

**Evidence Base relating to the Mayor for Tower Hamlets Community Faith Buildings Support Scheme (CFBSS)**  
**20 September 2012**

This document considers evidence in relation to the proposed Community Faith Buildings Support Scheme. It draws upon information contained within the various documents including:

- (i) Council Research Briefing Paper No: 2011-06 (August 2011): Population – key facts: A demographic profile of the Tower Hamlets population
- (ii) The Little Book of Faith – a map of places of worship in Tower Hamlets
- (iii) English Heritage Register of Heritage at Risk 2011
- (iii) Places of Worship 2009: Hackney and Tower Hamlets – report produced by the Building Exploratory, English Heritage and the Churches Conservation Trust
- (iv) Caring for Places of Worship 2010 – report produced by English Heritage
- (v) ChurchCare website
- (iv) Churches and Faith Buildings: Realising the Potential – report produced by working group including the Treasury, Communities and Local Government, Officer of the Third Sector, the Department for Culture Media and Sport and Defra in conjunction with the Church of England

**Section 1: Faith in the Borough**

- 1.1 Council Research Briefing Paper No: 2011-06 (August 2011) 'Population – key facts: A demographic profile of the Tower Hamlets population' states that *'Consistent with the ethnic profile of the population, the borough's largest faith groups are Christian and Muslim. At the time of the 2001 Census, 39 per cent of residents identified themselves as Christian and over one third of residents said they were Muslim (36 per cent).'*
- 1.2 *14 per cent of residents said they had no religion, and 7 per cent did not answer the Census question (which was voluntary) so their faith is unknown.*
- 1.3 *Other faith groups represented in the borough include: Buddhists, Jews, Hindus and Sikhs – who together accounted for 3 per cent of the population. Smaller faith groups were not identified separately by the Census data.'*
- 1.4 The report included a table 'Population by faith, Tower Hamlets, 2001 Census

	Number	% total
All persons	196,106	100
Christian	75,783	39

Muslim	71,389	36
No religion	27,823	14
Religion not stated	14,591	7
Buddhist	1,938	1
Jewish	1,831	1
Sikh	682	~0
Any other religion	525	~0

Source: Census 2001 (table ST103). Note: The Census question was voluntary and the wording was What is your religion?

- 1.5 It states that 'The borough's largest faith groups are Christian and Muslim. At the time of the 2001 Census, 39 per cent of residents identified themselves as Christian and over one third of residents said they were Muslim (36 per cent), the majority were Bangladeshi.' The 2011 returns on religion and faith expected in November 2012 will further inform this process.

## Section 2: Faith Buildings in the Borough

- 2.1 This section briefly considers the range and condition of Faith Buildings in the borough.

- 2.2 (i) *Places of Worship in the Borough: General Background*  
The Borough contains an immense variety of places worship. Some are located in splendid purpose built buildings whilst others are accommodated within converted buildings. 'The Little Book of Faith – a map of places of worship in Tower Hamlets' lists the following places of worship within the Borough. (NB The authors of the Little Book of Faith acknowledge that this list may not be complete):

### *Buddhist Places of Worship*

1. London Buddhist Centre
2. All Saints Parish Church, Bromley-by-Bow
3. All Saints, Newby Place
4. Berger Baptist Church
5. Bethnal Green Baptist Church
6. Bethnal Green United Reformed Church
7. Bow Baptist Church
8. Bow Road Methodist Church
9. Bromley-by-Bow Community Church
10. Christ Church, Manchester Road
11. Christ Church Spitalfields
12. Coverdale & Ebenezer
13. East London Tabernacle
14. Guardian Angels Roman Catholic Church
15. Latimer Congregational Church
16. Lighthouse Baptist Church

