

A photograph of St Pancras Church, a stone building with a prominent square tower on the left. The tower has a clock face and a cross on top. The church has Gothic-style windows and a central arched entrance. A street sign for 'ST. PANCRAS' is visible on the tower. In the foreground, there are people walking, a sign for 'Jesus Christ is Lord', and a banner that says 'WELCOME'.

# st pancras CHURCH

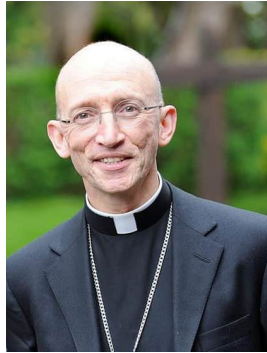
# OUR PARISH PROFILE

A community seeking  
to grow closer to Jesus  
Christ and reach out to  
others





## PROCLAIMING THE MYSTERY OF FAITH



### *Introduction from Bishop Martin*

In 2025 this diocese celebrates the 950th anniversary of witness and evangelisation from a mission base in Chichester, building on the earlier mission founded by St Wilfrid at Selsey. 2025 also marks the 1700th anniversary of the Council of Nicaea with its reminder of the formative claim upon us of the catholic creeds.

These anniversaries are more than historical footnotes. They speak powerfully about the richness of faith and mission that is our inheritance locally and universally.

Inspired by that inheritance, we seek to be a household of faith that is endlessly curious about how the Holy Scriptures and the sacraments of the New Covenant enable us to know, love and follow Jesus Christ in today's noisy and distracted world.

If God is calling you to join us in the task of proclaiming the mystery of faith in some part of this diocese, we pray that the contribution of your gifts and experience will enrich our witness and deepen your own discipleship.

We take very seriously the call to diversity and radical inclusion as characteristic of the Church's mission. For this reason we welcome applications from ordained women and Global Majority Heritage clergy, who are under-represented in those who serve this diocese.

+Martin



# CONTENTS

## Proclaiming the Mystery of Faith

*Introduction from Bishop Martin*

## Welcome to St Pancras Church

*A Message from the Churchwardens*

## Who we are

*Our Purpose*

*Our Congregation*

*Our Parish*

*Our Buildings*

*Staff*

## Our Ministry

*Sundays*

*Across the Year*

*Discipleship & Outreach*

*Children & Youth*

*Students*

*Pastoral Care*

*Local Community*

*International Mission*

## Looking to the Future

*Our Priorities for the Next Five Years*

*The Challenges Ahead*

*Our new Rector*

## Appendices

*Finance*

*Redevelopment Plans*

*Our Simeon's Trustees*



# WELCOME TO ST PANCRAS CHURCH



## *A Message from the Church Wardens*

Welcome to the Parish Profile of St Pancras Church in Chichester. We aim to give you a good feel for our life as a church, for the things we hold dear and for what the future might bring. We hope you enjoy reading it.

As a thriving evangelical church in the centre of the city we are committed to the authority of the Bible in every aspect of church life. Biblical teaching sits at the heart of our worship and prayer, and it's no surprise that this is what has attracted many to our congregation in recent years. We are open to the renewing and restoring work of the Holy Spirit and we give thanks for the many lives we've seen changed. As the following pages show, we are committed to outreach in various forms, and we rejoice at having seen people come to faith. At the same time we long to see more lives from the parish and the city drawn to the Lord and transformed by his love. These are the things that matter to us and with your guidance and encouragement we would hope to continue to grow in each one of them.

As you'll also discover as you read on, the St Pancras congregation has a wide range of ages, backgrounds and personalities. Whilst some aspects of church life have existed for many years, others have only just begun, and ahead of us we have the challenge of a major building project. Above all, however, we hope we are a faithful church, trusting in the Lord's loving kindness and welcoming to whoever, in his great goodness, he sends to us as our new Rector.

We do pray that, as you read this profile and build up a picture of St Pancras you would be able to discern if God might be calling you to come and take on that role. Our patrons for this vacancy are the Simeon's Trustees.

Yours in Christ  
Bernadette Condrón and Tim Morgan

**St Pancras Church**, Eastgate Square, Chichester PO19 7LJ  
Charity number 1137043 [www.stpancraschichester.org.uk](http://www.stpancraschichester.org.uk) [admin@stpancs.org](mailto:admin@stpancs.org)



Find us on: [facebook](#)



# WHO WE ARE

## *Our Purpose*

St Pancras is a lively evangelical church based in the heart of Chichester. Together we are seeking to grow closer to Jesus Christ and to reach out to others with the good news of the Gospel.

*In our life and witness we seek to be:*

**A prayerful church** – dependent and led by God, Father, Son and Holy Spirit

**A faithful church** – obedient to God's Word, the Bible

**A relational church** – a Christ-centred community of all ages, which welcomes everyone

**A loving church** – reaching out with Christ's love locally, nationally and globally

**A generous church** – in the way we use our time, money and skills to serve Christ and others.





# WHO WE ARE

## Our Congregation

There are 175 individuals on the St Pancras electoral roll. This has remained steady in recent years, as some have died or moved away and others have joined. Our average Sunday attendance is around 140 (including children) many of whom live in the parish or city, with others travelling in from further afield.

We are an evangelical church, with members drawn from a variety of different streams. The congregation crosses all ages and includes young families and a good number of university students. We are predominantly white British, with some members from black and other minority ethnic backgrounds, and a range of nationalities. We have a gifted congregation with some good musicians and professionals, along with a number of retired people keen to continue using their gifts and experience in God's service. There is also a handful of retired Church of England clergy and others with long experience of Christian ministry. Some of our members struggle with mental health and other issues.



At St Pancras we are committed to offering a loving welcome to all and helping folk from every background play an active part in church life. We invite everyone to experience God's infinite love and welcome regardless of who they are. We continue to believe the traditional teaching of the church on marriage, and so do not offer the Prayers of Love and Faith.

