

## **ST PETER DE BEAUVOIR TOWN**

**A church which worships, nurtures and takes action.**

St Peter de Beauvoir Town is a thriving parish in the modern and inclusive catholic tradition of the Church of England. It is a member of the Catholic Mission Covenant operating across Hackney and Islington deaneries.

In the parish 55.5% of the population are of ethnically diverse backgrounds. This is reflected in the Church's electoral roll and celebrated through the events and activities that take place within the Church spaces. There is also a wide socio-economic mix in the area. We strive for racial justice through worship and prayer, the relationships we nurture and the action we take through renewing and growing partnerships.

In February 2024, the PCC voted unanimously to adopt 'Prayers for Love and Faith'. We are proud to include members of the LGBTQIA+ community in our congregation and in positions of leadership.

**Whoever you are, wherever you're from, whatever your story,  
there's a place for you at St Peter's.  
Welcome home.**



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## OUR STORY IN OUR OWN WORDS

‘St Peter’s is a worshipping community that values both the sacred and the everyday. Whether it’s through formal services in church, prayer groups or informal gatherings like our monthly Community Café, weekly Warm Welcome drop-in, casual conversations over refreshments after church, we continue to create inclusive spaces where people feel seen, heard and valued. Seasonal celebrations such as Christmas Film Clubs, live streaming of sports events, hosting music festivals and events also offer inclusive, joyful opportunities to bring neighbours together across lines of difference.’

*Vicar’s Annual Report for APCM April 2025*

### Our Shared Values:

- Inclusive and welcoming without exceptions
- Respect
- Friendship and fun
- Faithfulness and sacred practice
- Equality of opportunity to access training, serve, lead and volunteer



We asked people when these values are seen in action:

- Keeping the church open and holding the space for the community
- Opening the church to new music and poetry and film and specifically the concert held early in the war in Ukraine
- Many people praised our choral music especially Compline
- Reinvigoration of our music through the leadership of the musical director bringing energy into our worship
- Our prayer life, our care and compassion
- Warm Welcome and Friday Café
- Saturday Conversation

The physical space itself had a special significance due to:



- Continuity of worship over 185 years and the presence of a faithful congregation
- Shared sense of home, peace and joy for people across the community
- Act of ‘holding a history’ through sacramental acts and getting through difficult times together
- The presence of God in this place

Several people commented on the spirituality of the services, in particular, the marking of Holy Week.

‘Easter Saturday Mass - I felt the presence of the Holy One and at drinks afterwards - love outpouring.’



When asked to describe St Peter De Beauvoir Town, the words ‘welcoming, friendly, inclusive’ were evident in almost all responses.



- Several people commented that they felt 'safe'.
- People experience a high quality of worship.
- An appreciation of the Anglo-Catholic tradition is evident.
- This is the local church for many.
- Most respondents want current activities to continue.
- People love the space especially for its peace and quietness.
- Music stands out as a special feature.



‘When I think about St Peter’s I think of family. Families that have found an identity at St Peter’s. Families that come together on Sunday to pray, sing and worship together - if those words can be separated. I came to St Peter’s as an infant under the direction of praying parents. They walked ahead of me, and I just had to follow in their footsteps... St. Peter’s has truly accompanied me on all my life’s journeys: baptism, confirmation, and marriage.’



*‘A busy spiritual and social hub at the heart of De Beauvoir for which the whole local community feels a sense of ownership (not just worshippers).’*

‘It’s a beautiful and joyful church where worship and praise are God-centred and Christ-centred. The presence of St Peter’s church - a reminder of tranquillity, of the Lord, haven of peace, my spirituality, where you can have the time and space to be yourself, pray and eventually find your feet, where you will find healing, support, warmth, some fun, and a good exchange of real-life experiences!’

*‘The church building itself is sometimes almost tangibly a place of prayer. I have been alone or in a silent group and have felt a real sense of the people who have prayed there over the decades... Quite simply: St Peter’s has been like another family to me. Sometimes we have differences but always St Peter’s is there for me, and I am so grateful for this.’*



‘I very much like the diversity in the congregation, all kinds of people of different ages, with roots all over the world but drawn together from the area.’

*‘At the heart of the community. Inclusive of both congregation and non-church goers. Beautiful, warm, welcoming crypt, much-loved by community groups. The East Room is safe and womb-like. Both the church and the crypt feel full of a higher peace and spirituality.’*



‘The music in this church is absolutely outstanding. The musical director has done a wonderful job. Please keep this going.’

‘Warm Welcome has been a big highlight of my time at St Peter’s. It has been wonderful to see a new community group grow, with new people finding a place of belonging in the church. God’s love has been moving in this place!’



*‘I think of it as a compass (morally, socially, and in terms of belief), a foundation, an obligation (spiritually), and as just where I feel most at home in God’s presence and as part of a community. I have learned so much about God, love and myself from St. Peter’s.’*

‘St Peter’s is very much the centre of my life and my community... It is a place where I always feel welcome even though I don’t worship in the church.’

