

# City Churches Grants Committee Annual Report 2025

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## CHAIR'S FOREWORD

I am very pleased to present the 2025 Annual Report of the City Churches Grants Committee. 2025 saw fundamental changes in the way the funds available to the CCGC for grants to City Churches are managed, with the signing of a Memorandum of Understanding between Trust for London (TfL) and the London Diocesan Fund (LDF) in July 2025, whereby the annual allocation to the CCGC from the City Churches Fund (which is managed by TfL) is now transferred to the LDF, which will now administer the funds and the financial processes for grants made to the City Churches. Existing funds were transferred to the LDF at the end of September 2025, and from 1 October 2025 the LDF began administering payments for which the CCGC has made grants. The transition to the new process has been seamless, thanks to the Finance staff at both TfL and the LDF. As we prepare the strategy for the next Triennium, we envisage that the CCGC will be able to offer repayable grants to the City Churches formally, something that has been difficult to do in more recent years.

Significant projects completed in 2025 include the renovation works at St Stephen Walbrook, and a major survey and repairs to the ceiling at St Sepulchre Holborn, one of the largest of the City Churches. Damage to church buildings from water ingress continues to be a significant problem, and the repair of roofs to prevent further damage to their fabric remains one of the critical needs for a number of churches in the City. Two other churches where large-scale restoration and renovation projects are underway are St Mary Abchurch and All Hallows London Wall, with the ultimate aim of bringing new mission to life in these buildings.

2025 also saw changes to the Listed Places of Worship grant scheme, with the amount of VAT on building work that could be reclaimed by a PCC or GCC through the scheme capped to £25,000 for the 2025/2026 tax year. This inevitably impacted on churches in the City with larger building projects in progress, with a number of churches not able to claim back as much VAT as originally anticipated. It also meant that some churches where projects are pending will have had to seek extra funding to cover shortfalls to ensure that these can go ahead. The CCGC made a grant through the Square Mile Churches initiative to seek advice on VAT and other tax related issues with the aim of helping churches to respond to the financial risks posed by the changes to the Listed Places of Worship grant scheme, and we are awaiting the report that will come from that work.

I am grateful as always to the members of the Committee, the Clerk and the Grants Officer for their work and commitment. The Bishop of London joined the Committee for one of its meetings and it has been good that Bishop Sarah gave significant attention to the CCGC and offered close scrutiny and constructive challenge to the recommendations we made to her.

We continue to face difficult decisions as to how CCGC funds are spent, given the reduction in funding available to the CCGC and increases in costs. I hope that the outcomes of the Square Mile Churches initiative will inform the CCGC's review of its strategic priorities in 2026, and that the funds that are available for grants can leverage in funding from other sources to enable the City Churches to continue to offer a place for worship and community activity in the City of London.

The Venerable Luke Miller  
Chair – City Churches Grants Committee

## INTRODUCTION TO THE CITY CHURCHES GRANTS COMMITTEE

### History

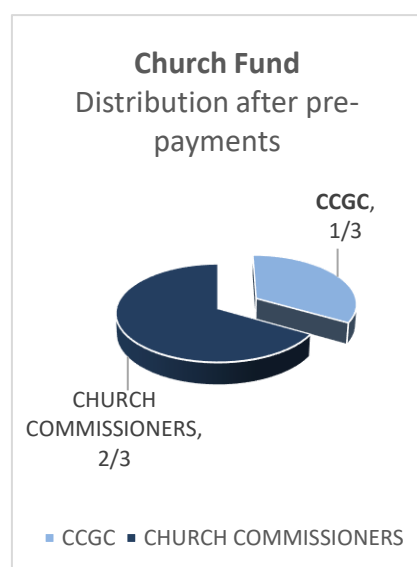
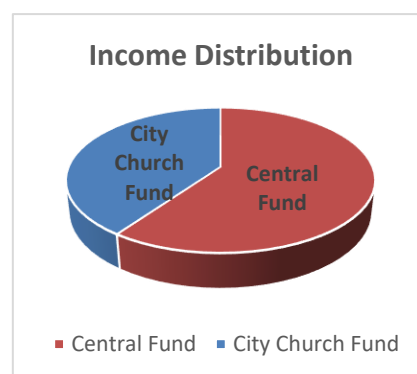
In August 1878 a Royal Commission was established to investigate the various parochial charities. Its conclusion led to the City of London Parochial Charities Act 1883 and provided that the largest five parishes should continue to administer their own charitable endowments, but that the charities of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

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

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

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

The portion given to the Bishop of London 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 39 Anglican Churches (35 of which are part of the CCGC scheme) 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 17<sup>th</sup> 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 missional 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. Active congregational life been brought back to one City Church for the first time in over 30 years.

Contrary to the confident expectation that the churches were in terminal decline, they are all now basically sustainable, and in many cases have 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. The Square Mile Churches Project, part-funded by CCGC has encouraged more churches to collaborate, and has helped with business planning and analysis of current opportunities and threats.

## 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 in a world where people are crying out for connection and hope. 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

In 2025, the London Diocesan Fund (LDF) and Trust for London (TfL) signed a Memorandum of Understanding (MoU), which has changed the way the funds available to the CCGC scheme are administered. Throughout 2025 the Committee has considered applications in the light of the proposed strategy for the period 2023 to 2026, which is outlined later in this section. The Committee is also continuing to ensure that grants made have the maximum impact in delivering the overarching aims of the CCGC Scheme.

## Staffing

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 staff funded by the CCGC are outlined in the *Salaries* section on page [18](#).

## Governance

The CCGC has continued to monitor and seek improvements to governance processes for the fund.

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

Discussions took place in 2024 and early 2025 on a Memorandum of Understanding (MoU) between TfL and the London Diocesan Fund (LDF).

The discussions centred on the proposal that an annual payment of the CCGC's funding allocation was made to the London Diocesan Fund (LDF), and that the LDF administered the CCGC funds and financial processes. A principal issue in drafting the MoU had been to take care not to inadvertently change the objects of the scheme that governed the CCGC, the intention of the

proposed changes being to ease TfL's administrative burden and for the LDF to be a useful administrative partner with the CCGC, particularly in helping to speed up grant payments.

The MoU between TfL and the LDF was signed on 2 July 2025, with the initial transfer of funds, being the balance of allocated and unallocated funds as at 1 September 2025 and three quarterly payments of the 2025 allocation from TfL, transferred to the LDF before 30 September 2025. The LDF began processing CCGC grant payments from 1 October 2025.