St Pancras has never had a female incumbent and five people have expressed reservations about appointing a woman. The church has, however, greatly appreciated the ministry of our Suffragan Bishop, Bishop Ruth. On that basis the PCC feels that, overall, the congregation would happily accept the ministry of a female rector.

Local and global mission are important to us. In previous years we have run both Alpha and Christianity Explored courses; we actively sup-

port overseas mission; and we have a particular heart for the vulnerable and marginalised with some of our members very involved in ministry to the homeless.

St Pancras is a warm, welcoming, open church. It is full of people who genuinely want to get to know God better, whatever stage they might be on their Christian walk. We seek to be a community where everyone feels welcome and where Christ's love is made evident to all.

Hear what people say:

- *We appreciated the welcome we received when we came as strangers.*
- *I appreciate the fact that everyone is genuinely welcomed and the diversity this creates in our church family.*



## Our Parish

The parish of St Pancras spreads north-eastwards from Chichester city centre to the edge of the city. It includes St Richard's Hospital and the main campus of the University of Chichester. The parish has expanded in recent years to include the Graylingwell Park development (on the site of a former mental hospital) and a significant amount of new housing is continuing to be built there. The parish's current population of 7,000 is therefore expected to increase.

There is one school within the parish, and this caters for children with severe and complex learning needs. There are also a number of retirement homes and some sheltered accommodation, together with a high proportion of rented accommodation largely occupied by university students and healthcare workers.

There is a considerable social spread across the parish. The Swanfield Estate was once regarded as Chichester's worst social housing estate and, although this has improved in recent years, there is still significant social need in the area. Despite



the affluent feel of Chichester, the parish is just in the top third of the most deprived parishes in the country. In contrast, new housing close to the church is at the top end of the market and very expensive. Also nearby and within the parish are a number of shops, bars and restaurants.

Situated just outside the ancient city walls, St Pancras Church is a stone's throw from Chichester's busy pedestrianised centre. The medieval Cathedral is only a short walk away, as are the world class Pallant House Gallery and the internationally renowned Festival Theatre. With numerous concerts, festivals and exhibitions throughout the year, the city punches above its weight across the creative arts. It also plays host to numerous sports and leisure events and activities.



In addition to the University and Chichester College, the city has twelve primary schools and three secondary schools, including Bishop Luffa, a Church of England Teaching School, with which St Pancras has strong links. There are also several nursery schools and three day preparatory schools.



Looking further afield, Chichester sits on the doorstep of the South Downs National Park, is close to Chichester Harbour, an area of Outstanding Natural Beauty, and is just a short drive from some of Britain's finest beaches. It has good road and rail links along the south coast and northwards to Gatwick Airport, London and beyond. All in all, it's a great place to live!

## Our Buildings

### The Church

St Pancras church building is very much the centre of church life, the home of our worship and fellowship. Like all buildings, it gives us some great advantages but some real challenges too.

The original church was destroyed in the Civil War. Rebuilt in the mid-1700s and extended in Victorian times, today's building has a grade 2 listing. A further extension in 1990 provided toilets, a small kitchen and a meeting room. Swapping the pews for modern lightweight chairs has given us the flexible space we use for everything from worship to lunches, tossing pancakes to watching coronations. Even so, the church is quite intimate in size, holding around 120 people at most. That certainly creates a welcoming feel, but it does mean we need two services on a Sunday morning to fit everyone in. So we need to work hard to keep the congregation as one.

Sitting just outside the city walls, St Pancras can't be missed by people passing by. That's something we take advantage of, especially at Christmas. However, being right on the edge of the parish, there isn't a natural connection with most of the parishioners. Consequently not everyone sees us as their 'parish church'.

### Our Redevelopment Project



Taking us into the future, our architects are currently developing an exciting plan to convert the adjacent 1960s commercial building, which the church owns, into a two-storey hall complex. This will greatly enhance the church's appearance, providing us with a large welcoming reception area and offering new opportunities for using our premises in God's service. We already have full planning permission for the non-consecrated aspects and are working with the DAC on the details affecting the church itself. Once a faculty

has been granted, we can start the hard work of fund raising. There will be challenges ahead, but we're confident the result will be an excellent church centre with great potential.

There is much more information about our planned redevelopment in Appendix B.

### **The Church Hall**

The Church Hall is situated about 350m away from the church, too far to be used as a break-out space for children's activities on Sunday mornings. At present the main hall and kitchen are leased by HEART, a local Christian charity providing breakfasts for the homeless. One end of the hall, with a separate entrance, houses the church office and above this is a room where student Bible study groups meet. There is some useful parking space behind.

The church redevelopment should provide us with all the office and activity space we need, so it's likely that the Hall will be sold as a contribution towards the cost.

### **62 Swanfield Drive**

The church and a local trust share ownership of this three-bedroom semi-detached house, though St Pancras has sole use of it. It is currently let on a commercial basis but has recently provided a home for a youth minister and, prior to that, a curate.

### **The Rectory**



The Rectory was purpose built about 14 years ago and is very close to the church. It is a four bedroom, three-storey building with double garage and a small courtyard garden. The study on the ground floor allows visitors to be met without intruding on the accommodation above. Given that the size and location may not suit everyone's needs, the Diocese is open to buying a new Rectory elsewhere in the parish if necessary.

## *Our Staff*

We are blessed with a small team of very committed people who lead our worship and ministry and coordinate our activities. As well as churchwardens and PCC, the team includes:

### **Paid staff**

- Operations Manager (2 days per week)
- Lay Worker (full time) with responsibilities for students, young people and outreach.

### **For leading services and preaching:**

- Retired vicar with permission to officiate.
- Other clergy who help out as required
- Lay reader and ALM

### **For other aspects of church life and operation we have:**

- Safeguarding officer
- Treasurer
- PCC secretary
- Children's work coordinator
- Pastoral care team coordinator
- Homegroup coordinator
- Worship leaders
- AV team coordinator

## *OUR MINISTRY*

### **Sundays**

Sunday mornings are when we come together for worship, hearing God's Word preached and prayer. These are also the principal occasions when we meet for Holy Communion.



