

St. Paul's East Ham

Parish Profile



A local church
bringing the love of God
to our community

THE DIOCESE: A MESSAGE FROM BISHOP GULI



Covering Essex and East London, Chelmsford is one of the largest, most diverse dioceses in the Church of England. We are home to more than 3 million people representing many socio-economic, ethnic and faith groups and a fantastic variety of cultures and traditions.

We have enormous opportunities for mission and service and considerable challenges to face and resolve as we continue to deal with the local, national and global challenges that have a direct impact on our parish churches, schools, chaplaincies and the communities we serve.

It is within this context and following a period of listening and discernment that started when I became Bishop of Chelmsford in 2021, that we set out a future direction of travel as a Diocese with a focus on [travelling well together](https://www.chelmsford.anglican.org/travelling-well-together):

- Our purpose is to love God and to love our neighbour; to worship faithfully and empowered by the Holy Spirit, witness to the love of God revealed in Jesus Christ as we serve the extraordinarily diverse array of local communities in Essex and East London.
- Our approach is to enable and empower parishes and worshipping communities to discern how they are to be God's people in their own very different local contexts and as part of one diocesan family.
- Underpinning our approach is an invitation to a way of being articulated by shared diocesan values which might shape how we travel together, support each other and provide mutual accountability.

Since I became Bishop of Chelmsford, I have witnessed people's great warmth and I have seen first-hand, the wonderful things going on in our parishes and schools. Any new priest joining us in the Diocese of Chelmsford does so at a time of challenge, a time of change and most significantly a time of hope for our Church in this most diverse and vibrant of dioceses.

+Guli

Bishop of Chelmsford



Find out more about our Diocesan Direction of Travel and Values:

www.chelmsford.anglican.org/travelling-well-together

A MESSAGE FROM OUR AREA DEAN

Newham Deanery

Part of the Archdeaconry of West Ham in the Episcopal Area of Barking.

Newham Deanery is conterminous with the London Borough of Newham, home of the 2012 London Olympics and home to over 350,000 residents (Census 2021).

We are so large that if we were elsewhere, we would be an Archdeaconry or even a Diocese. We have 24 churches, including two recent plants with no building. Our growth has come through our diversity, not just in styles of worship, but in the nationalities that find a home in an Anglican Church.

Newham is where the world meets, and we have stipendiary vicars from at least ten countries, including Bulgaria, Myanmar, Brazil and Jamaica. In the last year, our church plants have added over 250 new members.



We have a strong chapter, and our Deanery has recently undertaken a wide-ranging listening exercise to understand more fully how God has been at work and how churches can support each other going forward. There is a very strong lay presence within the Deanery, ably led by our Lay Chair and Assistant Lay Chair. We are keen to ensure the gifts of the whole Church are explored and built up for the Kingdom of God.

If you come to Newham, expect God to do things to you and through you. We are not the last stop before retirement; we are mission-oriented and alive!

Rev Amy Stott,
Area Dean.

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WELCOME



Welcome to our Parish Profile. We hope you will find out more about who we are. Our vision is to reach out to the people of East Ham with the love of God.

This is an exciting opportunity for someone with a pioneering spirit who is up for the challenge of revitalising the mission of the church in this part of east London

We are an informal, all-age, open evangelical church in an urban setting, with a sense of 'church family'.

Our previous vicar called us the A-Z church – whose members have roots all over the world - from Australia, England, Grenada, India, Jamaica, Lithuania, Malaysia, Nigeria, Pakistan, Sri Lanka and Zimbabwe (among other places), many from non-Anglican backgrounds.

A portion of the local community is quite transient, so there are regular arrivals and departures, but a faithful core. We welcome people no matter how often they come, no matter how long they stay.

There are 52 on the Electoral Roll, with 25-40 attending the main 10.30am Sunday morning service each week.



Welcome from our Patron – CPAS (Church Pastoral Aid Society)

Thank you for taking the time to explore this Parish Profile. At CPAS, we believe that times of transition offer a valuable opportunity for both churches and clergy to discern God's calling afresh. We hope these pages will give you a sense of the life, ministry and mission of this parish, the community it serves, and the opportunities and challenges that lie ahead.