17. Lithuanian RC St Casimir's Church
18. Mile End New Testament Church of God
19. New Bethel Revival Ministry (International) Church
20. Old Ford Methodist Church
21. Our Lady & St Catherine of Sienna
22. Our Lady Immaculate
23. Our Lady of the Assumption Church
24. Poplar Methodist Church
25. Quaystone Christian Church
26. Shoreditch Tabernacle Baptist Church
- 27 St Mary & St Michael
28. St Anne's
29. St Anne's Catholic Church – Spitalfields
30. St Barnabas Bethnal Green
31. St Boniface – East
32. St Boniface – German
33. St Dunstan- Stepney
34. St Edmund – Millwall
35. St German's Lutheran Church
36. St George-in-the-East
37. St James-the-Less, Bethnal Green
38. St John on Bethnal Green
39. St Luke
40. St Mary & St Joseph
41. St Mary's
42. St Mary's – Shadwell
43. St Nicholas
44. St Patricks Church
45. St Paul's – Bow Common
46. St Paul Church – Shadwell
47. St Paul – Bow
48. St Paul's United Reformed Church
49. St Peter's - Bethnal Green
50. St Peter's – Millwall
51. St Peter's – Wapping
52. St Matthew – Bethnal Green
53. Stepney Meeting House United Reformed Church
54. The English Martyrs Church – Tower Hill
55. The Holy Name and Our Lady of the Sacred Heart
56. The Salvation Army – St Dunstan's and Stepney Green
57. The Salvation Army – Bethnal Green
58. Unitarian Church
59. Victoria Park Baptist Church
- Hindu Places of Worship*
60. Hindu Pragati Sangha Temple
- Muslim Places of Worship*

61. Al Huda Mosque and Cultural Centre
62. Baitul Aman Mosque and Cultural Centre
63. BBKA Prayer Centre
64. Bow Muslim Community Centre
65. Bow Muslim Cultural Centre
66. Brick Lane Jamme Masjid
67. Bromley By Bow Muslim Cultural Centre
68. Coventry Cross Mosque
69. Darul Ummah Jamme Mosque
70. East London Markazi Mosque
71. East London Mosque
72. Esha Atul Islam Mosque
73. Limehouse Mosque
74. Madina Jamme Masjid
75. Mazahirul Uloom London
76. Poplar Central Mosque
77. Poplar Mosque & Community Centre
78. Poplar Shahjalal Jame Masjid
79. Redcoat Community Centre
80. Shadwell Jamme Masjid
81. Shahporan Masjid
82. Shoreditch Masjid Trust
83. Stepney Shah Jalal Masjid
- Jewish Places of Worship*
84. East London Central Synagogue
85. Fieldgate Street Great Synagogue
86. Kehillas Ya'akov (Congregation of Jacob) Synagogue
87. Sandy's Row Synagogue
88. Settlement Synagogue
- Sikh Places of Worship*
89. Gurdwara Sikh Sangat, Campbell Road
90. Gurdwara Sikh Sangat, Harley Grove

### 2.3 *Listed Faith Buildings within the Borough*

The Borough contains a significant number of statutorily listed faith related structures including examples relating to the Christian, Sikh, Muslim and Jewish faiths.

### 2.4 The Borough includes nationally famous, architecturally outstanding, churches such as Hawksmoor's Christ Church Spitalfields (Grade I listed), St George in the East (Grade I listed) and St Annes Limehouse (Grade I listed). It includes St Peter ad Vincula (Grade I listed) within the Tower of London and one of Britain's most famous mosques – the Brick Lane Jamme Masjid (Grade II\* listed). It contains a representative selection of medieaval, Georgian and Victorian places of worship.

- 2.5 An analysis of The National Heritage List for England identified forty listed places of worship within the Borough. There are also many other associated listed structures such as Vicarages and gravestones. The list below also includes faith schools.
- 2.6 STATUTORY LISTED FAITH RELATED STRUCTURES

*Principal Faith Buildings*

Parish Church of St Dunstan and All Saints (Grade I)  
St Augustine with St Philip's Church (Grade II\*)  
Church of St Michael & All Angels (Grade II)  
Church of St Matthew, St Matthews Row (Grade II)  
Holy Trinity Church (Grade II)  
Church of St John on Bethnal Green (Grade II)  
Chalice Foundation (Grade II) Church of St Mattias (Grade II)  
Church of St Mary Stratford Bow (Grade II\*)  
Church of St George (German Lutheran Church and Vestry) (Grade II\*)  
Church of St Peter (Grade I)  
Brick Lane Jamme Masjid (Grade II\*)  
The Guardian Angels Roman Catholic Church (Grade II)  
Church of St Mary, Cable Street (Grade II)  
All Saints Church with St Frideswide (Grade II)  
St John's Church, Scandrett St (Grade II)  
Church of the English Martyrs (Grade II)  
Church of St Paul (Grade II)  
Our Lady of the Assumption RC Church (Grade II)  
Church of St Mary and St Michael (Grade II)  
Church of St Saviours (Grade II)  
Church of St Anne (RC) (Grade II\*)  
Priory of the Assumptionist Fathers (Grade II)  
Chapel of St Peter ad Vincula (Grade I)  
St Pauls Church (C of E) (Grade II)  
Church of St Paul with St Stephen (Grade II)  
St Peter's Church (Grade II)  
Sandy's Row Synagogue (Grade II)  
Church of St George in the East (Grade I)  
Church of St Anne (Grade II)  
Church of St Patrick (RC) (Grade II)  
Mile and Bow District Synagogue (Grade II)  
Church of St Paul (Grade II\*)  
Christ Church, Manchester Road (Grade II)  
Church of St James the Less (Grade II)  
Church of St Peter (Grade II)  
Church of St Peter (Grade II)  
Shoreditch Tabernacle Church Hall (Grade II)  
Church of St Mary and St Joseph (Grade II)