St Pancras isn't large enough to hold everyone at the same time, so we hold two services on a Sunday. The 9.00am service includes Holy Communion every week and attracts between 50 to 60 people, many of whom are older members of our congregation. This service is also live streamed via our YouTube channel. We often have a guest speaker, along with opportunities to share testimonies and to invite open prayer.

After the service there is fellowship over coffee and refreshments in church, and the chance to





catch up with friends coming to Morning Service at 10.45am.

This second service follows a similar pattern to the earlier one, with the same sermon being preached most weeks, but with Holy Communion only once a month. Between 70 and 80 people attend, including some 20 students from the University and around 10 to 12 children. Most weeks the children leave part way through for their groups, but on the last Sunday of the month they remain in church for Family Communion. This regularly includes action songs and activities, as well as a talk aimed specifically at families.

At St Pancras we want our services to be relaxed and welcoming, whilst at the same time orderly and honouring to God. Robes are not used and there is no ceremonial. Sunday morning services follow the Service of the Word pattern in Common Worship and involve sung worship, prayer, preaching God's Word and the expectation of His presence.

Our services rely very much on the many people who share their skills and talents week by week. Our worship, which is predominantly contemporary evangelical in style, is led by a variety of very gifted musicians and singers. Readings and intercessions are led by members of the congregation, whilst others assist with Holy Communion or are part of the team offering prayer support after each service. We are very grateful and thank God for them all.

We meet for prayer on alternate Sunday evenings, where we spend time listening to the Holy Spirit, and praying with a particular focus on the ministry of the church.



### Across the Year

Christmas is a special time at St Pancras. In addition to the traditional Christmas services, we welcome lots of children to our Christingle services and, with the generous support of local business, hold an open-air carol service in the square outside the church (as described in the next section).

Finally, special services are held on Ash Wednesday and during Easter Week and a handful of baptisms, weddings and funerals take place throughout the year.

Hear what people say:

- *St Pancras manages to combine sincerity, welcoming friendliness and informality with respect and authoritative biblical teaching.*
- *I appreciate students in the congregation and contributing to the worship groups.*
- *I appreciate the range of age groups represented in the congregation and the diversity of ethnicity.*
- *The worship is very well led and the singing and choice of hymns is fantastic.*



## Discipleship & Outreach

These two aspects of church life go hand in hand. As well as being times of fellowship and discipleship for church members, many events and activities have proved great opportunities for reaching out to our non-Christian friends. Even so, we recognise the real need to expand our outreach activities, especially as there is so much new housing in our parish. We say more about this in the section entitled 'Looking ahead'.

Over 60 people regularly attend one of our seven Homegroups meeting across the area at various intervals on different days of the week. Each group is different – one even has supper together every fortnight – and groups are free to choose how or what they study. All provide great opportunities for fellowship, bible study and support. We are very keen to increase the number of groups so that more people have the chance to enjoy fellowship and to learn from reading God's word together. We haven't yet been able to recruit sufficient new leaders to make this possible, but it's something we're working on!

In addition to our home groups, we've been greatly blessed in recent years by a series of occasional Mid-Week Study Courses run during Lent and Advent. These have been led both by our own clergy, active and retired, and by a member of our congregation, involved in Christian Ministry.



Full English Men's Breakfasts at nearby Brasserie Blanc are always very popular with the gentlemen in the congregation. Held five times a year and with inspiring speakers such as Sir Stephen Timms and Graham Kendrick they are great opportunities for inviting friends and neighbours. In just the same way, the Ladies' Coffee & Cake Mornings are occasions for drawing in those on the fringes of church life and introducing them to the Gospel (without quite so many calories as enjoyed by the men!)

Also for ladies, CHI-tter Chatter meets once a fortnight at the Cathedral café for those who are new to church, lonely, or simply wanting to get to know each other better.



One of our most popular outreach events is our annual Carols in the Square service. Held in the run-up to Christmas, and making great use of the public square between the church and neighbouring cafés, this is a simple outdoor service of well-known carols, some testimony and a talk. For many local people and passers-by it is the only Christian event they will attend all year.

Creation Craft is a group that's been running for many years and is greatly valued by church and non-church folk alike. Every Tuesday morning, anyone can bring their knitting, needlework, art, papercraft or other projects along to church where they can work with others, chat about anything and enjoy a cup of coffee at the same time. Everyone is invited and all are welcome.



For those who like the fresh air and a bit of exercise we have two walking groups – the Shamblers and the Short Shamblers – offering local walks of different lengths. Meeting twice monthly except in the summer, they offer the chance to enjoy the fellowship of other Christians whilst experiencing the beauty of God's creation all around us in West Sussex.

Hear what people say:

- *The home groups are very valuable providing the support of a close group of church members and an opportunity to study the Bible and pray together.*



## Children and Youth

Supporting our children and young people is one of our key aims as a church. Whilst numbers can vary from week to week, St Pancras is blessed with around 15 primary school age children and eight teenagers. Recognising the need within our parish and community, this is an area where we would love to see real growth, both in numbers and spiritually.

On most Sundays, children and young people join the first part of our 10.45 service and then go with their leaders to space we rent in the New Park Centre nearby. (As we said earlier, the church hall is too far away to be used as a breakout space for children's Sunday morning activities.) On the last Sunday of each month the children and young people remain in church for the whole of the monthly Family Communion service.

We are very pleased to have just appointed two new leaders starting in the autumn. One will be heading up the team who run the children's groups and, as one of her additional responsibilities, our Lay Worker will now be heading up the youth work. As an early initiative they are planning to start a mid-week club in the autumn. Not only will this give the children and young people another opportunity to meet together, but it will also provide somewhere they can invite their friends.



### Noah's Ark

The Noah's Ark baby and toddler group meets on Thursday mornings in term time. There are usually 20-30 infants, together with their parents, grandparents or carers. As the comments show, people are very positive about the welcome they receive and the friendliness of the group. Noah's Ark has the potential to be a great means

of outreach, but effectively linking people into the church more generally has proved difficult.



