



St Margaret's Church, Chipstead

Parish Profile 2022

Our purpose is

**To know and share God's transforming love with one another,
with our local community,
and the wider world.**



Reigate Deanery in the Diocese of Southwark

Dear prospective Rector,

Thank you for your interest in St Margaret's and wanting to know more about us.

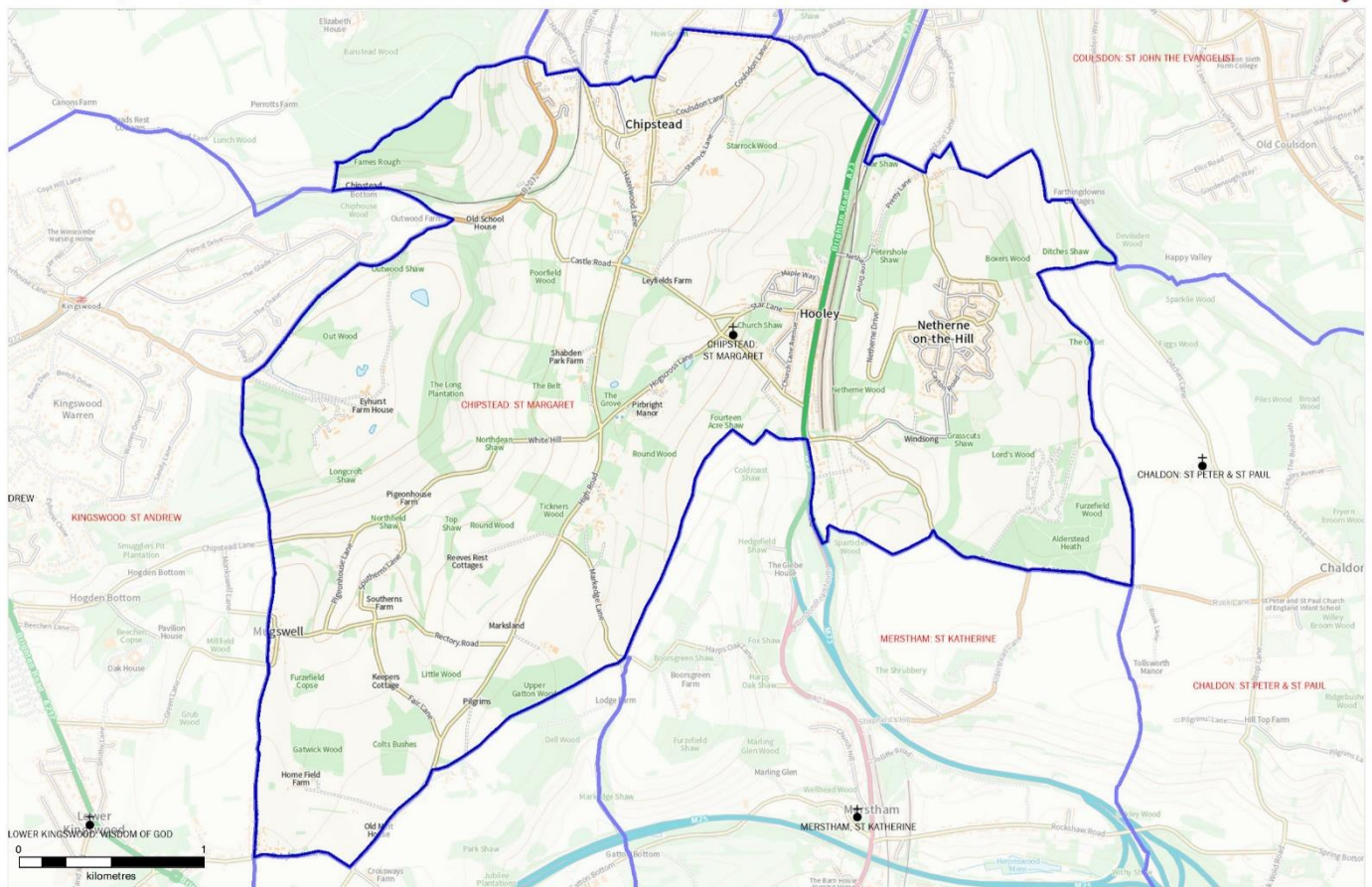
We haven't included every nut and bolt in this Profile, but we trust you will find this an honest account of the main things which you would probably like to know before meeting us.