St Paul's provides a wonderful opportunity for someone with experience and a heart for revitalising the church, and reaching out into the community to help transform lives and make a difference.

At CPAS, our purpose is to help every person hear and discover the good news of Jesus Christ through the ministry of local churches. Everything we do flows from that calling, and from a longing to see churches and leaders equipped for mission and evangelism, serving their communities with faith, hope and confidence.

We have four prayerful aspirations that continue to inspire and focus our work: that every church is a pathway to faith, every leader a catalyst for evangelism, every Christian a courageous witness, and every child has the chance to explore Jesus.

As well as our patronage work with 700 churches around the country, we offer training, resourcing and support to leaders for mission and evangelism, and offer help for ministry amongst children and young people, in schools and through our residential Venture and Falcon holidays.

As you read on, we encourage you to prayerfully consider whether God may be calling you to join this church in the next chapter of its journey. The parish is seeking a leader who recognises the challenges and is excited about the opportunities for mission and growing the church. We pray that this profile will help you discern whether your gifts, experience and sense of calling align with the vision and aspirations of this church.

Be assured of our prayers for you as you discern God's calling.

The CPAS Patronage Team

WHO WE ARE

We are a small diverse church made up of all ages representing different countries. Until recently there have been few children but this is beginning to change as more families worship with us.

As a church we are very child friendly. Our work with children and young people was curtailed by the Covid pandemic. Now that a few more children attend we would love to re-launch this area of ministry.

Our PCC is small but we have a variety of skills between us. We have two churchwardens who are enthusiastic and committed to their roles. We also have three 'deputy churchwardens' and a PCC member who handles Church hall bookings on a voluntary basis.

We have one reader (with PTO) and members of the congregation are active as sidespersons, bible readers, intercessors, chalice assistants and sound desk operators.

We are a bible centred church that values Scripture and seeks to make it relevant to life today, demonstrating God's love for our world and all who live and work in our parish.

We are committed to the safeguarding of children, young people and adults. We follow the House of Bishops guidance and policies and have our own Parish Safeguarding Officer.

We value our rich and diverse community, as illustrated by our fluctuating congregation, which is representative of many cultures, languages and backgrounds.

We value music and worship songs in our fellowship together and have been reintroducing some live music into our services accompanied by recorder, guitars and drums. We sometimes have psalms sung in Urdu accompanied by guitar and recorder.

We value prayer and a few of us meet on the first Wednesday of each month for a prayer meeting.

We value sermons delivered to us that deepen our understanding of scripture.

Since Covid, our congregation has been smaller but when asked what we would hope for our church in the future the PCC emphasised the following:

- Being brave and ambitious.
- Developing a vision for young people.
- Trying to develop activity nights for youth with the lead being taken by the young people themselves.
- Making efforts to arrange joint youth services with other Churches in our mission partnership.
- Continuing mission partnership with other Churches.
- Thinking of ways to secure regular, reliable income for the church to make the place sustainable.
- Developing live music in services.
- Organising bring and share meals for the congregation from time to time.
- Continuing to serve refreshments after Sunday morning services, providing opportunities for further friendship & fellowship.

We would also hope to take forward community development work at St Paul's and consider the future use of our building so that it better serves our community.

It would also be good to start some form of ministry with our international students.

We are excited by the proposed new housing development plans to the east of the parish which will provide exciting outreach opportunities.

MEET THE TEAM



Left to Right :

Joyce Kreeger	PCC member
Parvaiz Masih	Assistant Churchwarden and PCC member
Esther Banjo	PCC Treasurer and Assistant Churchwarden
Alice Oyemade	Churchwarden
Loraine Taylor	Assistant Churchwarden and PCC member
Angie King	PCC Secretary and worship band leader
Alan Kreeger	Reader, Parish Safeguarding Officer and PCC member
Gwen MacIver	Churchwarden and Honorary Bookings Secretary

WHO ARE WE LOOKING FOR?

Someone who lives with a dependence on God and a recognised need to keep in close and prayerful fellowship with Him, in their personal and family life, providing a healthy example of Biblical Christian behaviour and service.