Hear what people say:

- *I have loved coming along to Noah's Ark with all three children since we came to Chichester five years ago. Thank you for creating a welcoming space!*
- *We will forever cherish the memories that we have made here and you will all be very missed.*
- *I have felt a great deal of support over the past seven years and will cherish all the memories of my children's time as toddlers at playgroup.*





## Student Ministry

Since the pandemic, outreach to students has become a flourishing ministry at St. Pancras. During the academic terms, students make up a significant percentage of our Sunday congregation, with many of them serving in the music and children's teams. Our aim for this ministry is that students would feel settled in church, despite any unsettling situations they may face at university. Part of this is helping them be rooted and grounded in Christ, so they may stand firm in him and be lights to other students on campus.

One way this is achieved is through our student Bible study, currently held on a Sunday evening and focused on helping the students feel more confident in opening up the Bible themselves and studying it with their non-Christian friends.

The students are incredibly grateful to all those families who take turns to host them for a home cooked meal each Sunday. This week-by-week hospitality is key to helping them settle in Chichester and quickly feel part of the church community.



Taking discipleship and evangelism further than just a Sunday, our Lay Worker regularly meets up with students throughout the week to offer a space for counselling, Bible study and prayer. Many students have commented that this is a key strength of our student ministry.

Evangelism efforts are mostly linked to supporting students in the Christian Union on campus and working with the Universities and Colleges Christian Fellowship (UCCF) to reach out to those on campus. Looking ahead, we would like to offer more training opportunities to equip students to evangelise, together with events to which they could invite their friends.



Hear what people say:

- *I love seeing the students come and get involved in the local church while they are in Chichester.*
- *Our daughter has been worshipping at St Pancras since shortly after starting at Chi Uni. We are extremely grateful for the support she has received from you and I was met with a lovely warm welcome when I attended your service last Sunday.*

## Pastoral Care

Our pastoral care team is made up of volunteers from across the congregation. Together they provide pastoral care to anyone who asks for it, both week by week and after the Sunday services.



**Week by week** members of the team provide prayer and support for specific people on request. Working in triplets they can share out the load and help maintain confidentiality. As far as possible, the triplets will also assist with visiting and practical support, but this may involve others on the ministry and pastoral care team if necessary.

**After the Sunday services** members of the team also offer prayer ministry at the front of church. Working in pairs, they will pray with anyone whatever their need. This ministry began a couple of years ago and has been well received so the team is hoping to develop it further.



The pastoral care team takes its responsibilities very seriously, so everyone involved in prayer ministry has completed the safeguarding course and been given a prayer minister guidance pack.

Hear what people say:

- *I appreciate the pastoral support I receive from the triplet who pray for me and those who are available to pray between and after the services.*
- *I appreciate the opportunity to receive prayer from members of the prayer ministry team after services and prayer and practical help from the pastoral care team at other times*

As members of one body, everyone in St Pancras has a role in caring for each other's needs. So pastoral care takes place in various other settings not least, of course, within home groups.

### Local Community

Like every town and city across the country, Chichester has its social needs and problems. As is so often the case, the city's churches are at the forefront of tackling them.

Over the years the churches have set up a number of charities and projects offering support to the community. These are supported by volunteers from across the churches. There is good cooperation between us and many of our members are active in these local Christian organisations. For that reason St Pancras does not run any community programmes in its own name.



One such organisation is Chichester HEART for Homeless. This provides support for people who are homeless or insecurely housed. As mentioned earlier, HEART has exclusive use of our Church Hall for serving a hot breakfast every day of the week and several of our members are involved as volunteers.

One of our homegroups organises the weekly collection for the Chichester Foodbank in our church building.

### International Mission

Our concern for the worldwide church goes back a long way with many people from St Pancras having gone on long or short-term mission over the years.

**Turkey** Over twenty years ago we began supporting a couple from St Pancras engaged in translating the Bible into modern Turkish. That worked has now been completed, but we continue to support the Translation Trust as it extends its work to other Turkic languages.



**Kreativity** Recently we have been supporting this Christian outreach in Ukraine which also has links with Chichester Baptist Church. It is currently providing support for large numbers of people affected by the war.

**Ethiopia** For many years we have been supporting a school for the deaf in western Ethiopia. A former church member working with Crosslinks was key to starting the school and we have maintained the link.

**Compassion** More recently, several of our congregation have been supporting individual children through Compassion, a Christian charity working in 29 countries worldwide.

**South Sudan** We are also supporting the work of AID (Anglican International Development) meeting both the practical and the spiritual needs of the people.

**Worldwide** Short visits abroad over the years have also given some of our members experience of Christian work in places such as Cameroon, Kenya and Turkey.

As part of its commitment to mission, St Pancras gives around 10% of the offerings and donations to international and home mission and outreach projects.

## LOOKING TO THE FUTURE

### *Our Priorities for the Next Five Years*

In preparation for this Parish Profile, we asked church members to pray about the priorities that they saw for St Pancras over the next few years and then to summarise them in a questionnaire. A number of themes stood out and we hope these might provide a helpful guide for what we see as our ministry priorities in the years ahead.

**We need to rekindle our heart for reaching out to others with the love of Christ.** We give thanks that the church has grown significantly in recent years. However, whilst some of that growth has been through people inviting friends and seeing them take their first steps of faith, it has mainly been through established Christians moving to the area. Now seems to be time for us to reach out further, whether to friends, to the parish or, indeed, more widely in the city. That may be through an outreach strategy and plan, or it may be through encouraging a passion to share the gospel one to one with confidence.

**Our youth and children's work needs to be strengthened.** Whilst we have children and young people's groups on Sundays, numbers are not large and are very variable. Children will only come if their parents bring them, so we believe we need to put particular focus on reaching out to families. Our parent and toddler group already attracts good numbers from the community, but we need an effective bridge between that group and the church.

