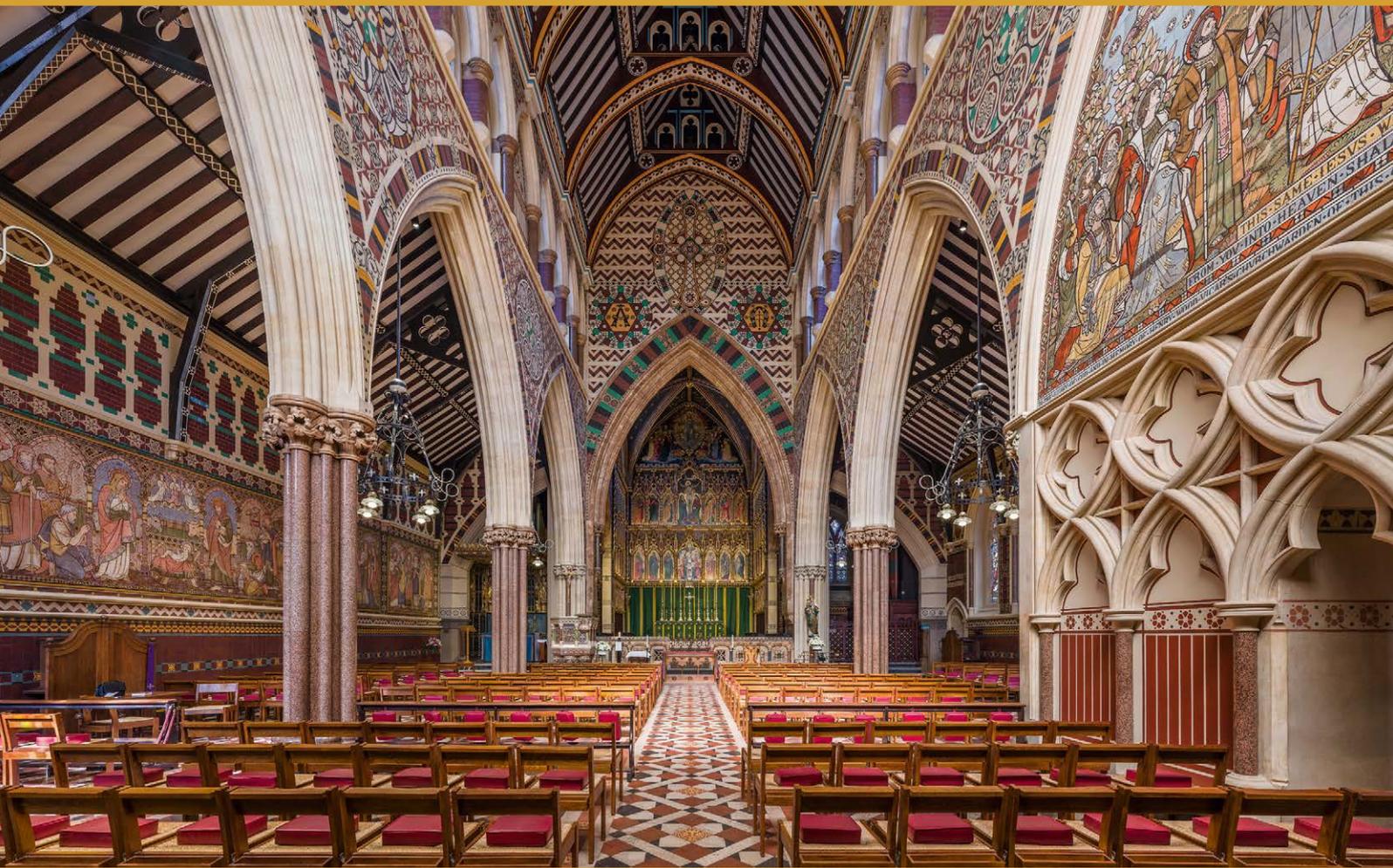




ALL SAINTS
MARGARET STREET
LONDON W1



APPOINTMENT OF FOURTEENTH INCUMBENT

THE PARISH PROFILE
STATEMENT DESCRIBING THE CONDITIONS,
NEEDS AND TRADITIONS OF THE PARISH

JULY 2020



Two quotations from former Parish Priests of All Saints relevant today:

Henry Falconer Barclay Mackay – Fifth Vicar 1908 – 1934

“What is All Saints’, Margaret Street? It is a parish church in very little more than name. Few people and scarcely any Church People live in the tiny district, full now of day workrooms and wholesale businesses, which is bounded by Mortimer Street on the north, Oxford Street on the south, Great Portland Street on the west, and which on the east does not even include the near side of Wells Street. From the first it was intended that All Saints’ should diffuse an urbi et orbi ministry. It was to be a rallying point for the Catholic movement in the Church of England.”

Parish Paper for October 1919. Quoted by Fr Moses thirteenth Vicar of All Saints in the Parish Paper for October 2019. [In 1919 the population of the parish then was around 2,000; the population of the enlarged parish is now only around 300 people.]

Kenneth Needham Ross – Eighth Vicar 1951 – 1969, on the Mission of All Saints

“Early in this century All Saints’ was described by a well-known and sympathetic observer as an “extinct volcano”. Whether that was just or not, it certainly started erupting again under Mackay’s inspired leadership. The parish work might diminish and almost reach vanishing point, but the mission of All Saints Church to London as a whole increased. The temptation to merely cater for a little pious coterie of musically- or ritualistically-minded persons is one which has always been eschewed here.”