## WHAT WE DO

‘Each and every week people come into St Peter’s and encounter our ministry, whether in the quiet of an open church, the contemplative beauty of Compline, in preparation for baptism or confirmation, in the tears of planning a funeral, the delight of preparing for and planning marriage, the regular encounter of Christ in the body and blood of our Mass, seeking out priest for confession or counsel, in the bustle of Crafty Church, in the warmest of Warm Welcomes, over coffee or in conversation - in countless ways we encounter people at every stage of life and they encounter us, often at points in their lives where they feel the depths of anguish or despair.’

*Vicar’s Annual Report for APCM April 2025*

## WORSHIP, MINISTRY and MUSIC

St Peter de Beauvoir Town has a long tradition of inclusive Anglo-Catholic worship, grounded in a weekly sung Mass, fostering an environment of creativity and inclusion and building on the musical traditions rooted in the modern catholic tradition of the Church of England.

We aim to follow the Diocese of London priorities for 2030 - ‘Every Londoner to encounter the love of God’ - in every facet of our worship and ministry. In an ever-quickening world, we view the mission of our worship to be a living expression of the counter-cultural message of the Gospel, guarding the theological inclusivity inherent in Christ’s all-embracing words and actions. We offer an experience of worship that is relevant, intelligent and engaging.

We have been blessed by the gifts and contributions of many individuals at various stages of training for the priesthood. Holding the space for people to deepen their faith and discern their vocation remains core to our mission. This period without the daily presence of ordained leadership has shown up our need for nurturing discipleship in line with the Diocese of London 2030 goals.

In our own congregation we can see opportunities for encouraging personal prayer and learning and helping people to grow in their faith. This is especially important for newcomers. St Peters has had a tradition of recognising, supporting and celebrating Christian witness in homes and at work outside church attendance bringing personal faith into the everyday.

We encourage and foster full participation of all congregants in our worship service. Service leaflets contain all readings, prayers and hymns with musical notation, helping both visitors and long-time members to orient themselves within the service, internalise the message and take something away as a reminder of their worship experience.



Our music program, led by an organist and music director, uses the traditional hymnody of the Church of England, music and texts from other traditions, and compositions specifically for St Peter's, including a setting of the Mass and a Psalter. Choral scholars, supported by generous grants and donations, allow our choir to learn and share vibrant music with the community that would otherwise be inaccessible.

We embrace the rituals of the Anglo-Catholic heritage, including incense, chant and traditional rites and sacraments not as an adherence to dusty traditions, but because of their ability to transcend the secular and centre a diverse congregation in worship, if only for an hour each week.



Our monthly Compline, with seasonal Marion antiphons composed for St Peter's, and occasional services of Evensong and Benediction have seen this approach reach new members of our community. Services are live-streamed on Facebook and saved there for those who want to engage in worship in a different time or place.

St Peter's has always welcomed women in ministry and is privileged to have a woman starting licensed lay minister training in September 2025. We currently have seven servers and aim for them to be representative of our diverse congregation.

The PCC voted in favour of using Prayers for Love and Faith, so that we may offer prayers of blessing for same sex couples celebrating a wedding or civil partnership.

We hosted a spiritual study conference over four consecutive Saturdays in 2024, welcoming Lord Williams of Oystermouth and Rt Revd Bishop Joanne Grenfell of Stepney among other guest speakers and leaders.

Our worship and community are enhanced by a good, well-maintained organ, built by J W Walker of London in 1884. We also have an excellent grand piano.



## MISSION ACTION PLAN 2024-2027

### Worship

- develop a more accessible worship space through our building project, including a chapel space for smaller services
- continue to be a beacon of inclusive modern catholic ('high church') worship
- serve as a training place for curates and others in modern catholic worship



### Nurture

- continue to serve our community by making Warm Welcome sustainable
- rooting a Parish Nurse in our church family and community life



### Action

- increase the pool of church volunteers through church council leadership and encourage a sense of team and belonging
- seek new opportunities for fundraising revenue streams and event

## COMMUNITY ACTION and SOCIAL JUSTICE

### Hackney and Islington Project

Supported by a grant from the Church of England's Diocesan Investment Programme for Hackney and Islington, we employed a part-time Church and Community Organiser.

With this role, we intend to maintain inclusive spaces where people feel seen, heard and valued. We aim to bring people together from different cultures, lived experiences and across generations, offering spiritual support alongside practical responses to real needs.



Listening and support extend to every part of the parish, particularly those often underrepresented and who live within the parish's three local estates and hostels. These include migrants and refugees, people living with physical and mental health challenges, families facing food and financial insecurity and/or those affected by housing and employment pressures.

Building on previous social justice initiatives by St Peters, our Community Organiser recently instigated and convened an expanded network of local organisations to strengthen connections and bring together local groups which do not usually interact. The intention is for this new network to meet regularly and identify potential areas of collaboration on tackling social injustice.