It is envisaged that there will be more flexibility in the management of grants and in being able to offer repayable grants to churches.

## Strategic Priorities 2023-2026

For the period from 2023 to 2026 the CCGC's strategic priorities are:

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

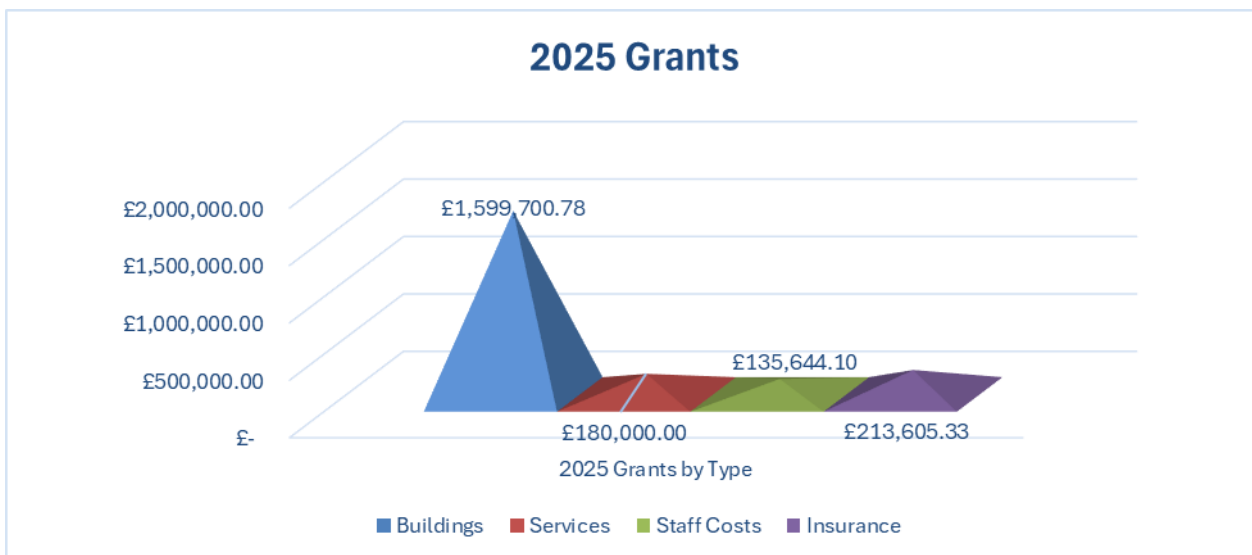
With respect to Services

- 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.

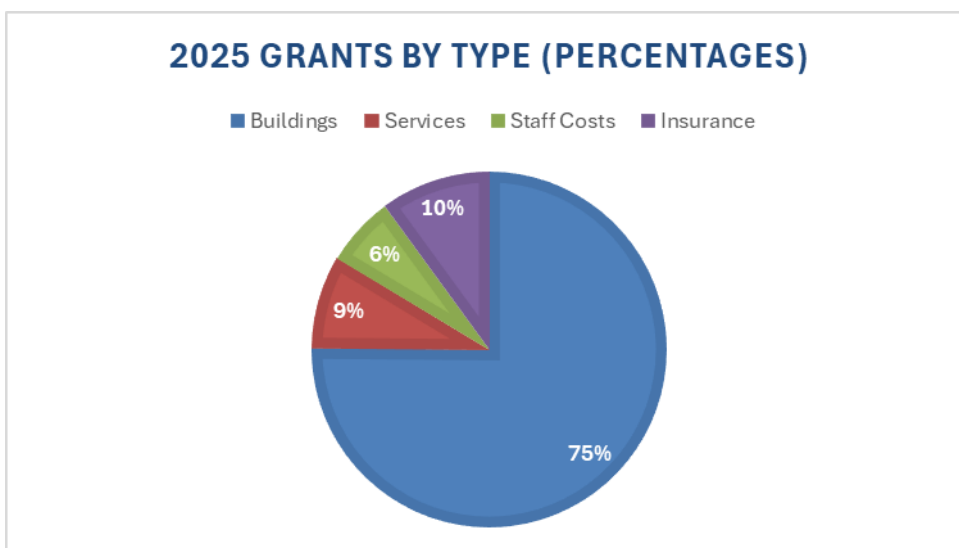
The CCGC will review its strategic priorities in 2026.

## Projects Supported by the CCGC in 2025

- In 2025 grants totalling £2,128,950.21 were recommended by the CCGC and approved by the Bishop of London. Of the grants made, £1,599,700.78 was allocated to building projects, and £180,000.00 to grants for services. Grants were also made to cover staff costs (for further details see page [18](#)), and insurance costs (see page [17](#)). A grant was not allocated to the CCGC's Discretionary Fund in 2025, and the closing balance for the Discretionary Fund was £64,191.88 (pages [17-18](#)).



- Expressed in percentages of total grants in 2025, 75% of the total grants made were for building projects, and 9% of funds allocated were to projects for ‘Services’.
- Staff costs made up 16% of the total amount granted in 2025. The annual premium for the City Churches Parish Guard Policy made up 10% of total costs.

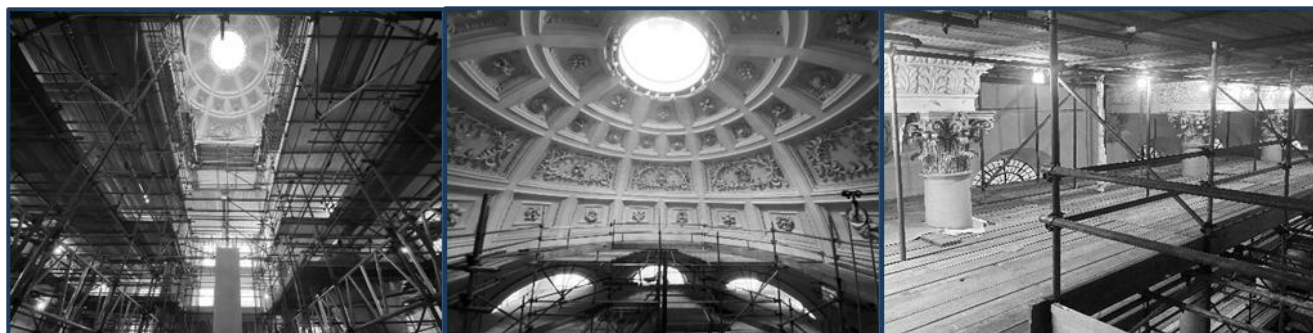


- Grants made in 2025 include:
  - Urgent work to a church tower where extensive masonry fractures and open joint systems have been identified in all elevations following a rope access survey, which require prompt attention to stabilise masonry and reinstate structural integrity.
  - Support for research and writing of a report ‘Theology of the Church in the City’, to act as a working document to inform the City Churches’ collaboration in the future.
  - Health and Safety and Quinquennial repairs, to prevent major deterioration to the fabric of a church building, as well as ensuring that it meets health and safety standards. The work will also include accessibility improvements, thus ensuring that it complies with legal requirements.

