs to All Hallows London Wall Work started on the All Hallows on the Wall restoration project in 2024, with the church's architects completing their work for Phases 1 and 2. A number of surveys were commissioned during the year, including an asbestos survey, a condition survey of the tower, a full drains survey, and a measured building survey to produce floor plans, external and internal elevations and sections.	In progress
0126	St Benet Paul's Wharf	2022	Part-funding for the development of a Conservation Management Plan (CMP) 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 autumn 2022. St Benet Paul's Wharf responded to the City of London (Boys) School planning application, which was submitted at the beginning of April 2024.	Not started
0128	St Dunstan in the West	2023	Project to replace the existing gas boiler, which is over 30 years old, with two condensing boilers and a newly lined flue 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 was delayed. There were further delays over summer 2024 as the chosen contractor did not give a definite date for installation of the new boiler, and the work had to be re-tendered. A new contractor was appointed, and two new condensing boilers were installed in September 2024. The new boilers are more energy efficient and have both thermostat and time controls.	Completed

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
0130	St Katherine Cree	2023	<p>Project to renew the Guild Church of St Katharine Cree as the Guild Church for Workers</p> <p>Payment of the first tranche of this grant was made in January 2024. An update report on the overarching project to renew the Guild Church of St Katharine Cree was received in December 2023 and also in September 2024.</p> <p>At the heart of the renewal of St Katharine Cree as a church for the modern City of London is Gospel ministry among workers, concentrated on hidden workers in precarious or low paid occupations. During 2024, substantial progress was made across four strands of work at St Katharine Cree: (i) <u>Church Growth – Building New Congregations</u>: As well as St Katharine’s developing Spanish-speaking congregation, a regular service of Choral Evensong was launched, and St Katharine’s began a regular prayer walk for workers alongside the weekly Eucharist; (ii) <u>Church Mission and Civic Service – Serving the Wider Community</u>: In order to build its service to all workers in the City, with particular concern for the low paid and those in precarious work, St Katharine’s has been developing partnerships with worker associations, trade unions, companies, liveries, charities and other organisations in order to develop opportunities for worship and outreach. For example, St Katharine’s has been exploring with several cleaning companies a workplace chaplaincy for cleaners. (iii) <u>Institution Building – Building the Team at St Katharine Cree</u>: A core team of clergy, missional outreach staff, administrators, and a small team of freelance fundraisers and project managers was successfully recruited; (iv) <u>Heritage – Renewing the Church Building</u>: First steps towards the major renewal of St Katharine Cree were completed, including the completion of initial surveys and making an initial approach to a potential major funder.</p>	In progress
		2022	<p>Project to renew the Guild Church of St Katharine Cree as the Guild Church for Workers</p> <p>A further payment for clergy accommodation costs was made in January 2024. A further grant from the CCGC was made in September 2023 as part of the ongoing project at St Katharine Cree, and update reports were received in December 2023 and September 2024.</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