### Parish Nurse

We received a grant to employ a parish nurse, who began work in September 2025. We look forward to offering much-needed care and attention to people who will benefit from this public health role.



## Warm Welcome

Warm Welcome began in 2022 as a free weekly community drop-in and anti-isolation hub, open every Wednesday afternoon from 12-5pm inside the church. Our volunteers are members of the congregation members and local community who do not regularly attend services. Helping at Warm Welcome has been a stepping stone for some of our volunteers as they move back into work.

A new community has emerged, and new friendships formed among isolated people who would not otherwise interact. In 2023 we welcomed a total of 807 guests, rising to 1049 in 2024. As of spring 2025, we welcome an average of 15-20 guests each week.

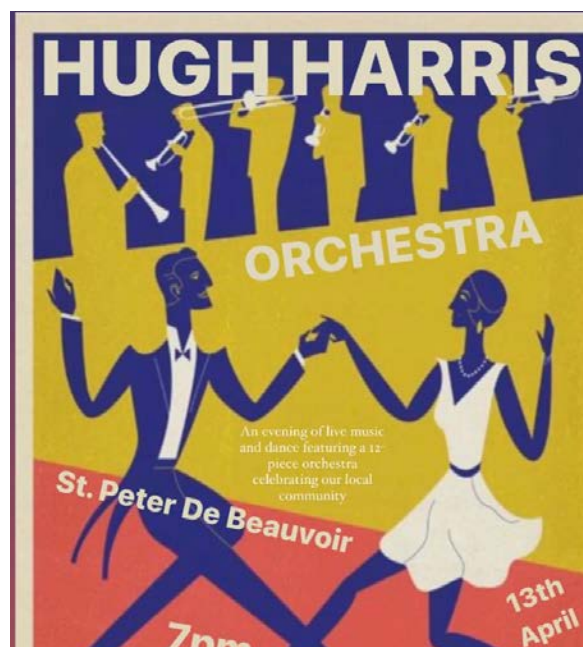
Our guests are mostly local De Beauvoir residents. Many are elderly and many are in various vulnerable situations. Guests tell us about struggles with fuel and food poverty, and how this has detrimentally affected their physical and mental wellbeing. Our volunteers provide a much-needed listening ear and signpost guests to other local services and charities, and those organisations refer people to us.



## PARTNERSHIPS

We have partnered with key people and organisations including: Shoreditch Trust, which St Peter's supports with its outreach programme to marginalised groups; De Beauvoir Association who have used the Church as a venue for fundraising concerts in support of refugee charities; Kadir Karababa, a local artist who has held exhibitions at the church featuring LGBTQIA+ artists; De Beauvoir Jazz Festival, which plans to use the Church as a main venue again; Migrants Organise who want to host community events at the Church. We maintain our links with the London Diocese and the Benyon Estate.

Our events co-ordinator has been very successful in helping the Church become a desirable music hub. Local, external organisers most recently hosted a Windrush Celebration (June 2025). In 2024 we hosted fund raising events jointly with Hugh Harris and his swing orchestra and Selina Cadell's 'Money for Old Prose', a literary tour de force, featuring local and well-known actors.



We held a 'thank you' meal for all volunteers on all rotas and church leaders in January 2025. This was a great occasion for bringing people from church and community teams together.

We have worked closely with De Beauvoir Welcomes Refugees providing a home for a family from Syria and later Afghanistan.

We join with Our Lady and St Joseph's RC Church to start the Palm Sunday services with a procession from De Beauvoir Square each year. We have also initiated a joint evening involving the stations of the cross in Holy Week and other occasional services together.



We have two representatives on the Deanery Synod and value their role to link our commitment to racial, social and climate justice in collaboration across Stepney. We drafted a proposal to the Synod with relation to Child Q, a Hackney resident. We also discussed the Clergy Welbeing Manifesto used in the London Diocese and propose to adopt this in St Peters Church.