- A fundraising grant to support the raising of funds for a major project of interior works, including the replacement and overhaul of the existing heating system.
- The 2025 Financial Summary (pages [14-16](#)) provides details on grant allocations and payments made throughout the year. An update on grants made by the City Churches Grants Committee (CCGC) is given in Appendix I (pages [19-33](#)) and includes all grants for which there was a grant balance remaining at the end of 2025 or where there were financial transactions made during the year.

## Projects Supported by the CCGC in Previous Years

- Projects supported by the CCGC in previous years that were completed in 2025 include:
  - **St Stephen Walbrook:** Work began on 9 May 2024 on a major refurbishment project at St Stephen Walbrook, comprising three different elements: (i) work to remedy damage to the church as a result of the construction of the new Bloomberg building (fully funded by Bloomberg); (ii) essential repairs to the main body of the church and to the roof; and (iii) improvement of crypt facilities, including lavatories.



- 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, was exposed and repairs were made retaining as much of the original 17<sup>th</sup> Century oak timbers as possible, although some new oak was inserted and steel supports added. (A further grant was made by the CCGC for the additional costs of this work.)
- The work also included strengthening of the tower due to deterioration of the stonework in the tower's upper parts, cleaning of the dome, repainting of the walls of the nave, repairs to some of the memorials, improvements to lighting in the church, repairs to cracks throughout the west end of the building, repairs to parts of the roof of the nave, repairs to broken windows and cleaning of the altar and the church floor.
- A small grant by the CCGC had also been made to support fundraising costs, and a fundraising consultant was appointed to start the work of fundraising for the additional costs of this major project and also for further phases of renovation and refurbishment, including accessibility work.
- Although the discovery of human remains during excavation of the site led to works being delayed whilst further investigations took place, and additional repairs were

needed to the main roof of the church, the work was completed within the projected timescale and cost estimates. This was a testament to the exceptional work of the lead contractors, craftspeople and architects involved in the project.



- The project works were completed in mid-2025, and St Stephen Walbrook re-opened in July 2025, with a service of re-dedication and the institution of the Rector taking place on 17 July 2025.
- The re-opening of the church has been welcomed by the church community, City workers who come to the church on occasion, and by visitors to the City (attendances at many of the services and activities have increased since the church re-opened). The improved facilities in the crypt have been appreciated by staff, church attendees and those hiring the church for events. This has widened the scope to bring in new audiences to the church through new events and activities.
- **Holy Sepulchre:** On site work for a full survey and repairs to the ceiling in the main body of the church began in February 2025, following an initial survey that had identified a number of issues, and particularly an area of the ceiling at risk of collapse.
- The work was taken forward in small sections using an aerial work platform rather than full scaffolding, allowing the church to remain open throughout the project.
- A full survey of the ceiling was undertaken in sections, following which repairs were made, including the removal of flaking paint and damaged plaster, and repairs to/replacement of plaster and re-painting as necessary.
- Only two or three areas of the ceiling required more extensive repairs. The ceiling survey revealed that the rafters are on the whole dry and in very good condition, with very little rot seen in roofing timbers, and very little of the wood structure needed to be replaced.
- However, two leaks were discovered that could not be repaired from the inside of the roof, with scaffolding needing to be hired to make the repairs externally. There was a shortfall in funding as a result of this additional work and the changes in the Listed Places of Worship Grant scheme that reduced the amount of VAT that could be reclaimed in 2025. The CCGC made a further supplementary grant in 2025 to cover these additional costs.
- **All Hallows London Wall:** Phases 1 and 2 of a major restoration and renovation project were taken forward in 2024 and 2025, with a number of surveys commissioned and taken forward in 2024, 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. Further work included an access audit.
- By the end of August 2025 RIBA Stage 2 costed plans had been prepared, quotes obtained for the next stage of work, and urgent electric works and repairs to the Tower stonework was completed.
  - Work on the initial phases was completed under budget and, with the agreement of the CCGC and the Bishop of London, the underspend was re-purposed for an interim phase to install an AV system, repair the pulpit, build a new altar, install handrails on the first floor balcony and relocate the pews there, buy new chairs, and replace the carpet.
  - All Hallows London Wall is now in a place where it can be used for Anglican worship on a more regular basis. In June 2025, a special service was held at All Hallows to honour the Caribbean contribution to the UK Armed Forces. The intention is to hold a service for the West Indies Regiments at least once a year, with All Hallows becoming their 'home' church in the City.
- Ongoing projects supported in previous years include:
    - **St Bride Fleet Street:** A grant was made in late 2024 for the re-roofing of the north and south aisle and vestibule roofs of the church, as well as repair works to the nave roof, external stonework cleaning and masonry repairs (excluding the tower), and minor refurbishment and replacement of external lighting.
    - On site work began in began at the end of August 2025, beginning with work on the tower, and aisle and east elevations. Further work on the south aisle, nave elevations and nave gutters began in mid-November 2025, and scaffolding to the north and east elevations was erected and the temporary roof completed. Cleaning of stonework to the north and east elevation was almost complete by mid-November, and masonry repairs to the tower were underway, with moulded sections of stone detailed.
    - At the beginning of December 2025, scaffolding to the south wall was erected as far as possible to begin the cleaning of stonework. Masonry repairs to the tower are ongoing and have progressed well. By the end of December 2025, the old flat roof has been removed and cleared from site, with the new roof beginning to be installed, starting with the asphalt upstands.
    - The project will continue into 2026, and its completion will ensure that St Bride's continues to be open seven days a week as a living church and significant heritage site, drawing visitors not only from the local parish but also from across the UK and internationally.
    - **St Bartholomew the Less:** A grant had been made in 2022 to cover the costs of the most urgent works at the Hospital Church of St Bartholomew the Less as identified in the April 2022 Quinquennial Inspection (April 2022).