From the Parish Paper for September 1958 leading up to a Parish Mission in Eastertide 1959 to be conducted by Fr Jonathan Graham CR.

HOPES AND ASPIRATIONS

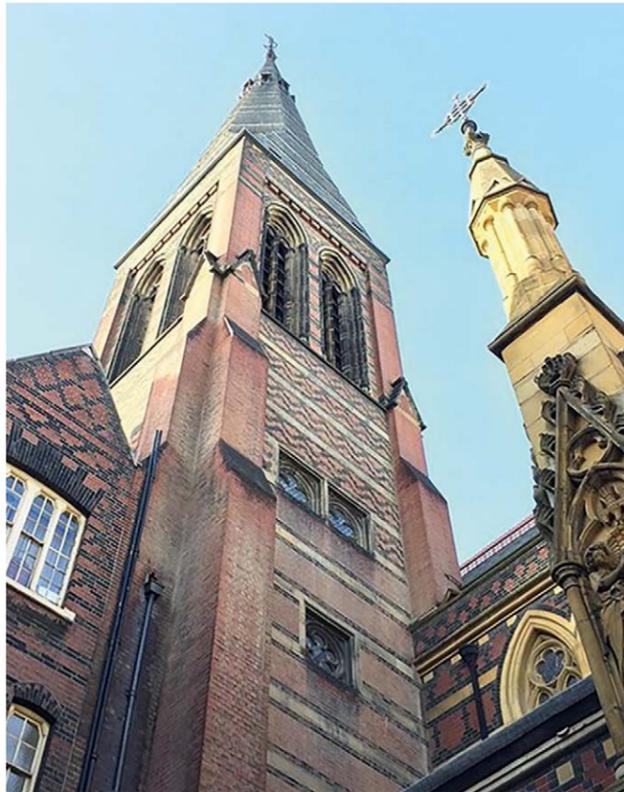
All Saints was founded to advance the work of the Oxford Movement first established in London at the Margaret Chapel. We believe we are called by God to renew and develop Christ's Church in Margaret Street at the heart of Catholic Faith and worship within the Church of England continuing to offer splendid liturgy with excellent music to the glory of God.

We wish to love and serve our neighbours and form new contacts with the community in which we are located: universities and colleges, the busiest retail area in Europe, and hotels. To some extent this involves building on what we already do. Our courtyard for instance is used by local workers at lunchtime.

We would like to move on from the period of division we have experienced over the issue of women priests, and share a common commitment to a flourishing and compassionate community. We need to engage constructively and creatively with each other.

We hope to attract new members and younger members to the congregation.

We aim to develop our very successful live streaming of services so that this can be continued after lockdown and the "beauty of holiness" shared with a wider congregation.



MAIN DEVELOPMENTS AND AREAS OF GROWTH IN RECENT YEARS

- The complete restoration of the church fabric largely through the support and generosity of the congregation.
- Increase in our giving to outside charities.
- Since lockdown was imposed in March, our virtual congregations on YouTube have greatly exceeded our typical Sunday attendances and indeed exceeded the physical capacity of the church. (Easter Sunday Mass 2770 viewers, 2nd Sunday after Trinity 1269 viewers).

AREAS OF STRUGGLE

- Different views amongst members of the congregation on the sacramental ministry of women as priests and bishops has led to a growing sense of division amongst us. This has inevitably led us to be more inward looking and less engaged than we might be with the wider world outside.
- We are an ageing congregation and have for some time struggled to attract new and younger members.
- Balancing our Christian commitment to the poor (specifically rough sleepers) with our need to protect our newly restored building and also provide a quiet space for contemplation and prayer.

TOP PRIORITIES FOR THE NEXT FEW YEARS

- To support our new incumbent.
- To move on from the issues that have divided us with a genuine sense of shared commitment.
- Attract new people to our congregation and build on the success of our virtual services.
- Complete the external restoration of the church and improve the toilet and catering facilities.

CAPITAL VISION 2020/2030

Renewing All Saints' confident and distinctive witness to the faith in the Catholic tradition of the Church of England and ensuring it is maintained for future generations is seen as our most important contribution to any diocesan strategy

From the Parish – Who we are looking for

A priest who is:

- A committed Catholic Anglican, of deep spirituality and prayer who will nurture our personal and corporate spiritual lives within the Anglo Catholic tradition.
- Committed to revivifying the outward-facing mission of All Saints, and renewing our engagement with our parish and the world beyond its borders.
- A thoughtful and intelligent preacher and teacher. A good communicator.
- A pastor who can unite and bring reconciliation. Members of our congregation have different views on the ordination of women. All Saints depends on its volunteers and those volunteers have differing views on the role of women in the priestly ministry. In order to succeed we need people of all viewpoints to work together.
- Personable and can relate to people of all ages. A good listener.
- Pastorally sensitive and sufficiently energetic to minister to a geographically very scattered congregation and also able to respond constructively to the challenges and demands that will be part of this role.
- An able administrator with up-to-date technical skills and financially literate.
- Confident enough to work collaboratively with others rather than try to do everything himself. Someone who will encourage the members of the congregation to get involved.
- Strengthening work with other churches in Westminster affecting the lives of all Christians within the area.
- It would be desirable if the new incumbent had a sense of humour and a good voice for singing the Mass.