Of good character and good conduct, warm and energetic, with a sense of humour.

A pastor who is approachable and a good listener, able to address the needs both of the church family and of those who live in the parish and the local community. Gospel hearted, committed to Gospel outreach, locally and worldwide.

A gifted and faithful Bible teacher with the ability through a preaching ministry to enable, encourage and challenge; someone who will be eager in their ministry to be relevant, lively, engaging and sensitive to people's needs.

Someone who has an evangelical heart, with a fundamental conviction that the Bible is God's final and authoritative word.

A gifted worship leader with a heart for all God's people.

Someone who can relate to a wide range of churchmanship and who is willing to be flexible in trying different forms of worship patterns.

An effective communicator who can speak and write with clarity, boldness and sensitivity.

A mature leader, trainer and motivator who can lead, work with and accept support from their congregation recognising the practical and spiritual gifts of others, both clergy and lay, and can enable them to use those gifts most effectively.

A person of vision who is open to the leading of the Holy Spirit.

Someone who can think strategically to work out that vision, both in the corporate life of the church and in the lives of members of the congregation.

A good administrator who can keep up to date with the developing Church of England Safeguarding structure.

Since the Covid pandemic we have had few children coming to church and consequently there has been no Sunday School. It is vital that the new incumbent seeks to draw young families to church and for the work with children to recommence.

There is a need for a regular Bible study or Home Group to enable members of the congregation to meet together during the week to grow in faith and in fellowship.

In the past there has been a monthly time of Healing Prayer after a Communion Service, which has been greatly valued. We would like our new vicar to restart this form of ministry.

The new vicar should be willing to get involved with local primary schools - taking assemblies & helping with Christmas & Easter activities and working with the local Faith in Schools organisation.

The successful applicant must have an interest in/experience of community development projects (See Future Development page 17). They must be prepared to rise to the challenge of developing the church buildings to create a complex which has a sustainable future for both members of the church and the wider community.

We strive to be a generous community where everyone is truly valued, respected, and welcomed as a child of God. We gently uphold the Church of England's historic understanding of marriage as a lifelong union between a man and a woman. We recognise that people hold diverse views across the church, and we seek to walk together in love, focusing on our shared worship.

MORE ABOUT OUR CHURCH COMMUNITY

Worship

Our Sunday morning service alternates between Family Communion and Family Worship using Common Worship liturgy. The previous vicar used Powerpoint for some services. Other Sundays were 'low-tech' with printed service sheets and hymn books.

We use backing tracks from Kevin Mayhew publishers (No Music Group No Problem etc.) on a digital system for music and have copies of '600 Essential Worship Songs', with words that match the tracks, and also copies of Mission Praise.

The backing tracks are augmented by a music group with guitar, hand drums and recorder, plus an occasional group of singers. Music is important to us and is developing.

The previous vicar always said Evening Prayer at 6.30pm on Sundays, sometimes joined by others.



Occasional Offices

In the last 5 years (since 2021) there have been:

- 12 baptisms
- 4 people confirmed
- 2 people received into the Church of England
- 2 weddings
- 21 funerals (in church or at one of the local cemeteries)

Some Christian members of this community choose to be married and have their children baptised in their home countries.

OTHER ACTIVITIES

With a smaller core of members since Covid 19, we have not been able to sustain as high level of activity as before, but...

There is a first-Wednesday-of-the-month evening prayer meeting.

A 'Friends' club ('Meet friends, make friends') meets monthly on Monday afternoons. This is attended by older members of the church and the local community. Members generally enjoy a friendly chat over tea/coffee and cake/biscuits with the occasional quiz or talk by a member.

One member also leads a Saturday walking group.

There is a Friday morning St. Paul's Line Dancers group and a men's group 'With Men in Mind', both of which began as part of a 'Fit and Healthy Elders' project supported by Neighbourhood Renewal funding in the noughties.

The 'Men in Mind' group meets once a month for friendship and fellowship. The group visits places of interest in and around London and enjoys an annual Christmas meal together.