**Our support for students must continue.**

We have significant numbers of students in the church, so we are determined to remain a fellowship that welcomes students and enables them to play a full part in the church's ministry.

**We need stronger support for discipleship and practical Christian living.**

Our homegroups help many of us to grow in discipleship, but not everyone can get to a group. Responses to the questionnaire replies told us that people feel that there is a need for more guidance on living as a Christian day by day, especially for new Christians. Suggestions included both Sunday teaching and short courses on Christian practice or lifestyle issues.

**There is a real desire to see increasing openness to the Holy Spirit.** We recognise that growth in any aspect of our life and ministry will only come

as we are led by the Holy Spirit and renewed, both in our times together as a church fellowship, and as individual Christians in the places that God has put us.

**We would like to provide more practical support for those in need.** The church has a pastoral team, with a particular focus on prayer for people in need. Our ability to provide practical support is more limited, particularly in supporting the elderly and those who can no longer get to church. Developing our pastoral support further will require inspiring more volunteers to play a part in it.

**We would like to build up the interest and support for overseas work.** In earlier times, people from St Pancras were called to serve overseas in various missionary roles. That gave the church some very personal links with overseas mission. These have now all retired, though support for some of the organisations they worked with does continue. Whilst we do give around 10% of the offerings and donations to mission, we no longer have such close and meaningful links. We would therefore like to rekindle interest and support across the congregation.

### *The Challenges Ahead*

None of us knows what the future might hold. We know there will be challenges along the way. But as God's faithful people we trust in his unfailing love to guide and sustain us as we follow wherever he leads.

Three things in particular stand out right now.

#### **1. The redevelopment of our church buildings**

This exciting project will greatly improve our facilities and provide a lot more space, both for our own activities, and for use by the community. The scheme already has planning approval and right now we are working with the DAC towards a Faculty submission. Things are moving forward.





It goes without saying, however, that this is going to cost a lot of money - around £2.5 million. We have already been given a very generous legacy of £315,000 which has enabled us to progress the design work. However we know that raising the full amount will be a significant challenge. One of our members is beginning to develop a fund raising strategy and has been getting advice from the professional church fund-raisers.

We are aware that we will lose all rental income from the adjacent building while construction is under way and only a small portion of it will resume when the work is completed. We will also lose the interest from the legacy. There is also, of course, the question as to where we will meet on Sundays when our church building becomes a construction site. This is just one of many questions we will need to think through as the project takes shape. But, despite all the challenges, we are encouraged that God has infinite resources and are confident that the project will go through to completion.

## 2. Volunteers

Like any church we are dependent on volunteers for much of our ministry. The age range of our congregation is skewed towards the older end, and many of our older members have put in years of faithful service. However, many of them feel able to take on rather less. Encouraging younger people, many of whom have work and family pressures, to step into the roles that need to be filled is very much a matter for prayer.

## 3. Finances

Aside from the challenges of the building project, the church finances are generally healthy. We will, however, need to continue to encourage people to review their giving periodically and to trust God that the needs of the church's ministry will continue to be met.

When we look at the possibilities for the church and at the needs of the community it would be very easy to develop plans without a clear go-ahead from the Holy Spirit. We know that we should only be doing what God is calling us to do. Our commitment as church is to seek his guidance, particularly in our prayer meetings, and then follow that leading wherever it takes us.

## Our New Rector

Our new Rector will be an ordained priest within the Church of England, (or a church in communion with it, or a Church whose orders it recognises); and will have completed their Initial Ministerial Education. Within this role they will have the normal operational responsibilities, including leading the ministry team and having direct line management of our Operations Manager. They will also lead the various core meetings such as staff, PCC and Standing Committee meetings. The Rector will also be expected to have a key role in both Sunday morning services.

Together with the support of the ministry team, the Rector will hold overall responsibility and oversight for the key areas of our ministries and mission detailed within the profile. They will also act as the public face of St Pancras Church in and around the Parish and more widely in the City of Chichester and will be expected to involve themselves in the life of the community.

### Who might come

Given the kind of church we are, it goes without saying that we would want our new Rector to be an evangelical Christian who has a primary gifting in Bible teaching and preaching. But, of course, that's just the start. We asked our congregation to prayerfully consider what other characteristics they would want the new Rector to have. Here's what they came up with.

### We would like our new Rector to be:

- *approachable, compassionate and understanding, with a pastoral heart*
- *a person of vision who loves the Lord and prioritises prayer and their own spiritual life*
- *a team player who is good at managing others*
- *an empowering leader who encourages discipleship and develops future leaders*
- *concerned for the community and the parish*
- *confident to encourage Spirit-filled ministry*
- *willing to take a lead in the building redevelopment project*
- *able to relate well to all ages and backgrounds, with a particular concern to reach families.*



### **Person Specification**

We see an exciting future for St Pancras with its committed congregation, strategic position near the city centre and new housing developments within its parish; plus, of course, the new possibilities that the redevelopment project will bring.

With so much potential, we will be looking to our new Rector to help us clarify our vision and lead us into the future that the Lord has for us.

We therefore see the following as the key criteria for whoever is called to that role:

#### **Personal Faith and Spirituality:**

Living a life grounded in prayer and shaped by God's word, together with experience of God's transforming power in their own life.

Loving the Lord, His people and those who don't yet know Him.

Committed to the authority of the Bible and the preaching of the Gospel.

#### **Leadership and Vision:**

Previous experience of leadership and of strategic thinking and decision making.

Able to discern and articulate God's direction for the church.

Exercising a collaborative approach to ministry, valuing the contributions of others.

Commitment to identifying, developing and releasing leadership and ministry capacity in others.

#### **Preaching, Teaching and Worship:**

Gifted and engaging preacher, able to communicate biblical truths effectively and relevantly.

Skilled in teaching and discipling believers to grow in their faith and spiritual gifting.

The confidence and sensitivity to lead people into God's presence and actively foster the ministry of the Spirit.

#### **Outreach and Discipleship:**

Passionate about and fruitful in evangelism, with a proven record of church growth, and committed to developing and implementing our outreach strategy.