- Major work to St Bartholomew was due to commence in 2025, but owing to major increases in the costs of the work to be done to almost double the original estimate, progress stalled. Match funding has now been secured, and the project will now be taken forward in 2026. A project board will take forward a tendering process in early 2026 and it is anticipated that on site work to repair the roof of the church will begin in summer 2026.
- **St Mary Aldermary:** A grant was made by the CCGC in late 2024 to support the preparatory work necessary for the delivery of a successful NHLF bid.
- St Mary Aldermary Revitalised is preparing for a major development project to repair, adapt and renew this Grade I listed City church, to secure its future as an active place of worship, heritage, learning and community support. The project will address essential fabric repairs and improve core facilities, including upgraded toilets, enhanced access, and the redevelopment of the café to better serve the public. Alongside this, the scheme will introduce sustainable heating and electrical solutions, to reduce carbon impact while securing reliable heat provision and enabling the church to provide warm, welcoming spaces throughout the year.
- A key strand of the project is heritage skills learning, creating opportunities for training and public engagement linked to the conservation of the historic building.
- The CCGC grant has funded critical preparatory work in support of a major bid to the National Lottery Heritage Fund (NLHF), the development of the architect's design proposals, fundraising, and project development planning, café and strategic catering reviews, and essential technical studies including an M&E Sustainable Heating and Electrical Options Assessment. The grant also supported consultation and research, which included community and audience audits, an outline Activity Plan and an outline Business Plan. An NLHF Expression of Interest was submitted by the deadline of 28 May 2025 and, following that, work has been taken forward on the main application to the NLHF.
- This work has established a robust foundation for the NLHF submission and for future delivery, ensuring that the proposed repairs, improvements and expanded activity programme are financially viable, environmentally responsible and responsive to community need.

### Other Activity Supported by the CCGC

- The CCGC has previously supported 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. The CCGC is currently supporting a mission project manager and youth officer in one parish in the City.
- The CCGC has also been supporting a number of projects working across the City Churches through the Square Mile Churches initiative, with the aim of guiding collaborative mission and ministry across the churches in the City. The work is intended to speak into the CCGC's

strategic aims of care for buildings and the maintenance of services, enhancing the mission of the City Churches now and into the future.

## Future Need

The City Churches are places of faith, prayer and worship, upholding a centuries-old spiritual presence in the Square Mile. These historical landmarks play a vital, cultural and civic role as part of their missional outreach — as venues for concerts, talks, exhibitions, public events and community activities, contributing to the artistic, intellectual, and spiritual life of the City and beyond.

A previous assessment by the Diocese of London’s Parish Property Support and Fundraising team in November 2023 estimated that £93 million was needed for major building investment in the City Churches, of which some £30 million was required for immediate repairs. The Square Mile Churches reported on the outcomes of its initial two-year project in November 2025. Part of the initiative’s work had been to assess the current status of the church buildings in the City and to identify those churches with the most critical needs for building repairs. The Square Mile Churches project also helped to equip churches with skills and resources needed to maintain and adapt sustainable buildings to serve their local mission. The initiative has enabled churches to be better prepared for fundraising for large capital works projects through a fundraising workshop, building conservation reports, energy audits, and working to produce business plans in a structure acceptable to larger funders.

Given that the costs involved in renovating and maintaining the City Churches will always outweigh the funds available to the CCGC, the Committee will continue to look at ways in which it can make grants to as many projects as possible across the City Churches, and to help to leverage in funding from other sources. Funds available to the CCGC have been much reduced in recent years. The CCGC will continue to review and update its strategic priorities, which will in part be informed by the outcomes of the Square Mile Churches initiative, with the ultimate goal being that the City Churches continue to act as beacons of faith, worship and Christian ministry and mission locally, nationally, and internationally.

## 2025 Financial Summary

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	£2,953.19									£2,953.19
0104	St Bartholomew the Great	£95,255.00			£21,745.00	-£17,000.00				-£75,000.00	£25,000.00
0105	St Bartholomew the Less	£210,000.00									£210,000.00
0106	St Botolph Aldgate	£472,451.66				-£90,919.01		-£200,000.00	£750,000.00	-£22,451.66	£1,051,562.80
								-£47,518.19	£40,000.00		
									£30,000.00		
									£120,000.00		
0108	St Bride Fleet Street	£691,000.00								-£92,663.12	£409,993.90
										-£79,426.96	
										-£108,916.02	
0110	St Edmund The King & St Mary Woolnoth	£58,975.00		-£29,487.00							£29,488.00
0113	St James Garlickhythe	£119,000.00								-£60,000.00	£59,000.00
0114	St Magnus the Martyr	£0.00	£10,000.00								£10,000.00
0117	St Mary le Bow	£410,000.00		-£200,000.00		-£200,000.00		-£3,750.00		-£4,750.00	£0.00
						-£1,500.00					
0120	St Peter Cornhill	£99,146.00									£99,146.00
0121	St Sepulchre Holborn	£466,497.20				-£20,108.12	£73,000.00	-£28,156.46		-£39,526.64	£146,151.43
						-£20,516.25		-£3,600.00		-£13,301.20	
						-£57,054.09		-£72,241.06		-£41,441.09	
						-£69,762.29				-£27,638.57	
0122	St Stephen Walbrook	£416,275.00		-£300,000.00						-£16,275.00	£100,000.00
0123	St Vedast Alias Foster	£37,000.00								-£10,000.00	£27,000.00
0124	All Hallows London Wall	£86,258.97				-£28,598.40				-£43,910.57	£0.00
										-£13,750.00	
0126	St Benet Paul's Wharf	£12,500.00									£12,500.00
0127	St Botolph Aldersgate	£0.00							£130,500.00		£261,000.00
									£130,500.00		
0130	St Katharine Cree	£328,850.42			£180,000.00			-£213,000.00			£295,850.42

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	
0131	St Lawrence Jewry	£16,500.00		-£5,850.00						-£10,650.00	£0.00
0134	St Mary Abchurch	£1,913,716.54		-£11,860.00		-£53,836.13	£175,000.00	-£18,115.00			£1,974,481.00
						-£9,061.00		-£13,140.41			
						-£4,848.00					
						-£3,375.00					
0135	St Mary Aldermary	£35,793.80						-£25,859.10			£9,934.70
	<b>Total Churches</b>	£5,472,172.78	£10,000.00	-£547,197.00	£201,745.00	-£576,578.29	£248,000.00	-£625,380.22	£1,201,000.00	-£659,700.83	£4,724,061.44