St. Paul's is part of an East Ham Mission and Ministry Partnership with 5 other Anglican churches: the Holy Trinity East Ham Team of St. Mary, St. Bartholomew and St. Edmund, plus St. George East Ham and St. Martin Plaistow. Lent and Advent courses are run jointly. There is an annual prayer

walk linking the 6 churches and other activities such as a Lent Retreat Day and summer picnic have been arranged.

We join together with other churches in East Ham for an ecumenical open-air act of worship and witness on Good Friday.

A number of things have been achieved by working jointly with others. For example, we hosted 10 Monday-to-Tuesday nights of the homeless winter night shelter at the start of 2026 by working with a team from the Chinese Church in London.

St.Paul's is registered with A Rocha Eco Church, and we are working towards our Bronze Award.

OTHER CHURCH CENTRE USERS

- A Pentecostal congregation, Dominion Centre East London, use the hall on Sunday afternoons.
- Wall End Police Safer Neighbourhood Team Ward Panel meet in the reception area on the last Monday of each month.
- E6 Sisters Community Pantry have used the premises on Thursday afternoons since September 2024 until our previous vicar retired in May 2026, when this no longer became feasible..
- Kumon Maths and English classes are held in the reception area on Saturday mornings.
- The hall is used as a polling station and for occasional party bookings.
- For many years the church has been used as a venue for ABRSM music exams for several days each term.

WHERE ARE WE?

The parish is on the eastern edge of Newham and the western edge of Barking and Dagenham (at this point the borough boundary is the A406 North Circular Road, which split the parish in the 1980's, the houses on Hertford Road having been demolished to make way). The parish boundary runs along the A124 Barking Road, East Ham High Street North, the District Line and the River Roding.



Two large areas of redundant playing fields separate the houses from the A406. Of these, Berkeley Homes have bought the land to the north of Watson Avenue (including the obsolete gas holder) for a planned development of 600 homes.

The land to the south of Watson Avenue is managed by Aston Mansfield Charities, with no current plans for development. The part of the parish between the A406 and the River Roding includes the Pacific Wharf industrial estate and a MET Police complex. The 'Wickes DIY' site to the south of this area is scheduled to be redeveloped with 850 homes in 6 tower blocks.

The East Ham part of the parish is known locally as the 'Burgess Estate'. Housing is mainly terraced, with some flats - a mixture of privately owned and rented - with about 10% social housing. East Ham tube station lies in the North-West corner and many bus routes run along the High Street and Barking Road. East Ham High Street North is the local shopping centre, with shops, banks and cafes for day-to-day needs. There is a large Tesco supermarket just beyond the A406 junction and a Sainsburys in Beckton.

Although geographically quite small, the Church Urban Fund gives the population as 11,818. The parish ranks 1,896 out of 12,178, which means that it is amongst the most deprived in the country. The population is culturally and ethnically very diverse.

Apart from two schools, St. Paul's Church Centre is the only indoor community space and the only place of worship of any faith on the estate, but there are Hindu and Sikh temples and Muslim Masjids nearby.

[Click here](#) for information about Wall End Ward from the 2021 Census.

LOCAL SCHOOLS

Altmore Children's Centre/Nursery/Infants School and Lathom Junior School (the 5-form entry Altmore Lathom Federation) are in the parish. There has always been a very good relationship between the church and the schools. The new Head Teacher, Jacqui Waine, said, 'The link between the church and the school is something we would like to maintain, and we look forward to working together in future.'

We have supported the charity 'Faith in Schools' to help deliver the RE curriculum in lessons and in events such as Easter Experience and Christmas Journey.

Langdon Academy, an all-through school for ages 3 to 16, lies just south of the Barking Road, and there are a number of good secondary schools in the borough. St. Margaret's C. of E. Primary School is in the neighbouring parish in Barking and St. Edward's C. of E. Secondary School in Romford is accessible by bus. There are two pre-schools in the parish.

THE CHURCH BUILDINGS

In 1904 Col. Ynyr Burges, whose family owned land in this part of East Ham, entrusted a plot at the junction of Burges Road and Watson Avenue for the building of a church. A mission hall, built across the widest part of the site, was opened in 1908 and the vicarage added in 1930.