From the Diocese

The Two Cities Area of London (the City of London and Westminster) is, in many ways, a remarkable and unique part of the Church of England. We celebrate the opportunities to impact the world that lie before us among the people who live and work and study and visit and subsist in the heart of our capital city. Our vision as a Diocese is for every Londoner to encounter the love of God in Jesus Christ. We are outward looking with a broad definition of mission which we hold up as a priority.

The way this works itself out in practice is through the Deaneries. We seek to build Chapters who will work collegiately across all our diversity for the flourishing of the whole Church. Those who flourish here are people who are prepared to love and work with clergy colleagues from across the spectrum of traditions and collaborate in an undefended way for the greater good. Parish ministry is vitally important but there will be pivotal relationships with the Area Deans and in informal clustering with other local churches and clergy. Working collaboratively will require the wholehearted participation and commitment of the new incumbent to lead the church to engage ever more effectively with other local churches and chaplaincies.

The Ecclesiastical Parish

The Parish of All Saints is in the Deanery of Westminster, St Marylebone, the Archdeaconry of London and Two Cities Episcopal Area within the Diocese of London. The Parochial Church Council having reaffirmed a Resolution under the House of Bishops' Declaration, the Parish is under the pastoral care of the Bishop of Fulham.

The population of the geographical parish is around 300 souls in 138 separate residences.





THE PEOPLE

The electoral roll was completely renewed in 2019 and now reflects current commitment to the Parish more accurately. At the end of 2019 there were 167 on the roll, of whom four are resident in the Parish.

During 2019, church attendance on a usual Sunday averaged 152 adults and one child. There were 260 worshippers at services on Easter Day including the Easter Vigil, with 210 communicants. On Christmas Eve and Christmas Day together there were 195 worshippers and 140 communicants. There was one baptism, two weddings and two funerals held in the church.

The congregation of All Saints is diverse and drawn from a large geographical base. Only four members of the electoral roll are resident in the Parish and are tenants of PCC property.

A small number of those on the electoral roll were born and grew up in London. One member of the PCC was baptised in infancy, confirmed and married in All Saints. Many originate from outside London and some from overseas. Some come from an Anglo Catholic background, some from a broader Anglican upbringing and some from other Christian denominations. A number have come to the Faith as adults being baptised and confirmed at All Saints.

During the last quarter of a century the average age of the congregation has increased appreciably. This has been reflected in the composition of the PCC where a third are now over the age of 70 and only a third are under 55.

Volunteers

Volunteers make a significant and invaluable contribution to the life of All Saints. During 2019 there were over 70 volunteers supporting both the worship in church, the provision of hospitality afterwards and carrying out many other tasks, often unseen, to ensure the smooth running of all that we do at All Saints. Often volunteers are active in more than one role and over the course of the year many hundreds of hours are expended in promoting the mission of the church.

THE BUILDING

From the Survey of London Volume 52, published 2017:

The brick church and lofty spire of All Saints, together with the twin clergy and parish buildings that front it towards Margaret Street, comprise a renowned monument to Victorian religion and architecture. Exuberant and compact, the group was built in 1850–2 by John Kelk to designs by William Butterfield, yet the interior of the church with its painted reredos by William Dyce was not completed and opened till 1859. The whole was sponsored as a model project by the Ecclesiological Society, chiefly through Alexander Beresford Hope, though only a modicum of the banking money that paid for it came from him. Butterfield continued to embellish and alter All Saints throughout his lifetime, and it is always regarded as his masterpiece. Among decorative changes to the interior since his death, the foremost were those made by Ninian Comper between 1909 and 1916. Recent restorations have reinforced Butterfield's original vision of strength, experimental colour and sublimity.

The present programme of interior restoration commenced in 1992 with the Baptistry. Up until 2017, the major restoration and renewal projects have included:

- Complete renewal of the roof and brickwork conservation 1996-1997
- Rebuilding of the Harrison and Harrison organ 2002 -2003
- Restoration of the interior of the nave 2009 - 2011
- Cleaning and conservation of the chancel 2011
- Electrical rewiring of the interior of the church and renewal of the lighting 2014 - 2015
- Cleaning of the Lady Altar reredos and tester 2017
- Replacement of the central heating boilers 2017

These projects have cost just over £2,600,000.

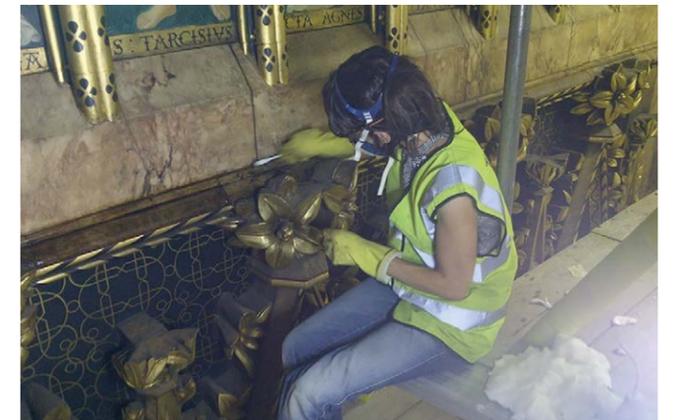
Smaller projects have included the replacement of the decrepit chairs in the nave, and the replacement of the overtly prominent light oak screen of 1962 to the south chancel aisle with iron gates in the manner of Butterfield. The floor has been conserved and some tiling renewed. We have also de-cluttered the church of unnecessary items, allowing the architectural space to be more clearly perceived.