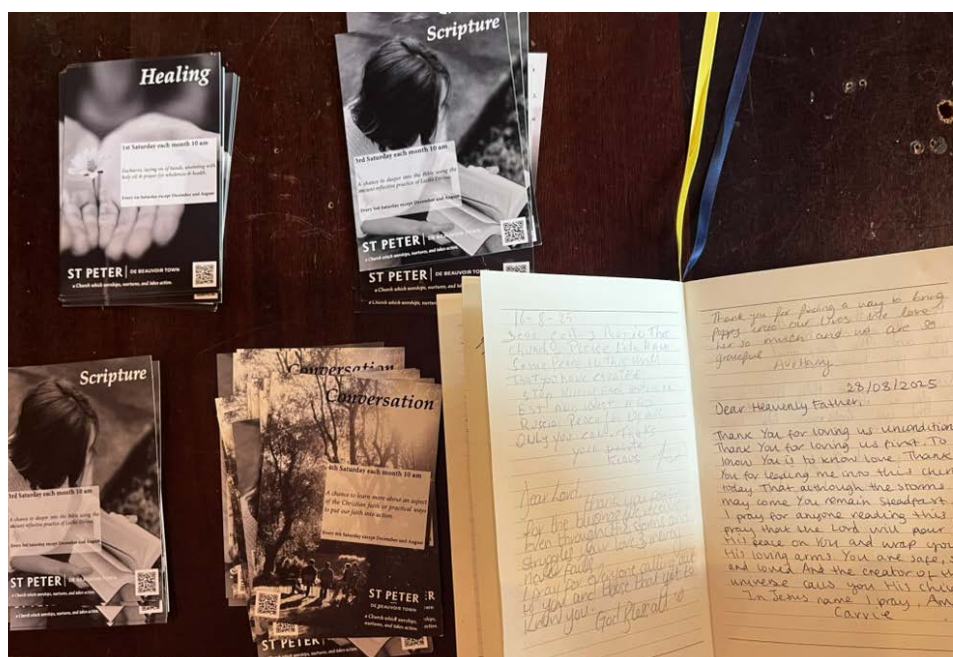


## PASTORAL and COMMUNITY CARE

Our pastoral team aims to meet the needs of members of our congregation and community who approach St Peter's for practical, emotional and spiritual support.

Some highlights of the Pastoral Team's outreach in consultation with the Vicar and collaboration with members of the community and congregation have been:

- Leading the Saturday Gathering in Prayer
- Preparation for baptism
- Home Communion for those unable to attend scheduled services in Church.
- Rotas for chalice bearers, readers, intercessors, cleaning, welcome and refreshments
- Planning and delivering events to celebrate 'Petertide', Harvest and Christmas



The life-giving spaces created on Saturday mornings are gatherings for Healing, Silence, Lectio Divina and Conversations. These times together offer opportunities to read Scripture, discuss and pray, get to know each other more deeply and foster a stronger sense of community.



## HOW WE DO WHAT WE DO

### Our Assets: Human, Financial, Material

St Peter's is blessed by a huge number of volunteers who keep the church going day to day. We are so grateful to all who perform these tasks regularly, especially in the absence of a vicar. During the vacancy we have managed to keep the church open for private prayer every day and maintain morning and evening prayer three days a week. This has all been achieved by dedicated volunteers. Overall, despite the challenges, we move forward with hope and gratitude for all that God is doing among us.

### PROFESSIONAL STAFF and VOLUNTEERS

Over the months without a vicar, there has been a high level of collaboration among staff members, the PCC and pastoral team. This has enabled better use of skills and encouraged confidence in the team.

Our staff team meets monthly, in addition to informal collaborations and ad hoc meetings as required. We successfully integrate church religious activities with a comprehensive social programme through the team approach. (See Appendix 3 for staffing in detail.)

Many individuals contribute so much to the life of our congregation, often behind the scenes. Their dedication and service have been vital to our shared ministry.



### PAROCHIAL CHURCH COUNCIL

Our PCC currently has 13 members. Meetings are usually observed by a pastoral assistant. We meet in person five times a year and currently hold a monthly meeting after church to manage immediate business. The Standing Committee is made up of both our wardens, our treasurer and our safeguarding officer.

## **Safeguarding**

We have two safeguarding officers who meet and manage issues regularly.

Our safeguarding procedures and policies are up to date. We are level 3 on the Diocese of London Dashboard. This area is a priority for us as well as a Diocese of London priority.

## **Finance and Stewardship**

St Peter's is fortunate to have been endowed with long-standing investments and a curate's house that is let commercially, with both assets providing a crucial source of income. However, this parish is recognised as a deprived area overall, and stewardship provides only our second highest source of income. The largest individual source of income is letting the crypt (and sometimes the church, too).

We benefit from the generosity of some wealthy and not-so-wealthy individuals in the parish or connected with St Peter's who pledge regularly or provide donations on an ad hoc basis for specific projects. We are also blessed by the valuable gifts of time by many volunteers.

St Peter's recently received a grant from the National Lottery Heritage Fund to investigate possibilities for improving accessibility of our building. This could lead to a much larger fund-raising project and some exciting improvements to the church in the near future.

Our greatest items of expenditure are staffing costs and common fund contributions. Some of our staff are paid through grants or from diocesan funds. The work that went into obtaining external financial support for specific purposes that would not otherwise be affordable has been well-rewarded.

For example, the estimated annual running cost for Warm Welcome is £10,100 (approximate cost £195 per session). These costs include contributions to heating and utilities, a steward's fee, and refreshments. We received funds to cover expenses until March 2026 from the West Hackney Parochial Charity.

We have been careful to maintain reserves just above 50% of unrestricted annual expenditure.