In the 1920's the architect Charles Spooner was commissioned to design a church that would fit the remaining site. This building, with a long nave parallel to Watson Avenue and one side chapel, was dedicated on 30th September 1933. The two buildings sit at 45 degrees to one another and are joined at the back corner. The vestries and toilets in the hall continue to serve the church.

In the 1990's an ambitious project further united the buildings with a kitchen and reception area built across the triangle of garden between the two. First floor meeting rooms and an office were added at each end of the hall, with work completed in 1993.

In 2002 the pulpit and choir pews were removed and the chancel re-modelled to accommodate the grand piano and create a more flexible space from which worship could be led.

The church has fully step-free access, and in 2012 access and emergency exit ramps were added to the hall. The pipe organ, which had been moved from the hall to the church, was re-homed in 2020. There is no graveyard.



FUTURE DEVELOPMENT

Although they have since recovered, a 2012 slump in church finances made us look at the long-term sustainability of the church centre. We accepted the offer of help from an organization called Ten Spires, who in 2014 delivered a report that proposed a complete redevelopment of the site – church, hall and vicarage - with an 'enabling partner'. This development would have included social housing on the Watson Avenue side of the site and a new church centre on the Burges Road side.

The diocese approached the architects Allies and Morrison, who outlined two possible schemes for the site, but a 2018 feasibility study concluded that neither was financially viable.

Back to the drawing board...

At this point one of our church members, a qualified facilities manager with experience of fund raising for community development projects, offered to take the task forward in a part-time paid role. Supported by a grant from the London Over the Border Council, we were fortunate to have him as our Facilities and Development Manager (2 days per week) from May 2019 to December 2024. As part of his role he prepared a 'Strategic Review and Business Case' and worked with RIBA Stirling Prize winning Mae Architects to produce a concept design for the future of the church building. This was presented to the PCC in January 2024, along with a scale model showing flexible use of space, possibilities of extensions to the church building and ideas for future community use. The next stage for this would have been obtaining outline planning permission. Unfortunately our Facilities and Development Manager died suddenly in December 2024.

A 2022 approach from a local pre-school, who are using unsuitable premises, led us to discover that the hall has an Energy Performance rating of 'G', which means that under Minimum Energy Efficiency Standards, without a costly upgrade, it cannot be let or leased as source of income.

As a building, the hall has reached the end of its useful life, but it cannot be disposed of without first re-providing toilets, storage and smaller meeting space for the church.

Early in 2026 a local GP practice in cramped premises approached us about the hall site. Conversations with the diocese are ongoing.

THE VICARAGE

The detached vicarage (1930) stands next to the church hall.

On the ground floor: study and living room at the front, dining room, shower room/toilet, kitchen & utility room at the back.

On the first floor: 4 bedrooms, a family bathroom and separate toilet.

The garden is laid to lawn, with a beech tree and 3 Leyland Cyprus trees giving some privacy from the low-rise flats behind.





ST. PAUL'S IN THE WIDER COMMUNITY

St. Paul's parish sits on the eastern edge of Newham Deanery, which covers almost the same area as The London Borough of Newham, an area defined by the River Thames to the south, the River Lea to the west and the A406/River Roding to the east.

We have local links with:

- Our Christian MP Sir Stephen Timms
- The council run East Ham Community Neighbourhood through the Resident Engagement and Participation team.
- Transform Newham – 'A network of Christian churches, ministries, and charities in the London Borough of Newham, committed to working together to serve the local community through prayer and joint action' – currently led by Simon Clinton of Highway Vineyard Church in Stratford. There are monthly gatherings for church leaders, and they organize an annual civic carol service in St. John's church, Stratford.
- NewWay - a Newham based charity offering support to those who are homeless or vulnerably housed. They run a day centre in the Bobby Moore Pavilion on Napier Road in East Ham and co-ordinate the winter night shelter for which St. Paul's was one of the venues from January to March 2026. They have also helped us when rough sleepers have bedded down in the church or hall porch.
- The Renewal Programme – on High Street North – who run various services including 'RAMP' – the Refugee, Asylum Seeker and Migrant Project.
- Faith in Schools (FIS). Already mentioned under 'local schools', through their team and volunteers, FiS offers free lessons to primary and secondary schools in Newham to share more about the Christian faith with children and young people.