Trinity Methodist (including attached hall and church rooms) (Grade II)  
London Buddhist Centre, 51 Roman Road

*Vicarages, Presbyteries and associated structures*

St Anne's Presbytery (Grade II)  
St Peter's Vicarage, St Peters Close (Grade II)  
Railings, gate and gate piers at St James Vicarage (Grade II)  
Guardian Angels Presbytery (Grade II)  
St Paul's Church Church House (Grade II)  
Garden Wall to Former St Anne's Rectory (Grade II)  
St George's Rectory (Grade II)  
St Peter's Vicarage (Grade II)  
St James Vicarage (Grade II)  
St Dunstan's Rectory (Grade II)  
Garden wall at St Anne's Presbytery (Grade II)  
Area Railings at No 2 Christchurch Rectory (Grade II)  
St James Vicarage (Grade II)  
St Pauls Rectory (Grade II)  
Garden Wall & Gates at St Peter's Vicarage (Grade II)  
Area railings at No 11, St Paul's Vicarage (Grade II)  
All Saints Rectory (Grade II)  
Clergy House of St Peter's Church (Grade II)  
St Mattias's Vicarage (Grade II)

*Schools and former schools (and associated structures)*

School Keepers House at Stepney Jewish Primary and Infants School,  
Stepney Green (Grade II)  
St George's German and English Schools (Grade II)  
St George's German and English Infants School (Grade II)  
Stepney Jewish Primary and Infants School (Grade II)  
Christ Church Primary School and attached railings (Grade II)  
Guardian Angels RC Primary School (Grade II)  
St Paul's Church of England Primary School (Grade II)  
Wall and Gate Piers and Gates at Stepney Jewish Primary and Infants  
School (Grade II)  
St Paul's Mission Room and Infant Nursery (Grade II)  
Darul Ummah Community Centre including former School Keeper's House  
(Grade II)  
Raines Foundation School (Grade II)

*Church Graveyards, Cemeteries and associated structures*

Boundary wall, gates and piers to Tower Hamlets Cemetery (Grade II)  
Tomb of Hugh McIntosh, St Mattias (Grade II)  
Tomb of Captain Samuel Jones and family, St Mattias (Grade II)  
Tomb of Solomon Baker (Grade II)  
Tomb in South East corner of former St Mary's Churchyard (Grade II)

Gate Piers to St George in the East's Garden (Grade II)  
 Pier, gates, railed wall to north side of Church of St George in the East (Grade II)  
 Churchyard and rectory wall at St George in the East  
 Iron railings, gates and gate piers to Churchyard of St Mary's Church (Grade II)  
 How Memorial Gateway (Grade II)  
 Jewish Cemetery, Alderney Road (Grade II)  
 Monument to Wyllie in SW Corner of St George's Gardens (Grade II)  
 Churchyard War Memorial at Church of St Anne (Grade II)  
 Parish Watch House at SW corner of Churchyard (Grade II)  
 Iron Railings, Gate Piers and Gardens at St Dunstan's Churchyard (Grade II)  
 Unidentified Body Stone Tomb West of SE Gate, St Mattias (Grade II)  
 SE and SW boundary walls to Jewish Burial Ground (Grade II)  
 St Georges Gardens Garden Wall (Grade II)  
 Railings and Gate Piers to North, West and South sides of Churchyard of St Peter's Church (Grade II)  
 Tomb of Sammuel Cappendale, St Mattias (Grade II)  
 St Georges Gardens War Memorial (Grade II)  
 St Georges Gardens Raine Memorial (Grade II)  
 Tablet in North wall of Portuguese Jewish Burial Ground (Grade II)  
 Velho Cemetery of the Spanish and Portuguese Jewish Congregation of London (Grade II)  
 Railings, wall, gate piers to Churchyard of St Matthew's Church (Grade II)  
 Tomb of Helen Wiskin (Tower Hamlets Cemetery) (Grade II)  
 Tomb of John Smith (Tower Hamlets Cemetery) (Grade II)  
 Tomb to east of tomb of John Smith (Tower Hamlets Cemetery) (Grade II)  
 Tomb of Ellen Llewellyn (Tower Hamlets Cemetery) (Grade II)  
 Tomb of Samuel Weddell (Tower Hamlets Cemetery) (Grade II)  
 Tomb of Sarah Morris and George Morris (Tower Hamlets Cemetery) (Grade II)  
 Tomb of Joseph Westwood (Tower Hamlets Cemetery) (Grade II)  
 Monument to Joseph Dawson in the Churchyard of St Mary Bow (Grade II)  
 Railed wall and Gate Piers at All Saints Church with St Frideswide (Grade II)  
 Gate piers to church drive at Church of St George in the East (Grade II)  
 Iron Railings, Wall and Iron Gates of St Paul's Church  
 Drinking Fountain set in wall of former St Mary's Churchyard (Grade II)