Experienced in building a culture of deepening and committed discipleship.

Able to engage with the wider community and build bridges with those outside the church.

Supportive of and, ideally, experienced in overseas mission.

#### **Pastoral Care:**

Compassionate and approachable, with great pastoral skills to support individuals and families.

Able to relate to people of all ages, backgrounds, and stages of faith.

#### **Administrative and Organisational Skills:**

Competent in church administration, including budgeting and planning.

Committed to ensuring the church develops a healthy and strong culture of safeguarding and people management, including compliance with statutory and Diocesan requirements, for safeguarding and personnel policies and processes.

Keen to take a leading role in the building redevelopment project.



# APPENDICES

## Finance

St Pancras's finances come in three parts: General funds, missionary giving and redevelopment funds.

### General funds

Excluding monies spent on the redevelopment project of our premises we have not had a significant deficit on our general fund in recent years. This is due to the generosity of our members and the income from our rental properties, namely 1-2 St Pancras, the church hall and from 2024, 62 Swanfield Drive. The PCC is well aware that when we begin the redevelopment the income from property will be very significantly lower for a period. We believe that, in the short term, we have sufficient reserves to cover this loss.

The church hall is rented to HEART who pay the majority of the utility bills.

We have pledged to pay 95% of the full costs of our Parish currently to the Diocesan Restricted Parish Share Fund.

### Missionary Giving

St Pancras gives around 10% of the offerings and donations to our missionary arm. Further information on this work can be found elsewhere.

### Balding Fund

A few years ago we received a legacy from a treasured member of our church of a little over £315,000. The intention of the donor was that the money should be used for the redevelopment of the church buildings, but it is not a restricted fund. We have used the fund to pay for the costs incurred to date in professional fees and the purchase of the new chairs. We have received some additional funds, and the fund now stands at around £250,000.

### Summary or Accounts for 2023

	Unrestricted	Restricted	Total
<b>Income:</b>	£	£	£
Donations	95,690	6,877	102,567
Tax recoverable	18,643		18,643
Hall rent	10,400	10,400	
Rental income, interest, dividends etc	53,532		53,532
Transfers between funds	(9,645)	9,645	
<b>Totals</b>	<b>168,620</b>	<b>16,522</b>	<b>185,142</b>
<b>Expenditure:</b>			
Church Activities	89,188	20,784	109,972
Parish share	74,856		74,856
Redevelopment costs	13,477		13,477
<b>Totals</b>	<b>177,521</b>	<b>20,784</b>	<b>198,305</b>
Net income/(expenditure)	(8,901)	(4,262)	(13,163)

If we exclude Redevelopment Costs then the surplus on Unrestricted Funds is £4,576. The accounts are prepared on an accruals basis so contain 'non cash' items.



## Redevelopment Plans

After many years' prayerful thought and planning (and a few false starts) plans for our proposed redevelopment are now gathering pace. Under the Holy Spirit's guidance, and with the help of our new Rector, we hope these plans will soon become a reality.

### The scheme has four main aims:

- to increase the seating capacity of the church
- To bring high quality hall provision to the same site as the church
- to ensure that all public spaces are fully accessible
- to present a much more welcoming frontage onto Church Square

### in the process we will:

- convert the adjacent property (1&2 St Pancras), owned by the church, into a two storey church hall complex
- enlarge the flat on the second floor

The plans which have received planning approval are shown in more detail in the following pages. Discussions with the DAC are continuing prior to applying for a Faculty, so there may be some changes in areas outside the planning jurisdiction of the District Council.