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	£93,578.73		-£11,008.00		-£3,000.01		-£3,288.84		-£10,140.00	£64,191.88
							-£1,950.00			
Strategy for Buildings	£8,000.00									£8,000.00
Wren 301 (Square Mile Churches) Underwriting Fund	£397,304.00									£397,304.00
Square Mile Churches: The Way Forward	£0.00							£85,000.00		£85,000.00
Dean of Mission	£54,000.00									£54,000.00
Two Cities Archdeaconry (NZC for City Churches)	£17,280.00									£17,280.00
Two Cities Area (Theos Report)	£0.00			£18,360.00						£18,360.00
Two Cities Area (City Plan 2040)	£0.00			£19,340.78						£19,340.78
Two Cities Area (VAT advice)	£0.00			£18,000.00						£18,000.00
London Diocesan Fund	£5,868.14	£66,954.30	-£66,954.30	£68,689.80	-£68,689.80		-£0.07			£5,868.07
EIG Insurance Premium	£0.00			£213,605.33	-£213,605.33			£721.13		£721.13
<b>Sub Total</b>	£576,030.87	£66,954.30	-£77,962.30	£337,995.91	-£285,295.14	£0.00	-£5,238.91	£85,721.13	-£10,140.00	£688,065.86
<b>TOTAL GENERAL</b>	£6,048,203.65	£76,954.30	-£625,159.30	£539,740.91	-£861,873.43	£248,000.00	-£630,619.13	£1,286,721.13	-£669,840.83	£5,412,127.30

Writebacks
Repayable grants
Underwriting
VAT Refund
Refunds/grant repayments made in 2025
TfL allocated funds transfer adjustment

SUMMARY		
	£	INCLUDING UNALLOCATED FUNDS
CCGC FUND OPENING BALANCE 2025	£7,550,447.86	£1,502,244.21
ADJUSTMENT TO 2024 ALLOCATION	£38,136.00*	
TFL BUDGETED ALLOCATION 2025	£1,769,988.00**	
VAT REFUND MADE IN 2025	£21,745.00	
REFUNDS/GRANT REPAYMENTS MADE IN 2025	£721.13	
GRANT PAYMENTS MADE IN 2025	(£2,653,116.03)	
FUND CLOSING BALANCE 2025	£6,727,921.96	£1,315,794.66

\*Difference between budgeted allocation amount for 2024 provided by Trust for London on 19<sup>th</sup> December 2023 (as agreed by the Board of Trustees of the City Church Fund at their meeting on 8<sup>th</sup> December 2023) and TfL's final accounts published in September 2024.

\*\*Budgeted allocation amount for 2025 based on figures provided by Trust for London on 9<sup>th</sup> December 2024 (as agreed by the Board of Trustees of the City Church Fund at their meeting on 6<sup>th</sup> December 2024).

## 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

2025 – 2026 £213,605.33 (including insurance premium tax)

The insurance premium had been renewed in 2024 for three years. The increase in costs for the 2025-2026 premium from the previous year was 0.5%.

## 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.

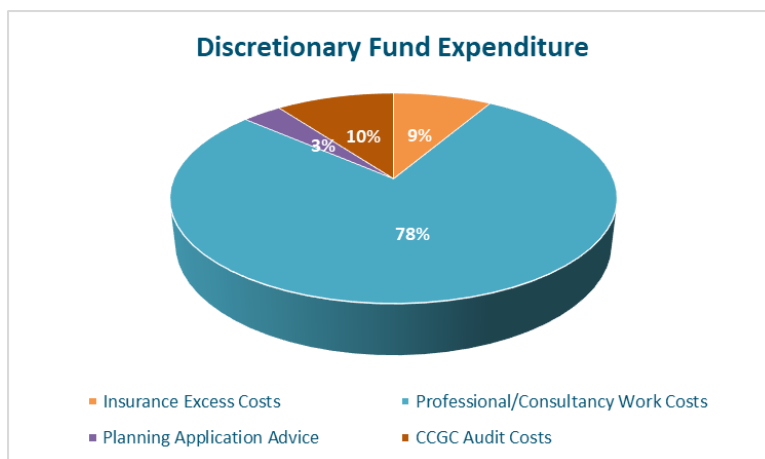
The Bishop delegates the application of the Discretionary Fund to the Clerk in consultation with the Archdeacon of London.

### 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 £29,386.85 were made in 2025, a 22% increase on the amount expended on discretionary grants in 2024 (£24,088.25). The main call on the Fund in 2025 was for professional and consultancy fees (78%). In 2025, grants for payment of insurance excess repairs for repairs to church property were lower than in



previous years (9% of overall expenditure in 2025, compared with 18% in 2024). Other discretionary grants made in 2025 were for CCGC audit costs (9%) and planning advice (3%).

The table below outlines the amount for grants made in 2025 in each category:

Discretionary Grant Type	Amount
Payment of EIG Insurance excess costs	£2,500.00
Professional fees/consultancy work costs	£22,878.84
Review of planning applications/planning advice	£1,008.00
CCGC Audit Costs	£3,000.01

## 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	£135,644.10 (July 2024 to June 2025)	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.

## APPENDIX I – UPDATE ON GRANTS MADE BY THE CITY CHURCHES GRANTS COMMITTEE (CCGC)

An update on grants made by the City Churches Grants Committee (CCGC) is given below and includes all grants for which there is a grant balance remaining at year end or there have been financial transactions during the year 2025.