*Almshouses and other structures incorporating Chapel*

Drapers Almshouses & Chapel (Grade II)  
 Drinking Fountain (Boundary Wall of Christ Church Churchyard) (Grade II)  
 Trinity Green (Almshouse & Chapel) including gates, railings, wall and Piers (Grade I)

Chapel within the White Tower of the Tower of London

*Others faith related structures*

Limehouse Church Institute (Grade II)

St Peter's Church Sunday School (St Peter's Social Club) (Grade II)

Salvation Army Hostel (Grade II)

Albert Stern House (formerly Beth Holim) (Grade II)

Priory and Hospital of St Mary Spital (Scheduled Monument)

*Former Faith Structures*

Former East London Synagogue (Grade II)

Formerly St Paul's Presbyterian Church (now part of Herbert Brown Lenox Ltd industrial premises) (Grade II)

Soup Kitchen of the Jewish Poor

- 2.7 Information contained within the English Heritage 2010 report 'Caring for Places of Worship 2010' indicates that 82% of listed Christian Places of Worship belong to the Church of England, 4% to the Roman Catholic Church, 4% to the Methodist Church. With regard to listed Non-Christian Places of Worship, 52% of belong to Jewish faith groups, 24% to Muslim faith groups, 9% to Buddhist faith groups and 9% to Sikh faith groups.

**2.8 Condition of Faith Based Structures**

A significant group of listed religious buildings within the Borough are included on the English Heritage Register of Heritage at Risk. The 2011 Register includes the following faith structures/former faith structures: Church of St John – Bethnal Green, Cambridge Heath Road (listed at Grade I

Church of God, Morgan Street (listed at Grade II)

Gurdwara Sikh Sanghat, Harley Grove (listed at Grade II)

Trinity Methodist Church, East India Dock Road (listed at Grade II)

St Saviours Church (Northumbria Street)

The former Synagogue (19 Princelet Street).

The condition of the these buildings ranges from the roofless shell of St Saviour's ('very bad') to the former Trinity Methodist Church ('poor').

- 2.9 Other structures with faith links, on the Register of Heritage at Risk include the How Memorial Gateway (Bromley High Street) and a memorial tablet within the Jewish Memorial Ground (Mile End Road). Tower Hamlets Cemetery Conservation Area is also included on the 'At Risk Register' primarily because of the condition of the graves within the cemetery.

- 2.10 *Places of Worship 2009: Hackney and Tower Hamlets*, a partnership project between the Building Exploratory, English Heritage and the Churches Conservation Trust included an assessment of the condition, use and significance of all listed places of worship in Tower Hamlets. The

condition of each building was assessed by volunteers using carefully structured criteria. The overall condition of these key buildings was reported to be better than expected (reflecting the commitment of the various faith groups), there were however, as well as the cases included on the Register of Heritage at Risk above, other cases which clearly showed the need for more regular maintenance. (See website: [www.buildingexploratory.org.uk](http://www.buildingexploratory.org.uk)).

### **Section 3: Comparison with national situation with regard to condition of Faith Structures**

- 3.1 The English Heritage Report 'Caring for Places of Worship 2010' states that 'In a 15% sample survey of listed places of worship in England, 1 in 9 (11%) were found to be in poor or very bad physical condition and therefore potentially at risk. Some 4 out of 10 are in good condition and the remainder are in fair condition. The report states however that *'In Tower Hamlets and Hackney, where all places of worship were surveyed, 21% were in poor or very bad condition.'*

### **Section 4: Grant Schemes operated by other local authorities**

- 4.1 Very informal research conducted with the assistance of English Heritage has indicated that a number of local authorities offer grant assistance towards works to churches. This is usually as part of wider schemes and often as partial match funding for other bigger grant awards from national bodies. Grants have included works relating to community facilities, external repairs or improvements as part of townscape regeneration.