About the parish and living in the area

We think Chipstead's a wonderful place to live! Once you're off the A23 you're into leafy lanes and fields. However, if you do need the buzz of the city, a 30 minutes journey from Coulsdon South station or Chipstead (40 minutes) takes you into London and 20 minutes on the M23 gets you into Gatwick.

A car is essential to get around the **four distinct areas of our parish** which have very different characteristics and a steady population of around 5,000.

Parish of Chipstead, St Margaret



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Chipstead, Hooley, Mugswell and Netherne-on-the-Hill

Chipstead itself has a strong community with a very dedicated Residents Association and Village Preservation Society which does what it says on the tin. It is well served with sports clubs and organisations. It has three pubs with restaurants, a golf course and a community-built theatre. Much of it is farmland and there are no streetlights on side roads. The village shops and the station are actually outside the parish boundary.

Most housing is large and detached and residents are generally high-income professionals or retired. The high hedges and gates mean some residents don't always know their neighbours.

There is a long-established pre-school in Chipstead which takes place in the Peter Aubertin Hall each weekday. The hall is one of three owned by the parish of St Margaret's. The others are Mugswell Mission Hall and The Orchard. More about those later.

The only school in Chipstead, and in the parish, is for children with disabilities and SEN.

There are two care homes, both for adults with complex needs and learning disabilities.

Chipstead is well-known for its annual Flower Show, attended by thousands, held in the grounds of 'Elmore' in the High Road. It is also a watering-hole for the London-Brighton Bike Ride and residents get involved with the hospitality.

<https://www.chipsteadvillage.org>

Hooley is the area in the parish closest to the church. Sadly, the large amount of traffic on the A23 dissects it. Despite this, there is a sense of community spirit here and most people know their neighbours well. Housing includes some railway cottages and maisonettes, a mostly privately owned ex-local authority estate, and some pre-war semis built around a sloping green - and a few larger properties. Residents range from young families through to the elderly. There are two petrol stations, a privately-owned bar next to the village hall and a Starbucks. The newsagent is the only shop in business on the busy Brighton Road.

<https://hooley.community>

Mugswell is a rural hamlet of a few winding lanes which can sometimes get cut off in the winter. Some people have lived nearby for years and still do not know where Mugswell is! It has a few activities held in the small hall owned by St Margaret's. Most properties are owned by the older generation.

<https://chipsteadvillage.org/village-archive/2020/05/23/exploring-the-hamlet-of-old-mugswell/>

Netherne-on-the-Hill This became 'Surrey's newest village' in the late '90s when the former psychiatric hospital was developed. Its 600 homes are predominantly owned by professional families with children of all ages. There are also shared ownership properties and social housing. There is a private pool and gym and a very large recreation hall, tennis courts and a village shop. A community café opens on a Friday and Saturday in the cricket pavilion. There is a social group which occasionally puts on events.

<http://nethernevillage.uk>

What is the Rectory like?



This is a five bedroomed (two en-suite), detached house with three large receptions, about 2km from the church. It has a mainly lawned, secluded back garden with patio and frontage with parking for several cars, plus a double garage and an EVCP.

Starrock Lane is one of the more isolated lanes in Chipstead with no pavements. You won't see many neighbours walking past and the only sound you'll hear in the morning is birdsong. However, the Rectory isn't far from the High Road, just ten minutes stroll to the local pub and a few minutes drive to the church.

And nearby?

Coulsdon, Banstead, Redhill and Reigate offer plenty of shops, cafes, pubs, restaurants, theatre and a cinema. A bowling alley and new cinema is being built in Redhill - about 15 minutes drive away.

There are plenty of walks in all directions – most involve hills!

There are good primary and secondary schools in the area including St Bede's in Redhill, an outstanding Ecumenical (CofE/RC/Free Church) Secondary School which is always over-subscribed. We have links here via our youth worker and a charity called Sparkfish. <http://sparkfish.org.uk>

It's a wonderful area in which to live. If you want peace and solitude, it's there on your doorstep. If you want to be among people, then you don't have to go far to find them and there are plenty of opportunities for R and R.

You'll find a huge welcome in Chipstead, and you might find yourself having to turn down dinner dates when you first arrive. They aren't compulsory!



What are our buildings and churchyard like and who looks after them?

The church

St Margaret's is the only church in the parish and is a Grade I listed 12th century building. We are applying for a faculty to remove a back pew, update the audio/visual sound system and provide facilities for online streaming of services at an estimated cost of around £42,000 which will be funded by our legacy. More about this under 'Finance'.