## **Building**

We see our spaces as places of hospitality. St Peter's Crypt is a well-used and much-loved community hub in De Beauvoir. Our crypt space is rented regularly by a wide range of groups from toddlers enjoying music, Hackney Playbus, children's dance classes through to several adult choirs, Narcotics Anonymous and an art class. As a result, the weekly footfall is considerable.

The Community Café, run by local volunteers from church and community and held once monthly, is a particularly important offering, which feeds and connects people.

Our local De Beauvoir Association and the De Beauvoir Gardeners hold some of their activities in our crypt. The space is often used for private parties and school events in addition to church activities. Feedback from local stakeholders identified that we need to handle our communication with local groups so that they continue to see St Peters as a local asset; but this is balanced with the need for us to set our rental rates at a market rate which allows the building to be viable in the long term.



We open the church every day and around 10-20 people daily enter the church to sit and reflect, to pray, to light a candle. Our hope is that these contacts build links so people may be aware of the church and engage with other available activities.

## WHERE WE WANT TO GO AND CHALLENGES ALONG THE WAY

### Investing in our ministry and resources (human and material)

The past twelve months have been a whirlwind of joys and challenges in our ministry. Looking back, it has been a busy and transformative year marked by transitions, new experiences, and many opportunities to learn and grow in the absence of our incumbent.



### Communication

Communication remains an important area for greater care and attention. While we've made progress by identifying and encouraging opportunities for open dialogue and conversation, there are still areas that we hope to focus on more purposefully, especially with community groups and the local population.

We also need to improve how we communicate who we are and what is happening in church particularly with planning and in respect of the roles of staff members, e.g. work done by our community organiser and our parish nurse.

The PCC needs to find a way to communicate more effectively and regularly on how funds are used and what we are doing to support the local community.

Generally, we need to be more open and positive about what we achieve with the resources available to us.

We are undertaking some revision of the Parish Website. We aim to improve the ease with which people can research hiring our spaces, arranging ritual and sacramental rites of passage and obtaining help with individual pastoral needs.



## **Improving Access**

We are in the early stages of a renovation project to restore and improve access to St Peter's, with its Grade II listed status, involving both the church itself and the crypt space. The building needs structural maintenance and presents various challenges to many users.

It is un navigable for people who have visual impairments or use wheelchairs.

There is only one fire exit from the church. The front row of the gallery in church cannot be used as the rail is too low for safety. There are no toilets easily reachable in church and those in the crypt are in poor condition and inaccessible.

Consequently, repairs, capital works and business planning are required, so that St Peter's can fulfil its potential as an important and sustainable hub for worship and community and cultural events. We want to ensure access for particularly under-represented groups, such as vulnerable, disabled, isolated and elderly people.

Planned access improvements include raising the gallery rail, levelling the floor, adding a second fire exit and improving catering and toilet facilities. We have been awarded £82,000 by the National Lottery Heritage Fund to undertake a series of surveys to understand the scale and scope of these works, and to equip us to seek funding for the main phase of the project. We hope to attract local expertise to join us on this project.

We received letters of support that show confidence in our ability to manage this project and endorse our community work and plans for the building. Partners confirm that the proposed improvements would make the church a better events space, enabling them to bring larger more diverse audiences. Kadir Karababa highlighted the value of St Peter's to people from marginalised backgrounds who have previously felt excluded from working in or visiting a heritage space or church.

## **Encouraging and Valuing Leaders and Volunteers**

Although we have a committed group of volunteers, we have found filling rotas challenging especially at busy times of the year. We want people to feel more connected to our church by participation. Many of our regular worshippers cannot guarantee to attend every Sunday, and we seek to find ways of involving people more when they do come.

We also identified that there was little availability of mentoring in the church for most of the strategic posts, e.g. Church Warden, PCC and Standing Committee Members. This is something we would like to develop for the future. We would also like to introduce flexibility of cover in the event of holidays, caring commitments or illness for all lay leaders.

At present, we do not have a structured response to connect with new people. This is a particular concern over the vacancy and something we need to work on with a new incumbent.

## Growing Future Leaders

We hope to establish a sustainable spiritual experience to help nurture faith for children in the Parish. We have regular opportunities for confirmation, and this is a bridge to understanding worship. A few young people attend church on the day they are scheduled to read Scripture in the Sunday service, but they tend not to attend church regularly.



Crafty Church is aimed at primary school children and is an important part of St Peter's ministry. In May 2025, our regular leader - an ordinand - moved on from St Peter's. This necessitated reducing the provision to once a month. Five main families attend, and some children are accompanied by grandparents allowing an intergenerational experience.



Special children-focussed church services have been popular:

- Christingle service attracted 80 adults, 40 children under 10 years and five over 11.
- Easter Holy Saturday attracted 60 adults, 30 children under 10 years and ten over 11.

We also need pathways to encourage more volunteers with a range of skills and lived experience for Warm Welcome. This is another initiative that benefitted from the leadership of the ordinand who mentored the Supervising Steward, which has become a staff role.