There are a number of localised items of conservation work still required inside the church.

In 2017 the limited automatic fire detection installations were extended to cover all parts of the church premises and new control panels were interfaced to create a single system.

The exterior of the church itself was restored in 1996 but cleaning and conservation of the buildings fronting the street is desirable to improve the setting of the church.

A project is being developed for the undercroft space beneath the courtyard to increase the number of WCs and improve the kitchen facilities.





THE TRADITION

The foundations of catholic faith and practice in Margaret Street preceded the realisation of the church of All Saints, originating with the appointment of William Dodsworth as Minister of the Margaret Chapel in 1829. From 1830 onwards Dodsworth was drawn towards the Oxford Movement. The Margaret Chapel, where in 1832 Dodsworth had introduced the celebration of the Eucharist every Sunday, played a leading role in the establishment of Tractarian ideals in the metropolis. From 1836 St John Henry Newman worshipped at the Margaret Chapel when he was in London. He credited Dodsworth with the main role in restoring weekly Communion as the norm in Anglican worship.

In 1839, Frederick Oakeley, was appointed to the chapel, probably at Pusey's instigation. Under Oakeley the interior of the chapel and its public services would have borne little resemblance to contemporary Roman Catholicism, but he was moving to a position where he eventually wrote to the Vice-Chancellor of the University of Oxford claiming "the right to hold (as distinct from teaching) all Roman doctrine...". On 29 October 1845 Oakeley was received into the Roman Catholic Church, just three weeks after Newman.

Oakeley was succeeded in 1845 by William Upton Richards. In 1849 a new ecclesiastical district of All Saints was constituted, with Upton Richards as the first incumbent. The Foundation Stone for the new church was laid by Dr Pusey on All Saints Day 1850. The building of the church was substantially complete by 1852 but the final interior scheme took a further seven years. The church was consecrated in 1859.

Since the beginning, the Sunday liturgy has been celebrated with due splendour; each day the divine offices are recited and the Mass celebrated in the church, which is kept open both for private prayer and also for those who are inquisitive to view this extraordinary building dedicated to the glory of God.

Some key dates at which current catholic practices were introduced at All Saints:

- In 1850 the daily celebration of the Eucharist started in the temporary chapel.
- Sacramental confession encouraged by William Upton Richards, first incumbent.
- Confraternity of the Blessed Sacrament was founded in the Clergy House in 1862.
- Eucharistic vestments introduced in 1867.
- The Lady Altar was given and installed in 1911.
- In 1913 a branch of the Guild of All Souls was formed to encourage prayer for the dead.
- In 1914 the Feast of the Assumption on 15 August was first celebrated.
- Reservation of the Blessed Sacrament in the open church since the first day of the Great War.
- The stone holy water stoups were installed during the Great War.
- In 1922 Sunday Evensong ended with Devotions before the Blessed Sacrament.
- Statue of Our Lady and the Divine Infant in the south aisle was given in 1924.
- Devotions before the Blessed Sacrament advanced into Benediction in 1951.

Refer to All Saints Parish Paper June – September 2020 for historical notes up to 1969. Four of five incumbents in post after 1969 are still alive and no historical assessment is offered.

Liturgy

The liturgy is both the source and the heart of the life of All Saints. Morning and Evening Prayer are recited daily in church for which the clergy are joined by a small number of parishioners.

In 2019 Mass was celebrated on Mondays to Fridays at 8 am, 1.10 pm and 6.30 pm. On Saturdays Mass was celebrated at 12 noon, usually as a votive of Our Lady. Stations of the Cross took place on Friday evenings in Lent

The first Mass of Sunday is celebrated at 6.30 pm on the Saturday evening. On Sundays there is a Low Mass at 8 am with a small congregation and an evening Mass at 5.15pm for a congregation of varying size. High Mass is sung at 11 am on Sundays and Solemn Evensong and Benediction at 6 pm.

High Mass with full choir is celebrated on the actual days for Christmas Midnight, Christmas Day, Epiphany, Candlemas, Ash Wednesday, Annunciation, the three days of the Pascal Triduum, Ascension Day, Corpus Christi, Assumption, All Saints and All Souls each year. Tenebrae on the Wednesday evening for Maundy Thursday and the first Solemn Evensong and Solemn Benediction of All Saints are also sung by the choir.

Since the foundation of the parish, choral music of the highest standard has supported the public celebration of the liturgy. Since the closure of the choir school in 1968 a professional choir of women and men has been maintained. This is a significant cost to the PCC although a substantial amount is now contributed by the All Saints Church Marylebone Choir and Music Trust. The PCC considers that the maintenance of the choral tradition is an essential part of the mission of All Saints.

In 2019 the established outdoor processions on the solemnities of Corpus Christi and the Assumption were maintained. There was a warm reaction from a large number of people from outside the church who observed the processions; many joined the processions and followed them into the church.

In Advent 2019 the parish's lunchtime carol service and weekday evening festival of Nine Lessons and Carols attracted 360 people. In addition, we hosted three carol services for outside bodies; one for former pupils of Rugby School, one for the alumni of Magdalene College Cambridge and one for a local business.

During the last three years USPG have held their annual Festival in the autumn at All Saints. The parish provided volunteers to help with the event.

Rites of Initiation, Christian Burial, Marriage

There are a few infant baptisms for the children, and sometimes grandchildren, of the gathered and extended congregation of All Saints. There are a number of adult baptisms of those who have come to the Faith at All Saints.