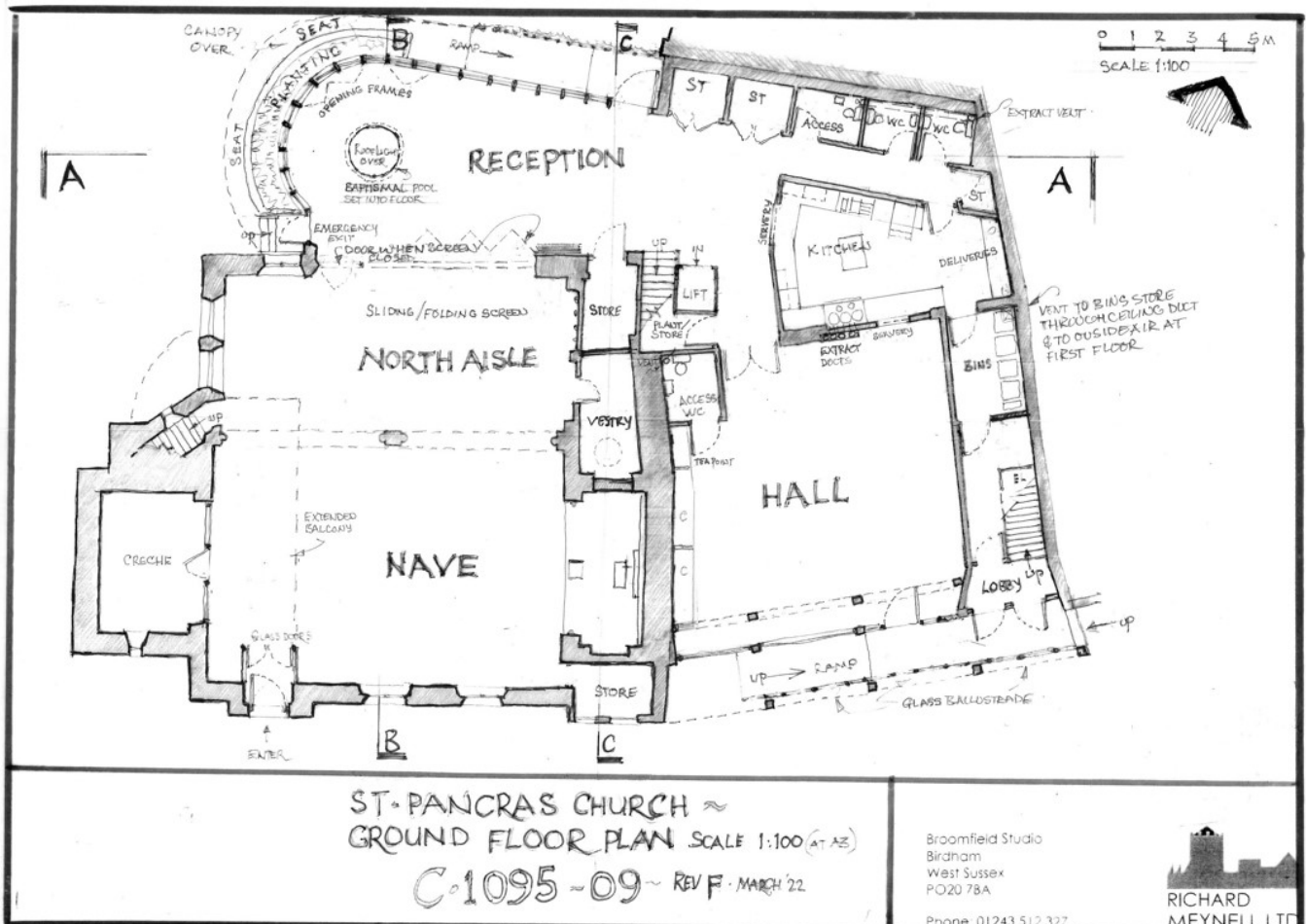
## Ground Floor

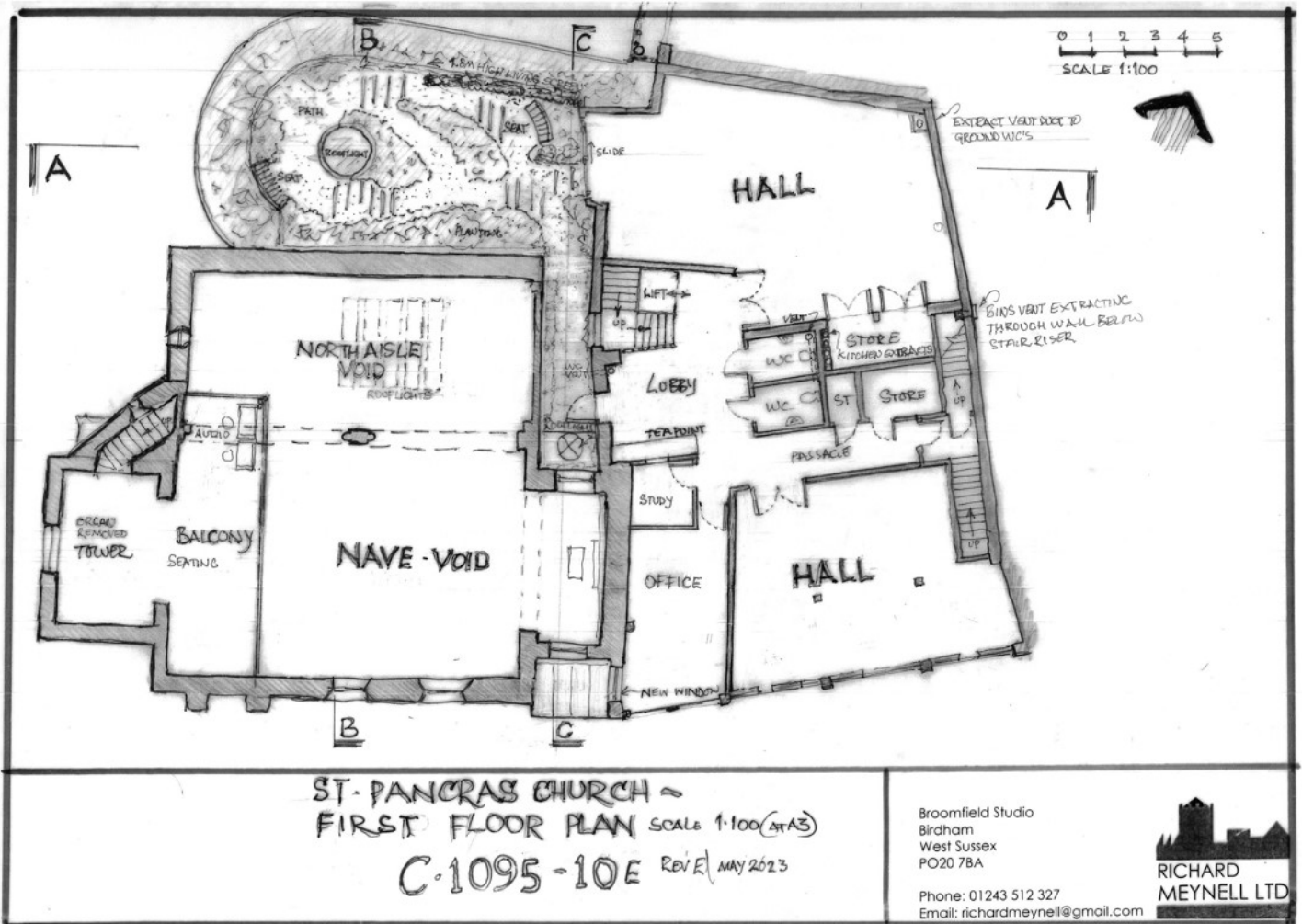
On the ground floor, the nave and north aisle of the church will be largely unchanged from the present.

The new reception area will replace the present toilets and kitchen and look out onto Church Square. Access will be via an accessible ramp. It will normally be set out in a café style, but a folding wall will allow it to be used to provide overflow seating for the church for about 50 people. It will also have a baptism pool.

The ground floor of the commercial building will become the main hall. It has its own accessible entrance and toilet, so can be used independently of the church if needed.

The new kitchen and toilet area will occupy what is currently open land behind the commercial building.





## First Floor

Within the church, the existing small balcony and organ in the tower will be replaced by a much larger balcony able to accommodate up to 50 people and the AV desk.