- Roding Trust. With the River Roding as our eastern parish boundary, our previous vicar made links with the River Roding Trust, which aims to preserve, protect and restore the river for the public. It is possible to walk along the river bank all the way from the parish boundary to the River Thames.

In the past we have run community events in and around the church centre, sometimes closing the road for street parties. We would love to do so again!

PARISH FINANCES

We have a Treasurer, but our accounts are produced, our Gift Aid claims made and our Independent Financial Examination arranged by officers of the Deanery Finance Scheme, run by the Diocese, for which we pay an annual fee. This project was initiated here in Newham in 2009 and St. Paul's joined in 2010.

We have always paid our Parish Share in full and on time, but for this to continue long-term new sources of income will have to be found.

Our Treasurer sends monthly reports to our bookkeepers, from the Diocese Finance Office Scheme, who prepare our accounts. The 2025 accounts were approved by our Independent Financial Examiner and accepted by the Church Council.

Income (Receipts)

Donations and Legacies fell from £34,435.92 in 2024 to £29,873 in 2025. When gifts, grants and legacies are excluded, donations plus Gift Aid fell by over 20% from £23,435.92 in 2024 to £19,048.60 in 2025.

Our other main source of income is from hall hire, both regular and one-off bookings. Income from regular bookings fell by over 20% from £44,607 in 2024 to £36,230.50 in 2025. This fall was due to loss of income from a Christian Fellowship who moved to their own premises in September 2025.

Income from one-off bookings rose by 3% from £6,960 in 2024 to £7,200 in 2025.

Total income (receipts) went down by 16% from £88,436 in 2024 to £75,171.55 in 2025.

Expenditure (Payments)

Parish Share – our contribution towards the cost of employing a vicar etc. (our largest expense) went down by 8% from £36,148.92 in 2024 to £33,106.56 in 2025. (Inexplicably! - It should have gone up by 2.1%).

We spent £9,924 on roof repairs, £9,989.29 on upgrading the hall electricity supply and a further £1,763.83 on other repairs to the hall.

Overall expenditure went up by over 6% from £69,887.92 in 2024 to £74,574.45 in 2025.

Assets

Our total income for the year (£75,171.55) exceeded our total expenditure (£74,574.49) by £597.06

At the end of 2025 the balance on the current account went up by 11% from £60,699.63 in 2024 to £68,018.75 in 2025.

With the addition of interest, and the transfer of £8,000 to the current account from the investment account the balance on the Investment Account went down 19% from £37,036.30 in 2024 to £30,314.25 in 2025.

Total assets rose by 0.6% from £97,535.93 at the end of 2024 to £98,132.99 at the end of 2025. .

Giving

The life and work of St.Paul's is supported by the giving of its members, without which the church would struggle to keep afloat. Last year there was a noticeable drop in the value of donations received. Members of the church are encouraged regularly to give a proportion of their income and by Gift Aid .

INTERNATIONAL LINKS

We have international links:

- As a Church Mission Society Global Edge Church, we have a link with Bishop Martin Gordon, serving in Goma, DR Congo. Bishop Gordon sees his role as peace making, church planting, and building up the body of Christ in an area that has seen significant conflict in the past 30 years. We sent a gift of £600 to him via CMS in the past year to help with this work.
- Through church members we have a link with the Cecilia's Children project in Kisumu, Kenya. Cecilia's Children is a Christian Charity set up by a Christian family in Kisumu to provide support for orphans who have lost parents through HIV/Aids. Members of St.Paul's have raised funds since 2014 to send out to the Charity in Kisumu to help support this work after a member of the church went there as a volunteer for six months.

THANK YOU

Thank you for reading this profile. We are excited about the potential for revitalisation here at St Paul's and for the right person to join us in reaching out into our community with the good news of Jesus.

If you are that person we commit to praying regularly for you, protecting your rest days, and supporting your personal and spiritual well-being.

We offer warm hospitality, and a community eager to help you and your family settle in quickly. We look forward to giving you the time and freedom to discern where God is leading our parish next.