During the course of a typical year up to four weddings take place of those who are on the electoral roll or have a tangible family connection with All Saints.

Most funerals are for past members of the congregation and normally are in the context of a Requiem Mass.

The usual pattern each year is very much the reverse of "Four Weddings and a Funeral", this is however a reflection of the nature of the congregation with many single people. There has been a decline in the number of the rites of the initiation of adults; during the last twenty years there has been an average of three confirmations each year, almost all of whom have been adults. More adult baptisms and confirmations will be a tangible fruit of a renewed evangelistic and catechetical mission of the parish.

Pastoral work

In 2019 a priest was available to hear confessions in church at eleven fixed times each week. The clergy were available to give counselling and pastoral support to those who need it.

Some members of our parish are unable to attend church due to sickness or age. The clergy visit parishioners on request, to celebrate the Sacraments of the church with them either at their homes or in hospital.

Mission Action Plan

The work of mission and ministry has been maintained but there has not been a formal Action Plan in the parish for many years. The new parish priest and congregation should work together on advancing our ministry and evangelism.

Teaching and catechesis

All Saints maintains a strong tradition of preaching and teaching the Faith through sermons and other avenues. For many years there were Lent and extended Advent study courses but these have waned in recent years. Systematic teaching of the catholic faith is an essential part of the mission of All Saints.

Retreats and Pilgrimages

There is an annual weekend retreat each spring in the retreat house at Ely and an extended weekend pilgrimage to Walsingham each year in late July.

Support for mission work and evangelism

This is overseen by the Outward Giving committee on behalf of the PCC:

During 2019 the Parish continued to financially support three main projects: the Marylebone Project for homeless women, a mental health worker at the American Church soup kitchen and the Anglican Church in Zimbabwe, which helps maintain the work of combating the epidemic and associated stigma of HIV/AIDS. They each received £5,678 of funding raised during the Lent and All Saints Festival Appeals. The PCC also contributed £1,426 to the Bishop of London's Lent Appeal to end modern day slavery in London. The Parish maintains contact with each of our main projects and leaflets giving information about them are available at the back of the church. All Saints have also continued to deliver donated gifts of toiletries, preserved food and household items to the Marylebone Project, and clothes to the Jesus Army. In 2019 £298 was donated to the Children's Society, the amount collected at the lunchtime carol service.

The PCC has paid a significant amount above our costs to the Diocesan Common Fund in order to assist poorer parishes in the diocese.

The church in the community

The congregation of All Saints is gathered from a wide area; involvement in local community activity is essentially limited due to the small residential population of the small geographical parish. Since around 2013 or 2014 there have been a large number of men sleeping on the floor of the church during the day; this had received publicity in the national press. In February 2020 the PCC resolved to take steps to end without undue delay the practice of allowing the church to be used as a day shelter. This was brought to an unexpected halt by the closure of the church due to the pandemic in March 2020.

Social Events

Most social gathering occurs after the principal services on Sundays and Festivals. Coffee, tea and sherry are served in the Courtyard in all seasons except when it is raining when this moves into the parish room. The licensed Club Bar is open after Sunday and weekday High Mass and Benediction and is staffed by volunteers. On many Sundays throughout the year lunch, catered by a rota of volunteers, is available for about thirty people although on particular days this can be increased to up to forty.

The limited size of the ancillary spaces in the undercroft limits the size of social gatherings. Occasionally parish buffet lunches for larger numbers have taken place in the Courtyard, Parish Room, Bar and Dining Room in the basement.

The absence of any large hall within the parish boundaries or economically viable premises in the immediate vicinity restricts the possibility of larger social functions on anything other than a very occasional basis.

In recent years the parish has taken over a local restaurant (outside the parish) for dinner on a weekday evening for around forty people. This has attracted people who do not normally stay for lunch on a Sunday



Deanery, Diocese, Province.

All Saints takes an active part in the Westminster St Marylebone Deanery. The thirteenth vicar was Area Dean for 18 years. One parishioner is a member of the Diocesan Synod and another has been a member of the General Synod since 2000.

Contiguous Parishes

To the west of Great Portland Street and north of Mortimer Street is the Parish of All Souls Langham Place, to the east of Berners Street is the Parish of St Giles in the Fields and to the south of Oxford Street is the Parish of St Anne's Soho. All Saints and All Souls are both in the Deanery of Westminster, St Marylebone. St Giles and St Anne's are in the Deanery of Westminster, St Margaret.

All Souls is conservative evangelical with an international reputation; the parish has some 4,000 residences and a population of some 9,500.

St Giles in the Fields is renowned for its traditional Prayer Book churchmanship; with some 2,100 residences and a population of some 4,500.

St Anne's Soho is liberal catholic with its ministry focused on its own parish of some 1,900 residences and a population of some 4,000.

Other neighbouring places of worship

The only mainstream Christian congregation actually housed within the parish is the Welsh Baptist Church on Eastcastle Street. The parish of All Saints is entirely within the much larger Roman Catholic Parish of St Charles Borromeo, Ogle Street, which is a Neo-Catechumenate community. Immediately to the south is the Roman Catholic Parish of Our Lady and St Gregory, Warwick Street, which is now the Ordinariate church. All Saints has developed a good relationship with the Roman Catholic Church of Notre Dame de France in Soho. The nearest Methodist Church is on Hinde Street some distance away.

There is a Salvation Army Hall to the west of Oxford Circus.