Above the reception area will be a roof garden to provide some outside space and introduce some foliage to Church Square.

A hall on the north side will open onto the roof garden. This hall will be clad with a living wall rising from the roof garden. A smaller hall on the south side will normally be set out in a lounge style.

Also on this floor there will be office space, a tea point, toilets and storage space.

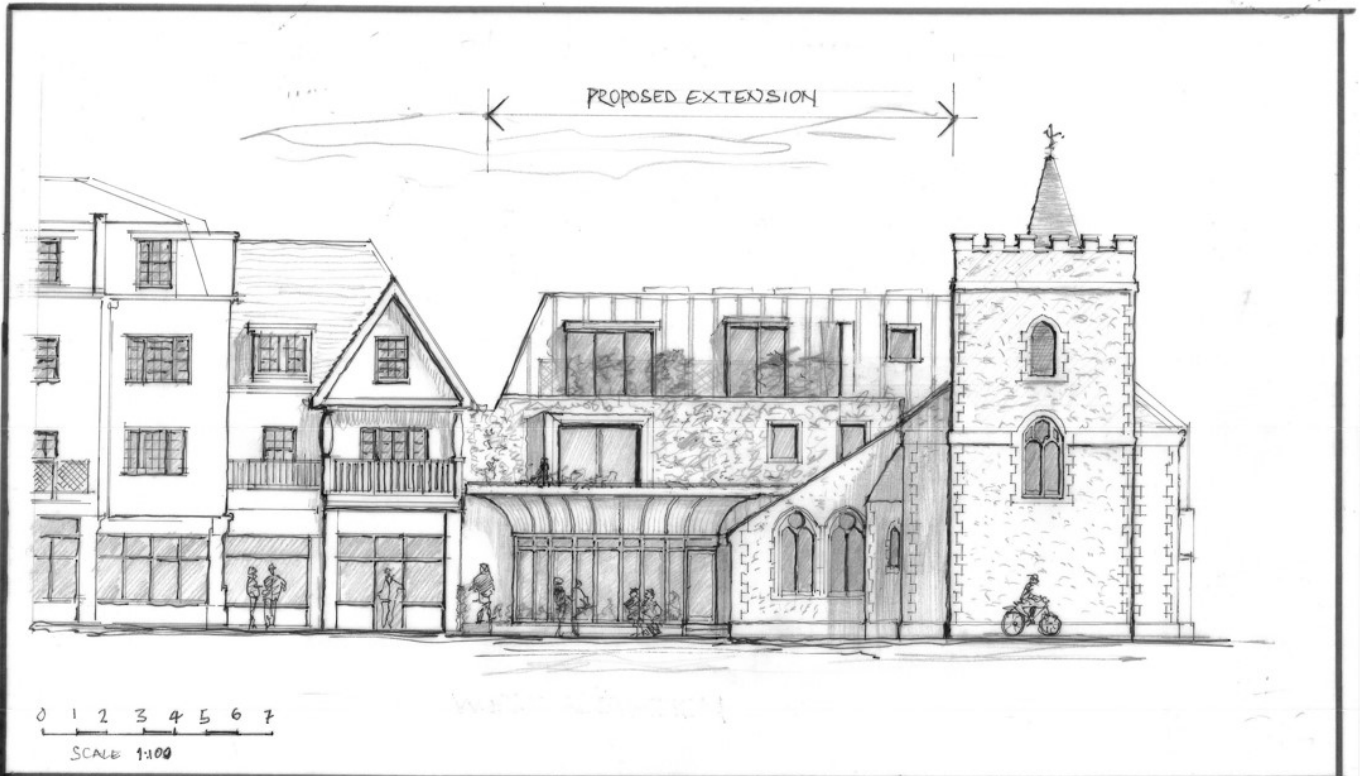
Access from the reception area will be by staircase and lift.

## Second Floor

There is a three bedroom flat on the second floor of the present commercial building. It is let as a source of income. The original plan was to retain it with little modification and add a second flat over the north hall. Due to unresolved local planning policies, the flat is extended over the north hall to provide a single, much larger flat which could be split into two flats later when planning issues are clarified.



# External views



ST. PANCRAS CHURCH EXTENSION

WEST ELEVATION

C.1095 = 14 - A MAY 2023 REV A.

Broomfield Studio  
 Birham  
 West Sussex  
 PO20 7BA

Phone: 01243 512 327  
 Email: richardmeynell@gmail.com



ST PANCRAS CHURCH EXTENSION

SOUTH ELEVATION

C.1095 = 13 - AUGUST 2022

SCALE 1:100

Broomfield Studio  
 Birham  
 West Sussex  
 PO20 7BA

Phone: 01243 512 327  
 Email: richardmeynell@gmail.com







## **Simeon's Trustees**

Simeon's Trustees are one of the patrons of St Pancras Church, Chichester and the patron for this turn.

Simeon's Trustees is a leading and long-standing Church of England patronage trust, with patronage interests in 165 benefices across 33 dioceses. A number of benefices are team ministries and so we have an involvement in 191 appointments.

Founded in 1836 by Charles Simeon (who is commemorated in the Church of England Calendar on 13 November), Simeon's Trustees are guided by his charge to his founding trustees and their successors, for the benefit of the parishes in our care.

The trust is thought of as representing the evangelical tradition in the Church of England, but Simeon's Charge does not set out a 'party' position, and we have patronage interests in benefices in a range of traditions, which we respect. Our main role is when a benefice is in vacancy, working with PCCs, Dioceses and, for a significant number of our benefices, other patrons, towards the appointment of a new minister.

However, in addition to involvement at other key times, we give ongoing prayer support for our parishes and clergy.

For more information see Simeon's Trustees ([simeons.org.uk](http://simeons.org.uk))





Eastgate Square, Chichester PO19 7LJ

Charity number 1137043

[www.stpancraschichester.org.uk](http://www.stpancraschichester.org.uk)      [admin@stpancs.org](mailto:admin@stpancs.org)



Find us on: [facebook](#)