0131	St Lawrence Jewry	2024	<p>Installation of a sound system and a phone/internet line</p> <p>The new sound system at St Lawrence Jewry was installed the week commencing 19 August 2024. There had been a brief delay in commencing work pending final comments from the DAC and fitting the work around services and events.</p> <p>The installation of the phone/internet line was not quite so straightforward, as the original contractor did not wish to re-quote for the work. Other potential contractors were explored and a recommendation from St Martin Ludgate was followed up with a company that installed the infrastructure at a cost that was considerably less than the original quote. Fibre internet has now been installed, which has increased speeds from c.18 gbps to c.900 gbps, and also provides coverage across the church including a guest WiFi network for church users. Desktop telephones are also now installed in the church office.</p>	In progress
0134	St Mary Abchurch	2024	<p>Conservation and renovation of the interior of St Mary Abchurch, including electrical works</p> <p>In principle support for the whole amount requested for the conservation and renovation of the interior of St Mary Abchurch, including electrical works, had been made in 2023. In 2024, a number of circumstances led to the rephrasing of the overall project, these being: external work must now be undertaken urgently; closure of the building for extensive renovation work is now possible; reconstruction of an office building near to the church is now in progress, and given the extensive noise and disruption from this work, it will be helpful for the closure and renovation work of St Mary Abchurch to coincide.</p>	Not started
		2023	<p>Conservation and renovation of the interior of St Mary Abchurch, including electrical works</p> <p>St Mary Abchurch is a stunning building with an almost complete Wren-era interior. A much-needed conservation and refurbishment project is now underway, with a number of repairs, including to the unique dome fresco; new electrics and lighting; a new eco-friendly heating system; an AV system; an accessible toilet (a challenge in itself, as this will need to be installed</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			without touching any of the Wren period panelling). The necessary multiple surveys and initial plans are now almost complete – surveys undertaken have included a 3D survey of the church.	
0135	St Mary Aldermary	2024	<p>Support towards further necessary preparatory work and the delivery of a successful NHLF bid for a major development project</p> <p>St Mary Aldermary is preparing a major development project for which it is seeking support from a major funder. A core objective of this major project is to reach Net Zero Carbon, as well as increasing and improving the use of the church and its café through improvements to accessibility, upgrades to facilities, and putting in place a programme of activities to increase wider community participation. A grant was made by the CCGC in late 2024 to support the preparatory work necessary for the delivery of a successful funding bid, including community and audience audits, an outline Activity Plan and an outline Business Plan.</p>	In progress
	Wren 300	2022	<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</p> <p>A grant of £250,000 (underwriting) was made in 2022 for seed funding to leverage major investment in the City Churches. A final underwriting figure, which covered a shortfall in the final costs of the Wren 300 project was available in October 2024, and a grant from the CCGC for this amount was made. A final report was received in November 2024.</p>	Completed
	Wren 301 'Square Mile Churches'	2024	<p>Square Mile Churches: towards a sustainable future</p> <p>The project will prepare the Diocese for a City-wide fundraising appeal by commissioning a Framework Conservation Management Plan and associated pieces of work necessary to produce detailed information about the potential uses and adaptations of each church, the costs of restoration and reordering, and preparation of a strategy for funding their future. The CCGC made an underwriting grant to support this work to leverage funding for the City Churches</p>	In progress