Since 2004, the former All Saints convent at No. 82 Margaret Street has been owned by a branch of the Jesus Army, a body which broke away from the main Baptist Union. They have dismantled and removed the consecrated stone altar from what was formerly the Sisters' chapel.

In 1992, the original Parish School at No. 84 Margaret Street was acquired by the London Fo Guang Shan Temple, which is an active centre of Buddhist worship and teaching in the Mahayana tradition. All Saints has a cordial relationship with our Buddhist neighbours; their worship does include the persistent ringing of small high-pitched bells during their festivals.

The Central Synagogue is towards the north end of Great Portland Street which is outside the Parish. There are small Islamic Centres on Berwick Street and Goodge Street, a short distance outside the parish.

The Geographical Parish

The population of the parish is around 300 people in 138 separate residences.

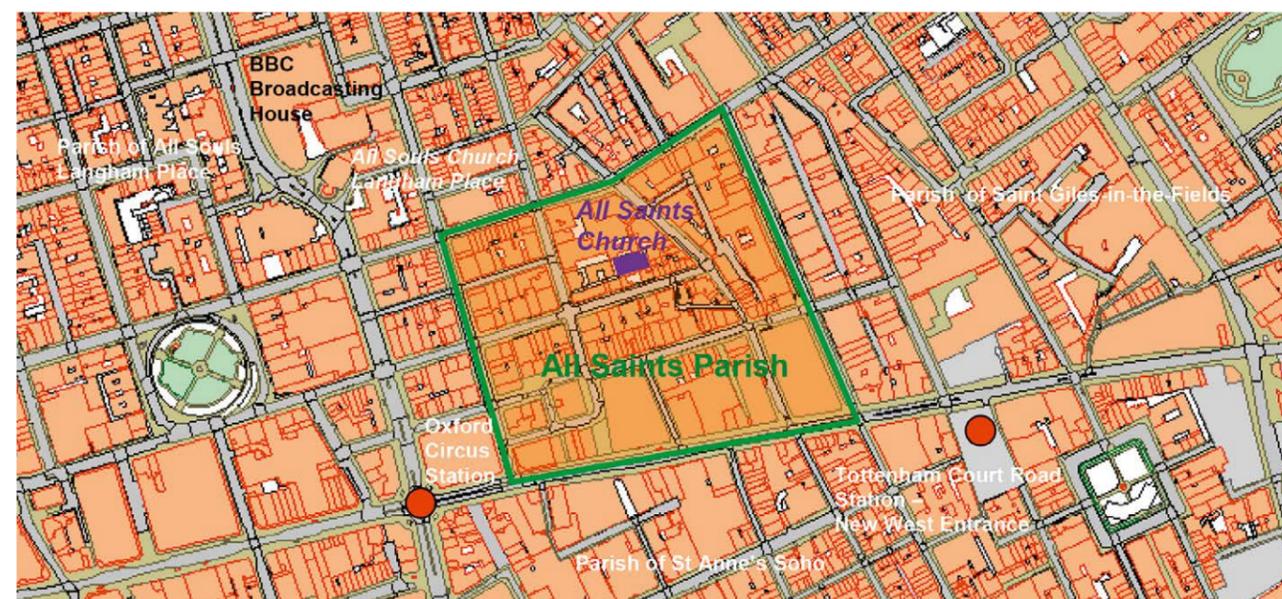
The parish measures approximately 250 metres from north to south and 300 metres from east to west with an area of some 8 hectares or 20 acres, equivalent to 15 football pitches. It is possible to comfortably walk the entire parish boundary in 12 minutes (unless you have to fight through the crowds on Oxford Street!).

The boundary of the parish runs along the centres of Berners Street to the east, Mortimer Street to the north, Oxford Street to the south and Great Portland Street to the west.

Originally the parish of All Saints extended eastward to the rear of the properties on the west side of Wells Street, the east wall of the church being on the Parish Boundary. Both sides of Wells Street were within the Parish of St Andrews Wells Street. The last services held in St Andrews were on Easter Sunday 1931; in 1934 the building was dismantled and reconstructed at Kingsbury. The west part of the former parish of St Andrews Wells Street, as far as the centre of Berners Street, is now incorporated into the Parish of All Saints.

Until 1926 the parish was within the Howard de Walden Estate who then sold the land to the north and south of the church. This is now owned by two commercial property companies. The east part of the present parish was from the seventeenth century part of the Berners Estate who still retain and manage some of this land but much has been sold off.

The parish is not within the London Estate of any Duke, Marquis, Earl or Viscount!



Residential property within the parish

After the First World War much of the limited housing stock in the parish was converted or rebuilt as commercial premises. The notable exception was St Andrews Chambers on Wells Street (then in St Andrews Parish), built as a collection of two bedroom tenement flats with WCs and bathrooms off a common staircase, and in the 1980s converted into self-contained flats. A very small number of earlier flats over shops and commercial premises have survived. Since the mid-1990s there have been a number of residential developments.

There are now 3 studio flats, 45 one bedroom flats, 68 two bedroom flats, 20 three bedroom flats, one five bedroom flat (parsonage) and one twenty-five bedroom hostel (Jesus Army). There are no houses and no gardens. Total: 138 residences.

Just over half of the residences are owned individually on long leases; it is not known how many of these are owner-occupied and how many are owned as investment properties to let. Other than clergy housing, around 6 small flats are staff accommodation within commercial properties. There is no social housing, either local authority or housing association, within the parish boundaries.