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
0101	All Hallows by the Tower	2023	<p><b>Re-roofing of the north and south aisle, introduction of PV units to south aisle, replacement of existing floodlights and sundry works</b></p> <p>A final report was received in April 2025. There is a small balance on the grant that may need to be written back.</p>	Completed
0104	St Bartholomew the Great	2022	<p><b>Project to carry out the most urgent works identified in the December 2021 Quinquennial Inspection</b></p> <p>A final report was received in April 2025. The balance of the grant was written back as VAT had been successfully reclaimed through the Listed Places of Worship Grant scheme.</p>	Completed
0105	St Bartholomew the Less	2022	<p><b>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</b></p> <p>Major work to St Bartholomew was due to commence in 2025. Unfortunately, owing to large increases in the costs of the work to be done to almost double the original estimate, the on-site work was delayed. Match funding has now been secured, and the project will now be taken forward in 2026. A project board will take forward a tendering process in early 2026 and it is anticipated that on-site work to repair the roof of the church will begin in summer 2026.</p> <p>Part of a further grant for project management costs that was made by the CCGC will also be used to cover costs of project management for the work at St Bartholomew the Less.</p>	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
0106	St Botolph Without Aldgate	2024	<p><b>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</b></p> <p>A grant payment was paid in September 2025. A further grant was made in November 2025 given the additional costs of the work.</p>	In progress
		2024	<p><b>Closing out of final account and agreeing on damages and extensions of time claims for major parish hall project</b></p> <p>A further grant payment was made in September 2025.</p>	In progress
		2025	<p><b>Work to the tower following issues identified by roped access survey (in two phases)</b></p> <p>A grant was made in November 2025 to cover costs of urgent work to St Botolph Without Aldgate's tower. A recent rope access survey identified issues of concern with extensive masonry fractures and open joint systems in all elevations of the spire and tower, requiring prompt attention to stabilise masonry, reinstate structural integrity that has been lost, and to stop water ingress. Rusting ring beams will also need removal and replacement with ones made from stainless steel.</p>	In progress
		2025	<p><b>Grant uplift for the remainder of the roof project to stop water ingress to the church</b></p> <p>A grant was made in November 2025 to cover extra costs on the project to stop water ingress to the church (grants were made in 2024 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). Extra costs have arisen as a result of updates to the design of the overflow, extra timber needed for repairs, and extra work to make stonework safe where steel ties are rusting and expanding.</p>	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
		2025	<p><b>Replacement of gas boiler and works to heating system</b></p> <p>A grant was made in November 2025 to replace the church's gas boiler and to undertake further work to the church's heating system. This work has been deemed to be urgent, given the need for St Botolph Without Aldgate to focus on ensuring the success of the Aldgate Centre.</p>	Not started
		2025	<p><b>Additional funds to enable the Aldgate Centre to achieve its core aims of working with the local community and providing financial sustainability (including full Common Fund contributions) through commercial letting</b></p> <p>A grant was made in November 2025 to enable the Aldgate Centre to achieve its core aims of working with the local community and providing financial sustainability through commercial letting. The CCGC agreed that upfront funding and support would make the Aldgate Centre more self-sufficient in a relatively short time, unlocking enormous benefits to the mission and ministry of St Botolph Without Aldgate.</p>	Not started
0108	St Bride Fleet Street	2024	<p><b>Re-roofing project, including masonry repairs and cleaning of stonework</b></p> <p>On-site work began at the end of August 2025, beginning with work on the tower, and aisle and east elevations. Further work on the south aisle, nave elevations and nave gutters began in mid-November 2025, and scaffolding to the north and east elevations was erected and the temporary roof completed. Cleaning of stonework to the north and east elevation was almost complete by mid-November, and masonry repairs to the tower were underway as per the survey, with moulded sections of stone detailed. At the beginning of December 2025, scaffolding to the south wall was erected as far as possible to begin the cleaning of stonework; scaffolding to the southwest corner remains outstanding and will be erected using the materials from the Tower to reduce the risk to the public by moving materials around. Masonry repairs to the tower are ongoing and have progressed well. The old flat roof has been removed and cleared from site, and the new roof is being installed, starting with the asphalt upstands.</p>	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
0110	St Edmund the King and Martyr (IMPRINT Church)	2023	<p><b>Support for three key IMPRINT leadership positions</b></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, and a number of activities for young people continue to be taken forward, as well as planning for new and existing programmes continuing in 2025-2026.</p> <p>The Project Manager has been key in coordinating key parish initiatives across discipleship, creative outreach, evangelism, prayer, and leadership development, which have contributed to IMPRINT Church’s mission of reaching and equipping young people with the love of Christ. The work of the Project Manager has laid the foundations for continued growth, deeper discipleship, and wider cultural engagement in the future.</p> <p>The Youth Director began work on 1 September 2023, and since then IMPRINT Church has experienced remarkable growth and renewed spiritual life among young people. This has been achieved through the establishment of the new 5pm service at St Clement’s Eastcheap, dedicated to young people and students, weekly discipleship opportunities at St Clement’s, including weekly prayer and Bible Study meetings, a discipleship year programme and Gen Z worship nights, as well as evangelism training and outreach. The Youth Director has directly supported the creation, development, and ongoing leadership of youth-focused ministry initiatives that have brought active congregational life back to a historic church building for the first time in 35 years.</p>	In progress
0110	St Mary Woolnoth	2021	<p><b>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</b></p> <p>Following external repairs to a part of St Mary Woolnoth’s main roof, including lead works at the top of the tower and partial repairs to the rainwater disposal system in areas where it was failing, repairs to the interior ceiling plaster took place earlier in 2025, with work completed in July 2025. Work on the options appraisal, for which CCGC funding had been given also went</p>	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
			forward in 2025, with the revised final version of the Statement of Significance received in April 2025, an enhanced energy audit conducted over the summer with the report received in August 2025, and a measured survey conducted in September 2025.	
0113	St James Garlickhythe	2024	<p><b>Renovation project including creation of new office space and WC facilities, and improvements to the Narthex area</b></p> <p>Work commenced in late August 2024 and has been ongoing since then. Plans have evolved, and the PCC made the decision to focus on the exterior work as a priority. Plans have been extended to include a replacement lead roof and improved water management systems. Work on the RIBA 3 stage of the exterior works were due to conclude by the end of 2025 and the PCC will then be in the position to apply to the DAC for faculty (the PCC resolved to proceed to faculty at its meeting in November 2025).</p> <p>In April 2025 a DAC site visit took place, which yielded useful feedback and guidance on the existing architect plans, which resulted in some of the interior plans being modified. The new proposals have been submitted to the DAC, and once the RIBA 3 exterior works are concluded, the architects will re-focus on the RIBA 3 interior works. However, as a result of the DAC site visit other areas of work emerged – including a review of the church heating systems to ensure the church can move towards delivering net zero 2030 targets. This planning is still in its infancy, but the PCC is fully committed to delivering on these goals.</p>	In progress
0114	St Magnus the Martyr	2025	<p><b>Fundraising costs for the project of interior works at St Magnus the Martyr, including redecoration and heating replacement and overhaul</b></p> <p>St Magnus the Martyr is taking forward the development of a Heritage Fund project, and has been working on applications to act as match funding for the interior works.</p>	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
0117	St Mary-le-Bow	2024	<p><b>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)</b></p> <p>Work on the Rector's Lodging was completed (bar a few 'snagging' works) and the newly appointed Rector is now in residence (a service for the institution, induction, and installation of the new Rector took place on Monday 15 September 2025). A final report was received in 2025. Living accommodation for the Rector has been refurbished and updated, including significantly improving energy efficiency through the upgrading of insulation, windows, and installation of a new air source heat pump.</p>	Completed
		2023	<p><b>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)</b></p> <p>A final report was received in 2025.</p>	Completed
0120	St Peter upon Cornhill	2024	<p><b>Renovation Project - Investigative and preparatory works for RIBA Stage 3</b></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, with extensive survey works to be undertaken. 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