Parish Number	Church	Year Grant Awarded	Comments	Status of Project/Works
			in early 2024. Costings were originally based on 24 churches being involved in this initiative, but take-up has been much higher, and a further application to the CCGC for additional underwriting may need to be made.	
	Two Cities Archdeaconry 'Energy Audits for City Churches'	2023	Energy Audits for City Churches A grant from the CCGC was made via the Archdeaconry Office to provide grants to cover energy audits and an accompanying 'Net Zero Carbon by 2030 Plan' for churches wishing to participate. Costings were originally for 24 church audits, but take-up has been much higher, and it is likely that this initial grant will be augmented in 2025, when the energy audits are likely to commence. The work will be carried out through the Square Mile Churches initiative.	In progress

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

2024 – 2025 £212,532.09 (including insurance premium tax)

The insurance premium was due for renewal in 2024. The CCGC discussed the figures provided by the insurance provider at its meeting in May 2024, and on balance considered that it was preferable to make a longer-term commitment and agree to a three-year policy as opposed to a commitment for one year only. The increase in costs from the previous year was 7%, with an indicative level of indexation of 11.1% every year. (With a one-year policy, the increase on the 2023-2024 premium would be larger by an additional 10%.)

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.

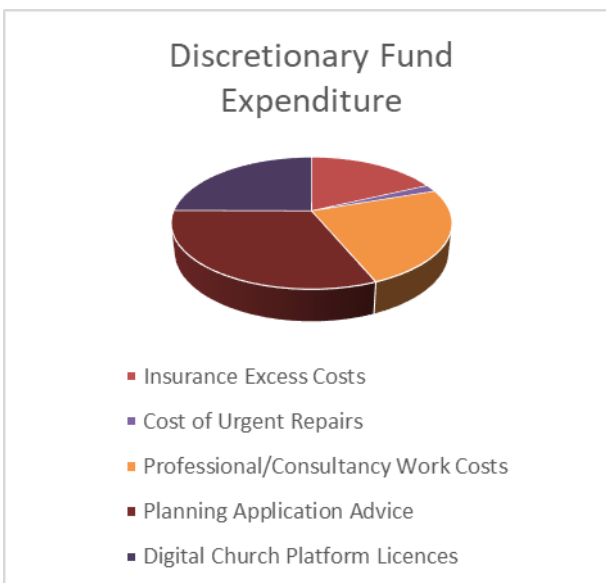
Criteria for the Discretionary Fund

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.

Discretionary grants totalling £24,088.25 were made in 2024, with the main call on the Fund being the cost of reviewing planning applications and offering advice on these (31%). An example of this work was the advice given to prepare a detailed response to the draft City of London plan. Other grants were made for end user licence agreement costs for the Digital Church Platform, which is being trialled in City Churches (25%), professional/consultancy fees (24%), payment of insurance excess for repairs to church property (18%), and the cost of urgent repairs that were not eligible for a claim under the insurance scheme (2%). The table below outlines the amount for grants made in 2024 in each category:



Discretionary Grant Type	Amount
Payment of EIG Insurance excess costs	£4,323.25
Cost of urgent repairs not covered under the Parish Guard insurance policy	£420.00
Professional fees/consultancy work costs	£5,785.00
Review of planning applications/planning advice	£7,560.00
End User Licence Agreement Costs for the Digital Church Platform, which is being trialled in City Churches	£6,000.00

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 following table.

Clerk	£133,505.95 (July 2023 to June 2024)	Clerk to the CCGC
Grants Officer		Grants Officer to the CCGC
Receptionist at the Old Deanery		Supports the Bishop to enable her to be able to work more effectively across the Deanery.
Dean of Mission	£54,000.00	The role of Dean of Mission has been supported by the CCGC in part over a period of three years, from July 2024.

Bishop of London Parliamentary Assistant and Youth Council	£43,000.00	A write back was agreed in late 2023 for a grant of £15,000.00 that had not been drawn down. However, after further research, historic promises for support by the CCGC came to light for a total sum of £43,000.00 for this post, which the Committee considered should be honoured.
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.
St Botolph Without Aldgate	£78,625.64	The original grant for a curacy post for All Hallows by the Tower was made in 2020, which was written back in September 2022. The grant for curacy costs for a curacy post at St Botolph Without Aldgate was made following the CCGC's meeting in March 2022, with payment for the first 18 months made in 2022, and payment for the final 18 months of the curacy made in February 2024.

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

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 2024

NAME	POSITION HELD	
Venerable Luke Miller	Archdeacon of London/Chair	
Venerable Katherine Hedderly	City Deanery Area Dean	Until April 2024
Rev'd Laura Jorgensen	City Deanery Area Dean	From April 2024
Rory Anderson	City Deanery Lay Chair	Until June 2024
Alex Rayner	City Deanery Lay Chair	From June 2024
Oliver Home	General Secretary, LDF	
Jacquie Driver	Chair, DFC	

ATTENDEES

NAME	POSITION HELD	
Rt Rev'd & Rt Hon Dame Sarah Mullally DBE	Bishop of London	Attends one meeting per year
Georgina Graham	Clerk	
Venerable Katherine Hedderly	Archdeacon of Charing Cross	From April 2024
Fiona Millican	Grants Officer & Minute Taker	
Jagoda Keshani	Area Finance Adviser	

Kevin Rogers	Director of Parish Property Support & Fundraising	Advises Committee on maintenance priorities for the City Churches
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