Throughout the City of Westminster many commercial properties have been converted or rebuilt as residential accommodation in recent years. There is some concern from the City Council that too much commercial accommodation is being lost to residential use. There are currently no planning applications for the creation of any new residential accommodation within the parish boundaries.

Educational and cultural establishments within the Parish

An annexe to the University of Westminster is housed in an office building on Wells Street on the site of St Andrew's Church. The Cartoon Museum is under a new office building on Wells Street. The Nikon Photography School is based in Margaret Street.

Commercial premises within the Parish

The shops on Oxford Street are mostly branches of national chains selling at high volume to the mass market. Further away from Oxford Street are more specialist shops selling more expensive goods to niche markets. There is a hardware shop, stationer, bicycle shops, hairdressing

salon, newsagent, a Sainsbury's convenience store and a Post Office.

There are two traditional public houses and a large number of coffee shops, cafes, restaurants and wine bars catering for a range of tastes and pockets. There is just one hotel: the 150 bedroom Sanderson Hotel on Berners Street.

There are numerous offices varying in size. Some occupy a single floor of a small building. In the same block as the church are two recent office developments by Great Portland Estates. Arcadia almost certainly has the largest office space occupying the top four floors of the island site which was formerly Bourne & Hollingsworth department store.

Local amenities near the Parish

Little needs to be said about the cultural centre of London and the numerous theatres, concert halls, museums and galleries. The nearest theatre, but outside the Parish, is the London Palladium; the Royal Opera House is considerably further away!

The Marks & Spencer Pantheon store with a large food hall is just south of the parish. The John Lewis department store with a large Waitrose food hall is about a seven minute walk away. Tesco and Sainsburys both have smaller stores within walking distance.

The adjoining parish of All Souls has a church primary school which is one of a total of four in the St Marylebone Deanery. The adjoining parish of St Anne's Soho has a church primary school. There is a Church of England girls' secondary school in the Deanery within walking distance. There is a Church of England boys' secondary school in the adjoining deanery but within walking distance.

The nearest general NHS hospital is University College Hospital on Euston Road. There are general practitioner medical practices in walking distance of the parish.

Transport links

Many of London's north-south and east-west bus routes pass through Oxford Circus.

The nearest tube station is Oxford Circus served by the Central, Victoria and Bakerloo lines. These underground lines also connect to various mainline railway stations. The new western entrance to Tottenham Court Road Station, just outside the parish, will give access to the new Elizabeth line which will provide another potential means of transport to All Saints.

Planning applications for redevelopment within the Parish boundaries

At 10 July 2020 there are five planning applications for significant building works which have been consented. It is not considered that these developments will appreciably change the demography of the parish. Only the consented rebuilding of the adjacent Welbeck House would materially affect the church.

Finance

The largest annual cost is the contribution to the Diocesan Common Fund. Both the Vicar and the Assistant Priest are paid by the diocese; the parish pays a significant percentage mark up of the costs of both posts.

The second largest cost is the salaries for the music staff and fees for the choir. This is followed by maintenance costs and then administrative salary costs.

All Saints relies principally on the present congregation for its annual running costs. This is supplemented by grants from the All Saints Church Marylebone Choir and Music Trust, rental income from four flats, license fees for telecommunications transmitters (mast) in the tower, lettings of the Parish Room and modest trading and fundraising activities. Capital expenditure on the building is supported by grants from the All Saints Foundation.

Summary for 2019 extracted from the financial statements:

Income		Expenditure	
Planned giving including gift aid	£172,005	Diocesan Common Fund	£148,500
Choir and Music Trust grants	£64,000	Choir and Music	£125,497
Rents for flats	£61,140	Maintenance, repairs and renewals	£90,213
Collections and other donations	£49,683	Salaries, wages and staff expenses	£40,411
Appeals and special collections	£34,226	Heat, light, water, insurance	£23,565
Other grants	£32,230	Restoration	£19,064
Mast fee and hiring of parish room	£30,758	Office and Sundry Expenses	£17,156
Choir fees - weddings, funerals	£11,865	Mission and charitable giving	£11,683
Pilgrimage and retreat contributions	£5,944	Altar, sanctuary and flowers	£6,289
Restoration Appeal	£5,283	Pilgrimage and retreat costs	£5,697
Sales – shop and parish paper	£3,589	Clergy expenses	£5,489
Other fees	£1,323	Cost of sales	£3,615
Legacy (one off in 2019)	£46,500	Advertising & fund-raising expenses	£2,838
		Audit Fee	£1,968
		Bank charges	£1,043
		Fees to diocese	£514
		Retirement Gift (one off in 2019)	£11,560
Total	£518,546	Total	£515,102

Reserves: At 31 December 2019, there were unrestricted reserves of £41,556 of which £33,922 were undesignated. This effectively equates to a month's spending at current levels. The PCC only ended 2019 with an operational surplus because it received a generous legacy of £46,500 in the course of the year; otherwise there would have been an operational deficit. Most bequests in recent years have been made to either the Foundation or the Choir and Music Trust.

Administration

The parish office has a part-time administrator who is responsible for making payments to the choir and contractors and generally handling the day-to-day office functions.

The Honorary Treasurer produces the management accounts for the Standing Committee and PCC.

The current churchwardens take an active part in overseeing administrative matters. One of the churchwardens has coordinated the faculty petitions and monitored the overall costs of all recent capital works to the building.