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
0121	St Sepulchre Holborn	2025	<p><b>0121(A) (SUPPL) – Urgent repairs to ceiling and in-depth ceiling survey</b></p> <p>A grant payment was made in November 2025 to cover some of the overspend for the ceiling repairs project.</p>	In progress
		2024	<p><b>0121(A) – Urgent repairs to ceiling and in-depth ceiling survey</b></p> <p>Work commenced at the beginning of February 2025, with work going forward as set out in the application.</p> <p>A further supplementary grant was agreed in July 2025 to cover an anticipated shortfall in funding principally due to changes in the Listed Places of Worship Grant scheme from April 2025 that reduced the amount of VAT that could be reclaimed in any one year.</p> <p>The work is now complete.</p>	Completed
		2024	<p><b>0121(B) – Diversion of drains from the Church to the Thames Water sewer as a result of damage to existing drains from tree roots</b></p> <p>The drainage works at St Sepulchre have continued to be problematic. The challenge has been to find a drainage route, as unblocking the existing drain, or diverting the drain into Holborn Viaduct, were either not possible or too costly. St Sepulchre is continuing to work with contractors to find a solution.</p>	In progress
		2024	<p><b>0121(C) – Fundraising Consultant</b></p> <p>A fundraising consultant was appointed by Holy Sepulchre in 2025 and submitted an initial enquiry to the National Lottery Heritage Fund (NLHF) for a resilience grant.</p>	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
0121	St Sepulchre Holborn	2023	<p><b>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)</b></p> <p>Rodding hatches were installed and repairs to the roof and roof flashing were undertaken. One remaining leak was identified in the middle of the roof of the Musicians' Chapel. Two other roof leaks were also identified in the main body of the church (see 'Ceiling Repairs'). These three leaks unfortunately could not be repaired from the inside, and so a scaffolding platform had to be constructed outside on both sides of the church to examine the roof where the leaks were and to make the necessary repairs.</p>	In progress
0122	St Stephen Walbrook	2024	<p><b>Major project works including crypt refurbishment and repairs as identified by the recent Quinquennial Inspection</b></p> <p>The project works have been completed, and St Stephen Walbrook re-opened in July 2025, with a service of re-dedication and the institution of the Rector taking place on 17 July 2025.</p> <p><b>Further grant towards additional costs of major refurbishment and repair work to main body of church and refurbishment of the crypt</b></p> <p>Project works are now complete.</p>	Completed
		2021	<p><b>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)</b></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. The remaining balance of the grant was written back in 2025.</p>	Completed

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
0123	St Vedast Alias Foster	2022	<p><b>Emergency repairs to the tower and spire to prevent masonry falling</b></p> <p>The critical work of securing stonework, which was in danger of falling, was completed in 2024. A final report was received in 2025, and the remaining balance of the grant was written back to the CCGC.</p>	Completed
0124	All Hallows London Wall	2024	<p><b>Urgent works identified following assessment work during the initial phases of the 'Beyond the Wall' project</b></p> <p>Urgent works were undertaken and completed in May 2025, alongside the major All Hallows on the Wall restoration project. These included the installation of a lightning conductor, urgent repairs to the stonework of the tower, and removal of pigeons from the roof space. A final report was received in May 2025.</p>	Completed
		2024	<p><b>Renovation and repairs to All Hallows London Wall</b></p> <p>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 2024, 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. Further work included an access audit. By the end of August 2025 RIBA Stage 2 costed plans had been prepared with the Architects and QS, quotes obtained for the next stage of work, and urgent electric works and repairs to the Tower stonework were completed. A final report on this phase of the restoration project was received in September 2025.</p> <p>Work on the initial phases was completed under budget, and All Hallows requested that the underspend be re-purposed for the interim phase to install an AV system, repair the pulpit, build a new altar, install handrails on the first-floor balcony and relocate the pews there, buy new chairs, and replace the carpet. The CCGC agreed the change of use of funds in September 2025.</p>	Completed

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
			With the agreement of the Bishop of London, the remaining grant funds were requested in December 2025 to be used as part of the funding for new chairs for the church.	
0126	St Benet Paul's Wharf	2022	<b>Part-funding for the development of a Conservation Management Plan (CMP)</b> 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
0127	St Botolph Aldersgate	2025	<b>Two-part project to (i) make repairs and investments to meet health and safety standards as required under the July 2024 QI report; and (ii) to make major improvements to wheelchair accessibility and enable the church to comply with current legislation</b>  A grant was made to St Botolph Without Aldersgate in November 2025 for this two-part project. Major repairs to the fabric of the church and its lighting scheme were most recently undertaken in 2023 after a gap of 30 years. Significant increases in the costs of building materials during and post-COVID meant that the church had to defer a number of repairs. This project will take forward those repairs to prevent major deterioration to the fabric of the building, as well as ensuring that it meets health and safety standards. The project also includes developing access for wheelchairs into the south-facing porch, alongside improvements to the external and internal doorways to support wheelchair access.	Not started
0130	St Katherine Cree	2025	<b>Core funding for 2026-2030 for the renewal of St Katharine Cree (stipend and housing support for 2026-2027)</b>  A grant was made in May 2025 for part of the core funding for St Katharine Cree, being stipend and housing costs for 2026 to 2027. The CCGC asked for further information on aspects of the project, in order to make a final recommendation on a grant for core funding for 2028 to 2030. The further information requested will be reviewed by the CCGC at its meeting in February 2026.	Not started