### Stewarding Creation

St Peter's holds a bronze Eco-Church Award, and we hope to work towards improving on this in line with goals set by the Diocese of London.

We installed a new eco-boiler running on gas along with other energy saving activities. We try to recycle where possible and avoid non-compostable waste. For many years St Peter's has been a collection point for 'Growing Communities', a Hackney-based vegetable box scheme.



## WHO COULD SHEPHERD US INTO OUR FUTURE?

We seek someone who will:

- **Enjoy our liberal Anglo-Catholic worship and be excited by its potential to bring faith alive in our community.**
  - Be deeply rooted in liturgical practice and prayer.
  - Welcome the ministry of women.
  - Promote an inclusive, welcoming and accepting sacred space for diverse ethnic, cultural, gender, and sexual identity groups.
  - Value the role of music in liturgy.

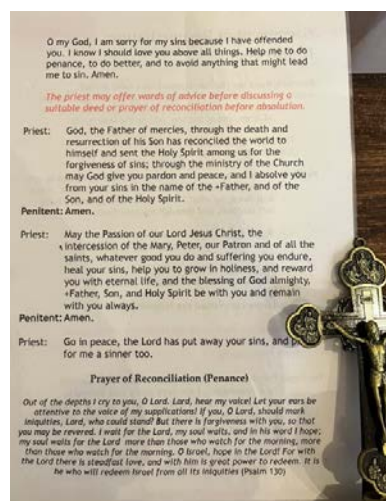
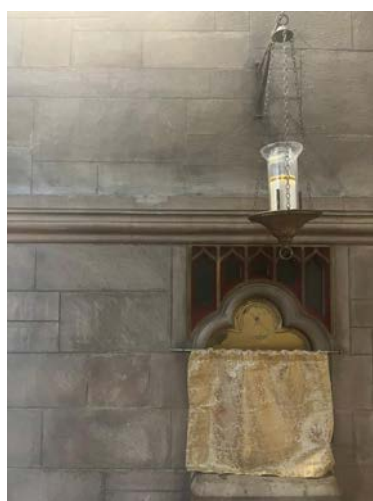


- **Demonstrate deep faith in daily life.**
  - Lead us as catalysts for spiritual and congregational growth.
  - Meet people where they are and increase understanding of God's love in a polarised and divided world.
  - Develop opportunities for nurturing faith throughout the parish.
  - Serve the wider community through the practical love of God in action.
- **Grow leaders amongst all generations, backgrounds and communities.**
  - Encourage people to discern and value their gifts and potential contributions to worship and the day-to-day life of the church.
  - Show the ability to connect with people of all ages.
  - Facilitate the development and growth of new lay leaders towards active engagement with wider community as disciples.
  - Nurture future leaders that reflect the diverse identities of the parish and work towards racial, social and climate justice.





- **Provide wise and diligent stewardship:**
  - Maximise our potential income from all sources, including grant funding.
  - Bring the skills, vision and energy to lead our accessibility building project to completion.
  - Protect and preserve our assets and resources.
- **Demonstrate active understanding of good governance:**
  - Provide collaborative leadership of the PCC.
  - Bring experience of managing a staff team, lay leaders and volunteers.
  - Have an awareness of church law.
- **Promote safeguarding:**
  - Demonstrate the skills and commitment to good safeguarding practice and compliance.
  - Commit to a healthy safeguarding culture.



- **Communicate with confidence and compassion:**
  - Promote mutual understanding and engagement with our diverse local community and congregation across all platforms.
  - Open to dialogue with people and leaders of other faiths.
  - Encourage the growth of community partnerships.
  - Support individual connection and engagement through social events.
  - Offer friendliness, listening, energy and enthusiasm.
  - Share a curiosity about how God is working in this community.
  - Engage with our shared joys and challenges.



## **Appendix 1: PATTERN OF SERVICES**

### **OUTLINE OF CURRENT REGULAR WORSHIP and PRAYER**

#### **Sundays**

Sung Mass 10am weekly

(live-streamed on YouTube)

Crafty Church 10am

(child and family focused activity once a month)

Choral Compline 6pm

(once a month)

#### **Weekdays**

Morning Prayer 8.30am

(Monday, Wednesday and Friday)

Evening Prayer 5.30pm

(Monday, Wednesday and Friday)

Traditional BCP Mass 9am

(Wednesday only)

#### **Saturdays**

Gathering in Prayer 10am

Rotating focus on Healing Mass, Silent Meditation, Lectio Divina and Conversation.

For the Conversation, a speaker is invited to lead a discussion

on a topic of general interest designed to attract new people into church.

## **Appendix 2: CHURCH ATTENDANCE and ENGAGEMENT**

### **Electoral Roll**

Renewed in 2025 144 members

Previous Electoral Roll 197 members

### **Attendance**

Average weekly attendance (overall total) 156 adults

Average Sunday attendance                      65 adults + 10 children

Weekday Mass 3 adults

Weekday Morning and Evening Prayer 1-5 adults

These weekday services are popular with those who work from home. A few people have joined Sunday worship after attending weekday prayers.