The churchyard is open for burials and we have a significant funeral ministry – 18 funerals and 15 interments of ashes in the past 12 months. It is looked after and maintained by a small team of volunteers on a regular basis. The churchwardens are responsible for the allocation of grave space, and they try to ensure Diocesan churchyard regulations are adhered to.

The Orchard

This very warm, bright and spacious building was opened in 2012 in the churchyard, and we wonder how we ever managed without it. It is used for many church activities and occasionally used by the community – but we could improve on this to increase income. Perhaps its most significant use has been as a winter night shelter for homeless guests from Redhill but this has stopped due to government changes. The Orchard has been a real blessing to us.

When we planned it, the vision was for a continuing church that started ministering to people from the cradle and this has become a reality with God's help.



Peter Aubertin Hall

1km from the church, this un-listed building stands beside the picturesque Elmore Pond. It is used primarily in daytime by the pre-school and evenings and weekends by local groups and residents. Since the opening of the Orchard, it only occasionally gets used by the church. We recently replaced the boiler and need to re-lay the wooden floor estimated at between £20,000-£30,000 which will need to come from our legacy, or a possible grant application.



Mugswell Mission Hall

This small hall with basic facilities and a garden is used occasionally by the local community. We hold services here four or five times a year for 15-20 people. Income is minimal. We have recently repaired the roof and the fence.

We are aware that we could probably make more use of our buildings. All are covered by a professional cleaning contract and looked after by representatives on the PCC.



"Church makes me happy. It's like a big family where no one judges me, and I can be myself. The youth club is fun, there are always lots of games, events and craft activities. I feel God is always by my side."

Charlotte - 12

What we are like as a church? What about services and spiritual growth?



We are a faith-filled church and God has been faithful to us. People have come and found faith and grown in faith.

We're often described as "Welcoming and friendly". You won't see a visitor standing alone hugging their coffee at the end of the service. We don't expect people to wear their Sunday-best or to stand or kneel in the 'right places'. If children want to toddle around, then we're fine with that.

We've been through some tough times, so let's briefly touch on those and then we can move on to the more positive aspects – and there are plenty!

In 2018 we were a thriving church with a church family of all ages, offering three services on a Sunday – BCP at 8am, a traditional Common Worship service at 9 and a more fluid charismatic expression of worship at 10.45 - and this service is where we saw most growth both in numbers and in spirituality. We also had a vibrant children's church and youth group.

A combination of leadership difficulties and the pandemic meant already shrinking numbers, and staff leaving led to a real reduction in our 10.45 congregation and children. When restrictions opened up again, our resources were low and we could only offer one Sunday service at 10am and some activities had to be put on hold.

Now, we have a recorded BCP online which seems to be going down very well.

10am is usually attended by around 56 adults plus a few children, slowly increasing and not always the same faces. On occasion, numbers rise exponentially. At **festival services** we are usually full, especially on Remembrance Sunday and our two Carols by Candlelight services which have a choir 30-40 strong.

We have been very encouraged by several new faces who have joined us over the past few months and look likely to stay.

We have many **volunteers** who serve in all kinds of ways and we couldn't manage without them. We encourage people to use the gifts God has given them to serve in whatever way they can.

Talks and sermons are always biblically rooted, and we place great emphasis on the teachings of Jesus Christ.

Children and youth begin in church and then go to groups. We currently have around 10 children every Sunday aged 3-14 years (not always the same ones).

Our 14-18s meet twice a week, sometimes in Starbucks. The midweek session is attended by around 15 teenagers who feel comfortable enough to bring their friends. Most young people in the area leave for university so we tend to lose them at this stage.

Once a month everyone is together in church. Our youth worker is very happy to lead and plan some of these services.

We are blessed with our gifted **musicians and singers** who have been asked to lead worship at Southwark Cathedral on several occasions. We have a worship band and two regular organists – plus a spare!

The congregation have been very accepting of changes during the interregnum. The one thing we aren't in harmony about is the **music** which alternates between contemporary songs and traditional hymns. It is clear that some stay away when it is not their preference. Whereas the 9 and 10.45 services had distinct differences, the current 10am of Holy Communion and Morning Worship are very similar in structure with just a change in musical style. We have very recently re-introduced Morning Prayer once a month to redress the balance.



We always offer **prayer ministry** and at Pentecost nearly everyone comes to be anointed to be filled with the power of the Holy Spirit. 'Waiting on the Spirit' has disappeared in recent years and the combined service has become low-key. Occasionally, we hold a Service of Healing, Wholeness and Blessing where most will come for individual anointing with oil and to be empowered by the Spirit.