### **Section 5: Other Nationally Available Grant Schemes**

- 5.1 There are a number of nationally available grant schemes but many are difficult to access as there is much competition for limited funds.
- 5.2 *Repair Grants for Places of Worship*  
The scheme which is mainly funded by the Heritage Lottery Fund and run by English Heritage on behalf of both organizations *'welcomes applications from all faith groups and denominations which are responsible for maintaining and repairing their place of worship'*. The works are limited to certain categories of urgent repairs to the building fabric of listed places of worship. Grants are usually less than £250,000 and grant eligible works do NOT include maintenance, alterations, improvements, minor repair, building services and conservation work to contents etc. Where for moral reasons, groups do not wish to apply for lottery funding, any grant would be solely processed and funded by English Heritage alone (this applies to Grade I and II\* buildings only).
- 5.3 The scheme may make a grant provided:  
☐ The building is listed at Grade I, II\* or II.

□ The church is used for public worship on at least six days a year and is open to the public outside the normal hours of worship on at least forty days.

The grant will be used to pay for high-level structural repairs (e.g. repair of roofs, tower, spire, rainwater disposal system or high-level masonry) identified in a recent condition survey as being necessary within the next two years. Other urgent repairs to historic fabric at risk of loss can also be considered.

The work will cost more than £10,000 and less than £250,000 and can be carried out under one contract. Grants of £250,000 and more can be considered in exceptional circumstances. Grants are never made retrospectively for work started before a written grant offer has been made and accepted.

#### 5.4 *Reaching Communities programme of the Big Lottery*

The Reaching Communities programme of the Big Lottery (one of the bodies responsible for distributing National Lottery funds) offers grants for revenue projects from £10,000 to £500,000 and grants for capital projects up to £50,000. Restrictions apply however (see Section 6 below).

#### 5.5 The ChurchCare website ([www.churchcare.co.uk](http://www.churchcare.co.uk)), the official Church of England source of information with regard to the availability of grants notes that *'Few parishes can raise enough money to meet the cost of a major repair without help from grant-making bodies.'* The web site gives details of the eligibility and restrictions of the various grant schemes.

### **Section 6: Challenges in obtaining national funding**

#### 6.1 The report 'The Churches and Faith Partnership: Realising the Potential' produced by a working group comprising officials from the Treasury, Communities and Local Government, Office of the Third Sector, the Department for Culture, Media and Sport and Defra 'in conjunction with the Church of England' *'identified two barriers that may be hindering access to funding streams by faith communities in some cases:*

- 1) clarification amongst funders of the role of faith groups in delivering public services, and their eligibility for public funding; and*
- 2) the limited capacity of faith groups to engage directly at a strategic level with the local and regional structures within which funding priorities and decisions are made.*

*To overcome these barriers, a number of actions have been identified by the*

*working group, including:*

- work aimed at clarifying the eligibility of faith groups for funding, including by addressing any [issues] ....that funding providers may have in allocating public funds to faith groups and other third sector groups; and*
- action points to be taken forward by both Government departments and*

*faith communities to develop their capacity to engage with the delivery of local priorities and to access funding allocations at local and regional levels.'*

- 6.2 The ChurchCare Guidance Note: Funding for alterations and extensions notes that *'This [issue of funding] is a wide-ranging and complex area: Many organisations that give assistance for repairs to churches are unable to consider improvement projects. A notable exception is the Heritage Lottery Fund'* however restrictions apply also with regard to such funding.
- 6.3 As noted above, the Repair Grants for Places of Worship scheme (jointly funded by Heritage Lottery Fund and English Heritage) limits works to certain categories of urgent repairs to the building fabric of listed places of worship. Grants are usually less than £250,000 and grant eligible works do NOT include maintenance, alterations, improvements, minor repair, building services and conservation work to contents etc.
- 6.4 The guidance notes relating to the Reaching Communities programme of the Big Lottery (see Section 5 above) specifically state that *'While we welcome applications from religious organizations, we do not fund religious activities'*.

## **Section 7: Funding for Community Faith Buildings Locally**

- 7.1 The Council has a very modest, small historic grant fund (£50,000 in total) which on a yearly basis offers small grants for improvements to a full range of historic buildings across the Borough. This can include faith buildings.