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
		2023	<p><b>Project to renew the Guild Church of St Katharine Cree as the Guild Church for Workers</b></p> <p>Update reports on the overarching project to renew the Guild Church of St Katharine Cree were received in February and May 2025. A further tranche of this grant was paid in September 2025.</p> <p>The CCGC agreed at its meeting in February 2025 for part of the funds that were unused in 2025 to be allocated to other areas of the project.</p>	In progress
		2022	<p><b>Project to renew the Guild Church of St Katharine Cree as the Guild Church for Workers</b></p> <p>A final payment for clergy accommodation costs was made in September 2025. There remains a small balance on the grant to be written back.</p>	In progress
0131	St Lawrence Jewry	2024	<p><b>Installation of a sound system and a phone/internet line</b></p> <p>The remaining balance of the grant made to St Lawrence Jewry was written back in 2025.</p>	Completed
0134	St Mary Abchurch	2025	<p><b>St Mary Abchurch Renovation and Restoration Project – additional funding for Phase 1 (up to RIBA Stage 4) costs</b></p> <p>A grant was made in September to cover the final costs for Phase 1 (up to RIBA Stage 4) of the project. The offer of further funding for Phase 2 of the project is under consideration by the CCGC.</p>	In progress
		2024	<p><b>Conservation and renovation of the interior of St Mary Abchurch, including electrical works – project rephasing</b></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 rephasing of the overall project, these being: external work needed to be undertaken urgently; closure of the building for extensive renovation work was possible; reconstruction of an office building near to the church was in progress, and given the</p>	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
			extensive noise and disruption, it was be helpful for the closure and renovation work of St Mary Abchurch to coincide with this work.	
		2023	<b>Conservation and renovation of the interior of St Mary Abchurch, including electrical works</b> The necessary multiple surveys and initial plans are now almost complete – surveys undertaken have included a 3D survey of the church. However, further investigative work will be required to complete the planning phase, and a request was made for additional funding in order to complete Phase 1 (up to RIBA Stage 4) of the project.	In progress
0135	St Mary Aldermary	2024	<b>Support towards further necessary preparatory work and the delivery of a successful NHLF bid for a major development project</b> A grant was made by the CCGC in late 2024 to support the preparatory work necessary for the delivery of a successful NHLF bid, including community and audience audits, an outline Activity Plan and an outline Business Plan. Much of the survey and audit work was completed, and the options appraisal updated. Surveys revealed some settlement in the aisle, and preliminary advice was sought on this. The NLHF Expression of Interest was submitted by the deadline of 28 May 2025 and work was being taken forward following that on the application to the NLHF. A drawdown request was made and payment of the first tranche of this grant was made in September 2025.	In progress
	Wren 301 'Square Mile Churches'	2024	<b>Square Mile Churches: towards a sustainable future</b> This phase of the Square Mile Churches project came to an end in December 2025. The project has prepared 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.	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
			The CCGC made an underwriting grant to support this work to leverage funding for the City Churches in early 2024. Costings were originally based on 24 churches being involved in this initiative, but take-up has been much higher, and it is likely that this initial underwriting grant would be augmented in due course, should funding from other sources not be forthcoming (the grant is likely to be drawn down in 2026 now that the project is complete).	
	Two Cities Area	2023	<b>Dean of Mission</b> The new Dean of Mission joined the Two Cities Area team in July 2024. The CCGC part-funded this role in support of the work with the City Churches, to develop strategic plans, enhancing discipleship supporting mission and evangelism across the diverse churches in the City of London.	In progress
	Two Cities Area <b>'Energy Audits for City Churches'</b>	2023	<b>Energy Audits for City Churches</b> 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 in the City that wished to participate. Costings were originally for 24 church audits, but take-up was higher than originally estimated, and it was likely that this initial grant would be augmented in due course. The work will be carried out through the Square Mile Churches initiative. To date the grant has not yet been drawn down.	In progress
	Two Cities Area <b>'Theos Report'</b>	2025	<b>Support for research and writing of a report 'Theology of the Church in the City' with the consultancy Theos</b> The consultancy agreement was signed in July 2025, and work has begun on this project to research and write a report on the 'Theology of the Church in the City'. The research is intended to involve City clergy, theologians and other invited stakeholders from within and outside the church in a series of roundtable collaborative conversations, and will also draw on the work streams of the 'Square Mile Churches: Towards a sustainable future' project. The output will	In progress

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
			be a Report that draws together the themes explored, and will act as a working document to inform the churches' collaboration for the future.	
	Two Cities Area  'City Plan 2040'	2025	<p><b>Financial support for commissioning of strategic coordination and expert representation of the City Churches to respond to the draft City Plan 2040</b></p> <p>A grant was made to support the commissioning of strategic coordination and expert representation of the City Churches to respond to the draft City Plan 2040. (published by the Corporation of London) The City Plan will guide development, land use, and heritage management across the Square Mile for the next twenty years, with major implications for the churches' visibility, accessibility, sustainability, community role, and their outreach and mission.</p> <p>The City Plan work will be coordinated and supported by counter-culture work that is already going forward under the Square Mile Churches initiative.</p>	Not started
	Two Cities Area  'VAT Advice'	2025	<p><b>Support for strategic VAT and tax advisory services to help City Churches to respond to financial risks posed by the changes to the Listed Places of Worship Grant Scheme (LPWGS)</b></p> <p>A grant was made for VAT and tax advisory services to help the City Churches to respond to financial risks posed by changes to the Listed Places of Worship Grant Scheme, using St Mary Aldermary as a test case, with the aim of scaling the findings for use across the deanery. The project will equip churches with expert advice on how to reduce VAT liabilities and increase tax efficiency across capital projects, commercial and trading activities, and Net Zero Carbon (NZC) upgrades, providing City Churches with a vital toolkit for planning sustainable and cost-efficient building and service strategies.</p>	Not started

Parish Number	Parish Usual Name	Year Grant Awarded	Comments	Status of Project/Works
	Two Cities Area  'Way Forward'	2025	<p><b>Square Mile Churches: The Way Forward</b></p> <p>A grant was agreed for part of the project delivering the next phase of work to strengthen the mission, sustainability, and collective voice of the City Churches. Building on the findings of the Community Development Plan and Framework Conservation Plan, this phase of the Square Mile Churches project is intended to move from planning to delivery, including shared fundraising capacity and a feasibility study for a City Appeal, continued support for quinquennial inspections and Net Zero objectives, and enhanced digital and communication platforms.</p>	Not started

## APPENDIX II – 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 & Martyr	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 III

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 2025

NAME	POSITION HELD	
The Venerable Luke Miller	Archdeacon of London/Chair	
The Rev'd Laura Jorgensen	City Deanery Area Dean	
Alex Rayner	City Deanery Lay Chair	
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	
The Venerable Katherine Hedderly	Archdeacon of Charing Cross	
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