A few people pray for others in the pews after a service. Our group meetings always start and end with prayer and it comes naturally to some in lifegroups. Our children are encouraged to pray for each other.

We have seven **lifegroups**, four of which are regular but the others struggle to meet very often. The Men's Group has seen most growth and can be quite lively.

We do enjoy time together in the shape of any **social events, retreats** (we try to offer one a year to Wychcroft, the Diocesan Retreat and Training Centre) and a group of us attend **New Wine**. We started attending New Wine in 2006 and for some it has been life-changing. Those that go always come back inspired with a re-filling of the Holy Spirit and with faith and friendships deepened.

We have run **Alpha** for many years (missing a few) but getting people to this from outside the church has always been challenging.

Kingdom Come is an evening café style worship, usually in the Orchard, led by the band. Attendance (including singers and musicians) is around 15. There have been three events this year.

Eco-Church

A team was formed in 2016. Now the threats to the planet are more prominent, a new group is being formed supported by initiatives from the Diocese. We are hoping for a more dynamic approach this time around, also involving our junior church.

Finances

Thanks to a large legacy, the parish is in a sound financial position at present. However, before and since the pandemic, planned giving has reduced significantly and, on an annual basis, we are only able to sustain this by utilising the legacy. Going forward we need to develop a financial strategy whereby annual expenditure is matched by a substantial increase in planned giving. This will allow us to determine how we should use the remainder of the legacy to best further our mission.

In addition to the legacy, the church has an endowment fund to protect us against unexpected capital expenditure on the church building.

We also have support from The Friends of St Margaret's.

Our Mission Giving budget is £12,000 per annum.

A set of accounts is attached.

Electoral roll and church membership

Currently 170 with 100 of those living outside the parish. Around 100 attend church but not every week.

Mission Partners

We give financially to 14 organisations and have formed special relationships with a few, particularly with Renewed Hope in Redhill. Regular updates are given to the congregation.

One-off collections are made in the event of a disaster or special appeal.

Communication

Our communications strategy could be improved a lot. We have a website and use Facebook. We have notices on the screens in church and in a pew sheet and we email a weekly newsletter. There is also a parish magazine with around 170 subscribers.

We are aware that we are behind in this respect and may need some help in making connections, particularly with the under 40s.

www.stmargaretschipstead.org

<https://www.facebook.com/smchipstead>



"I love the Youth group with Josh. It's fun, especially the Wednesday meet-up. My favourite memory is the Easter Sunday egg hunt".

Flic – 12

I keep coming back to St Margaret's because I believe in God and it's a happy place. My favourite memory is playing muffin time in youth group. The thing I like best are the snacks and biscuits".

Immy - 12



Where do we go now?

We are a family who have enjoyed some very blessed times and some hard ones, but we believe in a God of resurrection and life who has, is and will be with us always, come what may. A few still need healing from our recent experiences but most of us have brushed off our wings and are ready to fly again – with your help.

However, we don't want to go back to exactly what and where we were. We want to go forward and that is where you, dear prospective Rector, come in.

We've had time to reflect on our Mission Action Plan, to pray and ask the congregation about the person we would like to be our next incumbent.

Our Mission Statement

To know and share God's transforming love with one another, with our local community and the wider world.

All this is only possible with God's help. We are committed to working with our new Rector to making this a living reality for our church family and all those whom God sends us.



Together in the Orchard

Our Mission Action Plan – updated this year - in a nutshell

Five clear priorities have come out of this.

- **Appoint a new rector**
- **Grow our work with children and families**
- **Grow our outreach and be more visible in the local community**
- **Grow our pastoral care**
- **Re-establish our two main services**

What support will you get from the church team and beyond?

At parish level

St Margaret's has a very able, faithful team with a 'can-do' attitude. This includes our Hon. Curate with PTO, two Readers with PTO, and our SPA who at present is training a pastoral care team.

Most pastoral care up till now has been done informally or mainly by our Hon. Curate. He regularly visits and takes home communion to those unable to get to church and keeps in close contact by phone and monthly letters.

We also have a SPA Emeritus who heads up our weddings' ministry.

Our two churchwardens are very pro-active members of the team and both in their first year of service with a lot of experience between them. There are three paid staff: a full-time administrator who also handles day to day finances, a youth and communities' worker and our director of music— who is sub-contracted.