### **Holy Week and Christmas Services**

Each year in Lent, we studied a book covering topics such as racial justice and food security and its significance in the Mass.

In Holy Week we invited a guest speaker to take us through with a sermon series. We observed the Stations of the Cross and began the Triduum with a Maundy Thursday service and vigil at the altar of repose. The Holy Saturday evening service was marked with a brazier outside the church and was attended by 50 people in 2025.

Easter Sunday attendance (2025)                      110 adults

Christmas services are always well attended (2024)

- Midnight Mass                      145 people
- Christmas Morning                      120 people

### **Activity**

In 2024-25 we performed:

- 19 baptisms
- 4 marriages
- 11 funerals
- 9 confirmations of young people



## **Further Engagement**

Preparation for the recruitment and selection of a new vicar has already begun through various means of engaging both church and community.

In June, we held a workshop for 19 members of the church and local stakeholders. In July, we conducted some 1:1 interviews and sent out a questionnaire, which resulted in 31 responses. Feedback overall demonstrated a high level of satisfaction with worship services and the music. The Saturday morning gatherings, especially the conversation slot, received special commendation. To address the issues relating to recruiting a new vicar, the PCC attended two Diocesan workshops on Vision, Vacancy and Mission Planning and Unconscious Bias.

### Appendix 3: STAFFING

The PCC employs part-time and casual staff to cover the following roles:

Role	Average hours per week	Source of funding
Director of Music	11	General fund
Choral Scholars	2½ each	Music and worship (restricted) fund; external grant
Parish Administrator and Events Co-ordinator	14	General fund
Financial assistant (bookkeeper)	7	General fund
Warm Welcome Supervising Steward	6	Warm welcome (restricted) fund
Casual Stewards	As required	General fund; hire charges; fees for occasional services
Caretaker	15	General fund
Community Organiser	21	London Diocese, Hackney and Islington Programme (funded to September 2028); post vacant from 19.09.25
Parish Nurse	8	Parish nurse (restricted) fund; external grants

**Director of Music** - works in collaboration with clergy and the wider church community to plan liturgical music, train the choir and ensure the efficient administration of all matters relating to music in the parish, enriching the vibrancy of our worship through our musical life.

**Choral Scholars** - professional singers who enhance the musical experience at St Peter's. One-year contracts are offered, and we aim to have one of each voice part (SATB).

**Parish Administrator and Events Co-ordinator** - covers a wide range of responsibilities including first point of contact for baptisms, weddings and funerals, and working with Sharesy who handle most hiring of space in crypt and church. The current holder of this post also serves as PCC secretary and lead recruiter for safeguarding. The part-time staff member co-ordinates activities both for the church and community social events. The current post-holder's technical expertise aids the successful staging of these events.

**Financial Assistant (Bookkeeper)** - assists the PCC Treasurer with day-to-day bookkeeping, processing payments and gift aid claims, and generating reports.

**Warm Welcome Supervising Steward** - assists with running and administration of our Warm Welcome project that meets in church each Wednesday.

**Casual Stewards** - assist occasional users (and some regular users) of the church and crypt providing a welcoming presence and oversight on behalf of St Peter's. Four people are available to do this work on a casual basis.

**Caretaker** - responsible for day-to-day maintenance of the building and overseeing work by external contractors.

**Community Organiser** - works in collaboration with church staff and lay leaders and in partnership with representatives from estates within the parish to fulfil the aims of the Hackney and Islington Programme. Primary among these for St Peter's are to reach estates and low-income communities and see more young people taking active roles in church life. Communication, mentoring and skills building are seen as key to this role.

**Parish Nurse** - devises and delivers St Peter's Parish Nursing Service, integrating faith and health.

## **Appendix 4: BUILDINGS IN DETAIL**

### **Church and Crypt**

St Peter's Church is a Grade II-listed early Gothic Revival church. It is constructed of stock bricks with stone dressing and a slate roof. It has a pinnacle West Tower complete with a much-loved working clock, wound weekly.

In 1884, the building was extended to the east by a raised chancel, with a two manual and pedal pipe organ installed in a chamber on its south side. Internally the church has a three-sided timber gallery on thin iron columns, with the roof supported by an arcade over the gallery fronts. The interior is spacious and well-proportioned, with all its original pews still in use and its windows undamaged and unchanged. Major restoration to the stonework and East end window was carried out in celebration of the church's 150th birthday in 1991.

In the past St. Peter's Church was fortunate to have had generous professional support from the Benyon Estate, who put together a 5-10 year Planned Preventative Maintenance schedule (PPM) 2018-current. This costed programme of works has allowed us to identify priorities over the years.

We use this beautiful, traditional space in many ways. We have a sound system with roving microphones for services and a screen allowing us to stream films. There is a sink and cupboard space which allows us to serve refreshments in church after services. We use the rear of the church for Warm Welcome one day each week. We have CCTV installed. We also rent the church space to a choir one night per week and have hosted other congregations when needs have arisen.