The Parochial Church Council

In addition to the Standing Committee there are the following committees:

- Health, Safety & Buildings committee
- Events & Hospitality committee
- Outward Giving committee.

Safeguarding

At its meeting of Monday 8 April 2019 the PCC resolved to reaffirm its commitment to the Diocesan Safeguarding Policy which it is required to do at the first meeting following the Annual Parochial Church Meeting each year. Janet Drake continues as Safeguarding Officer for Children and Chris Self as Safeguarding Officer for Vulnerable Adults. Two matters of concern were raised during 2019, one directly by the Diocese. Having followed Diocesan procedures no further action was necessary.



Clergy licensed to the Parish

Stipendiary Assistant Priest: The Reverend Dr Michael Bowie.

Honorary Assistant Priest: The Reverend Julian Browning.

Salaried Staff

The PCC has four part time employees:

Director of Music and Organist: Dr Stephen Farr
Assistant Director of Music: Mr Jeremiah Stephenson
Parish Office Administrator: Mr James Sherwood
Verger – Sacristan: Mr Peter Little

The Choir

The church has a choir of professional self-employed singers paid for singing at High Mass and Evensong & Benediction each Sunday and on approximately fifteen weekdays during the course of the year. The choir comprises either nine or eleven singers per service depending on the music being performed.

Communication

The parish publishes a weekly email newsletter. This includes a reflection from the clergy and details of services, forthcoming events, news, mission projects and appeals. The website is updated with information about the various aspects of parish life. The Parish Paper has been published monthly since 1886. Current and past issues since 2004 are available on the website. Sermons since 2004 are also on the website.



The Parsonage House - Triplex apartment

Registered Proprietor: The Incumbent of the Benefice of All Saints.

Designed as the Clergy House the building is an intrinsic part of Butterfield's design for the church and ancillary buildings. The building is statutorily listed Grade I as of the highest architectural and historical significance. The possibility for any significant alteration or reconfiguration is extremely limited.

A formal agreement is being drawn up to formalise the occupation and use of the basement and ground floor as sacristy, office and social space for the parish, with maintenance costs being covered by the PCC. The first, second and third floors will be occupied by the incumbent as his residence and office.

First Floor: Kitchen, WC and two large reception rooms; one might be used as a study.

Second Floor: Bathroom with WC, further separate WC, two larger and one smaller room.

Third Floor: Utility Room for washing machine, shower room, separate WC, two large rooms.

The house could be configured as either a study, a reception room and five bedrooms or, a study, two reception rooms and four bedrooms.

The upper three floors have a separately metered mains electrical supply. Gas for the independent central heating and hot water is supplied through a check meter off the mains intake. Water is supplied through the mains intake serving the church site.

Points to note:

- There is no private outdoor space.
- The only entrance to the apartment is off the ground floor common lobby which is also the access to the vestries, office and No 8 flats.
- The church organ is situated on the other side of the wall to the main first floor room.
- Periodic and occasionally urgent access is required from the second floor room overlooking the courtyard onto the church roof.
- The rooms are larger than average

No 6 Margaret Street

Registered Proprietor: The London Diocesan Fund. Title Absolute.

No 6 adjoins the vicarage. There is a connecting corridor at ground floor level to the church and vicarage.

The front part of the basement is a small one bedroom flat which is tenanted. The rear part of the basement is used as the choir room. The front of the ground floor is used as the sacristy of the church. The upper three floors are occupied by the assistant curate.

The building which is unlisted, but within a conservation area, was built at the end of the nineteenth century as a staff house for Peter Robinson's department store on Oxford Circus. The leasehold title was purchased for the Parish in 1914 by Mrs Friederica Frances Swinburne and the freehold was given soon thereafter by Lord Howard de Walden.

No 8 Margaret Street

Registered Proprietor: The London Diocesan Fund. Title Absolute.

Designed to accommodate the choir school, the building is an intrinsic part of Butterfield's design for the church and ancillary buildings. The building is statutorily listed Grade I as of the highest architectural and historical significance.

No 8 adjoins the Church and can only be accessed at ground level through the church courtyard. There is no direct connection from the street to the three flats on the first, second and third floors. The ground floor entrance is shared with that to the parish room which serves a variety of functions, the WCs and parish accommodation in the basement. The courtyard is locked when the church is locked in the evenings. After this time, access from the street is via the ground floor of No 7 which is also the entrance to the vicarage, sacristies and spaces ancillary to the church.

Following the closure of the choir school in 1968 the upper three floors of the building were poorly converted into flats. In 2008-2009 extensive internal works at a cost of £212,000 were undertaken to bring the flats up to a standard acceptable to the City Council

There is no other property owned by the Parish.

A light hearted ending by the PCC Secretary.....

Wanted: a Vicar for one adorable parish.

If you want this choice position
Have a cheery disposition,
Rosy cheeks, few warts,
Say prayers, all sorts.

You must be wise, you must be kind,
If we don't really listen, you must not mind.
Take us on pilgrimages, lead processions
Sings hymns, take confessions.

Never be cross or cruel,
Never give us sermons that go down like gruel.
Love us as your sons and daughters,
Smell of incense, use holy water.

If you don't scold or dominate us,
We will never give you cause to hate us.
We won't hide your spectacles so you can't see,
Put toads in your cassock or pepper in your tea.

Hurry Father!

Many thanks,

Sincerely,

All your aspiring Saints.



ALL SAINTS
MARGARET STREET
LONDON W1



7 Margaret Street
London
W1W 8JG