

The logo for the National Churches Trust, featuring a red, multi-faceted geometric shape resembling a flame or a stylized church roof, with the text 'National Churches Trust' in white inside, all within a white circle.

National
Churches
Trust

Fr Henry Everett: Vicar of St Mary Magdalene and St Peter, Paddington

Toby Gale: Paddington Development Trust

Raising £7m,
involving the community,
and partnership working



The church

- Church of St Mary Magdalene in Paddington
- Built 1865-78 by George Edmund Street
- Grade 1 listed, on the 'Buildings at Risk' register
- Social, demographic, and physical change from the 1950s left the church isolated and neglected
- c. 2005: PCC, Incumbent, and the Archdeacon all recognised that the position was unsustainable



Paddington Development Trust

- PCC and PDT already knew each other
- PDT: a community development charity set up 20 years ago to serve the communities of North Paddington, some of the most deprived and diverse wards in London
- Track record of delivering community projects and programmes on the issues that matter to local people



The project: from 2007

- The building and the community: bringing them together in a way that is transformative for both
- Community involvement and ownership: listening, identity, co-creation
- Conservation and repair of the Grade 1 Listed church
- A new building giving access and public facilities
- A community programme including heritage learning, cultural events, and volunteering





Fundraising

- £6.4m raised; £600k still to go
- Hits two targets: church project, and community project
- PDT: capacity and track record
- Support from Archdeaconry Funds and Westminster Council
- Heritage Lottery Fund; Westminster Council; other trusts and foundations
- Professional fundraisers





LOTTERY FUNDED

The 29th May 1961 Charitable Trust



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Sir Siegmund Warburg's Voluntary Settlement

Supported by



City of Westminster

Partnership

- Section 68 of Mission and Pastoral Measure (2011)
- Still a church: both/and, not either/or
- A partnership, not a new organisation



The lease

- 25 years: careful to future-proof (we hope!)
- Respects Faculty jurisdiction and PDT's charitable objectives
- Agreed Aims; Shared Values
- Governance: the Management Board
- PDT manages the building; the PCC keeps a place at the heart of the project
- Avoiding a conventional landlord – tenant relationship



The relationship

- Full organisational support on both sides
- Goodwill and commitment
- Respecting our differences
- Finding common aims and values
- Flexible and open to change; not overly prescriptive or possessive
- Time, and a shared endeavour: it's been more than 10 years!



The ingredients

- Charismatic building
- A big additional selling point (in our case community need and benefit)
- Some cash to start, and keep, the wheels turning
- Getting the team right
- Persistence: in it for the long haul
- Openness - to what the journey brings