The church is raised above a basement known as the Crypt which was refurbished in 2013 with money raised locally plus a contribution from the Big Lottery fund. Entrances to the church and crypt have ramp access. There are several spaces for rent in the crypt including a hall, small meeting room and café area. There are four office spaces currently used by our staff.

The last Quinquennial Inspection was carried out in 2022.

### **Vicarage**

Work was done on the current vicarage in 2021. It is a five-bedroom, two-storey brick construction next to the church. Some roof work was completed in 2024. The ground floor arrangement includes a vicar's study (with direct access to the garden) and guest WC off the main entry hall, with a separate door leading to private areas. Overall, the fabric of the building is in good order.

### **Curate's House**

St Peter's owns a house on De Beauvoir Road that has been home to curates and diocesan interns, among others, over the past several years. It is now rented commercially, with the generous management support of the Benyon Estate. It has four bedrooms and was partially refurbished in preparation for new tenants in February 2021.



## Appendix 5: ST PETER DE BEAUVOIR TOWN IN ITS CONTEXT

St Peter De Beauvoir Town Parish Church is located in the Borough of Hackney, within the Episcopal Area of Stepney. In 1640, Richard de Beauvoir bought the Balmes Estate, which remained in agricultural use until the Regent's Canal was cut. During the late 1830s, Richard Benyon de Beauvoir laid out a more spacious estate, and in 1841 commissioned the building of St Peter's Church designed by the firm of W C Lockner. (<https://thebenyonestate.com/about/history>)

In 1869, St Peter's became a parish in its own right, bounded by Southgate Road to the west, Balls Pond Road to the north, Kingsland High Road to the east and Regents Canal to the south. The core of the parish has always been residential with some light industry until recently. A host of shops, pubs and restaurants line the major boundary roads. Many artist studios can also be found.

The two public green spaces are De Beauvoir Square and Ufton Gardens. Several major thoroughfares within the parish are lined with London Plane trees, and the smaller streets of De Beauvoir - many of which have been closed to through traffic - offer extraordinary displays of flowering trees and shrubs from early Spring through Autumn's changing colours. Even Winter in De Beauvoir has its own distinctive beauty. Many people walk through the area for pleasure and chatting to strangers is common.

Public transport is excellent with the nearby Haggerston Overground station and numerous bus routes along Southgate and Kingsland roads. The church lies at the centre of a cycle superhighway junction (C27), and the Green Link Walk runs past the church.

There are challenges. Church Urban Fund - [cuf.org.uk/parish/230095](http://cuf.org.uk/parish/230095) - includes the parish of St Peter De Beauvoir Town among the most deprived in the country, with child poverty at 25.5% and pensioner poverty at 32.5%. Of its 8,485 residents, 34.3% live in social housing, 34.4% in lone-parent households and 32.9% on their own. 53% of the parish population are aged 20-44 years dropping to 22% aged 45-69 years and only 5% over 70 years.

There are currently two hostels and a third set for construction. The large De Beauvoir Estate lines the canal and hosts the Rose Lipman Community Centre, which actively supports community and arts groups. The Lockner Estate lies in De Beauvoir Square. The Kingsgate estate also lies nearby. There is an East and Southeast Asian Community Centre locally.

Private development has created numerous smaller blocks of flats. Gentrification has occurred, which has increased house prices and charges in local cafes, so the monthly café held in the crypt run by local volunteers is a well-supported activity.

There are no Church of England schools within the parish. Families have the choice of two primary schools with nurseries - Our Lady and St Joseph (Catholic voluntary aided) and Hackney New Primary (academy trust) -and one secondary school - Waterside Academy.

Provisions for the elderly in the parish are limited to some sheltered accommodation.

There is a very active local De Beauvoir Association, which organises community events, raises money for local charities and publishes a weekly email newsletter to around 1200 addresses. Many active local groups exist and the community members volunteer in church activities and vice versa. There is a positive, caring local identity.

## Appendix 6: FINANCES

The latest annual accounts are made up to 31st December 2024, and these are available on request.

Meanwhile, some key figures for unrestricted income and expenditure are below.

Unrestricted income	2023 actual / £	2024 actual / £	2025 budget / £
Voluntary giving	55,541	51,651	50,000
Income from crypt and church hire	67,332	87,105	85,000
Income from investments and rent from curate's house	45,891	46,194	47,000
Other income including gift aid	39,078	38,450	35,500
Total	207,842	223,400	217,500

Unrestricted expenditure	2023 actual / £	2024 actual / £	2025 budget / £
Common fund	50,000	50,000	57,500
Staffing costs	56,292	58,293	59,500
Maintenance	37,137	7,563	27,000
Other expenditure	72,328	81,396	82,100
Total	215,757	197,252	226,100

Summary Balance Sheet available on request.