The team is always enthusiastic about ideas which give an opportunity to show God's love to others and St Margaret's has a reputation in the Deanery for being excellent at hospitality.

We are currently without a paid Children and Families Leader but one of our Readers has taken responsibility for this in the interim.

The PCC of 11 meet bi-monthly and reports come in via members who have been appointed to different ministries in the church. We are currently looking for a treasurer.

Our Safeguarding and Health and Safety representatives report to the PCC.

We will always pay reasonable clergy expenses; the churchwardens will ensure you take proper holidays and days off and take time for any training and spiritual development.

You and your family (if you have one) will be very well supported at parish level, emotionally, practically, and prayerfully.

At Deanery level

We have two representatives who are members of the Deanery Synod. The deanery has set up an active Social Justice Focus group dealing with issues such as county lines and modern slavery to which we have pledged our support. There is also a co-ordinated Eco- church initiative which we will join when our own Eco Group is up and running.

We have great support from our Archdeacon and churches in Sutton and Purley have helped us through the interregnum. We are sure those relationships will be ongoing.

How does the church get involved in the community?

It has always been a hope that St Margaret's could be a 'hub' for the community, but our location just doesn't lend itself to that. We don't get much footfall past the gate.

On the plus side, the picturesque setting attracts many wedding couples and baptism families, some of whom decide to stay. In the last 12 months we have baptised 16 children and married 10 couples with 8 weddings booked for 2023.



Elaine and Maggie on her 10th birthday

One huge success is **Maggie's Song** – a weekly musical group for under 5s and their carers, started ten years ago. Regular attendance is around 20 families. We did have a **Babies and Bumps** group which naturally fed into Maggie's Song, which we'd like to re-start.

Messy Church is also a big attraction with its own congregation of 50-70.

Connect is a new project to be launched in Hooley in the Spring – an outreach to the older generation.

Currently we're talking to the local authority about providing a '**Warm Hub**' in Hooley this winter.

The Bereavement Journey is a course to be delivered by our SPA in the New Year.

Three of us are training to deliver a **CAP course on managing finances**.

We have successfully run other nationally known **courses** and debates on big issues which have attracted a few non-church members.

Social events are always open to the local community.

We offer children's activities at the **Chipstead Flower Show** and **Netherne Funday**.

At Netherne we ran a very successful **Stay 'n' Play** for around 35-40 children each week. We would like to do this again when we have the people to do so.

The Church Fete was our biggest fundraising event raising around £6,500 each June. We haven't had the chance to resurrect it yet because of the lack of human resources.

Every year, volunteers offer the **Marriage Course** to all our wedding couples and others getting married elsewhere.

We have mission opportunities through **occasional offices** which give us the chance to minister to hundreds of non-church members every year.



Ian hosting the Friends' Kids Concert

So, what are the essential qualities we're looking for in our new Rector?

- **A strong, resilient leader who cares for and gets along with others and has the ability to manage people well.**

'Well' is the vital word. We know that in a healthy church, there are differences of opinions sometimes. We need to know that you embrace that and can maintain good relationships at the same time.

- **Someone who can lead the congregation in both traditional and contemporary/charismatic expressions of ministry and worship.**

This is absolutely essential for our growth in numbers and spirituality. It may take a while but you will have all the help we can give.

- **A leader who has a real passion to reach out and help make us visible in the community.**

We want to be the active church that people talk about – not for the historic building but for what we do outside our walls - inspiring others to follow Christ.

Netherne is our biggest opportunity and possibly our greatest challenge, with many young families, a huge hall and a pavilion which lends itself to small groups and running courses. There is much scope for a Fresh Expression to be planted here.

- **A leader who is inspired to bring the Bible to life and can make it relevant to today's big issues.**

We want our congregation to feel excited after hearing your teaching which will lead them into a deeper relationship with God.

- **Somebody who can relate really well to children and engage with families.**

We really want to grow our junior church and youth. Our slogan is 'Sowing, Growing, Overflowing'. We so want to see this become a reality again.

- **A team leader who will bring their own strengths, gifts, personality and vision to the role.**

We don't want to put our Rector in a straitjacket. We want to be open to new initiatives.

We have deliberately not listed any 'desirable qualities' as the essential ones are, well, essential and any others you have are a big bonus.

If this is you and you believe God may be calling you here, we hope you'll apply for an interview.

We look forward to meeting you.



St Margaret's Church, Church Lane, Chipstead, CR5 3RD