



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



ALLCHURCHES TRUST LIMITED
OWNERS OF ECCLESIASTICAL INSURANCE GROUP



The Pilgrim Trust

The Welton Foundation



Andrew Lloyd Webber
Foundation



War Memorials Trust



National
Churches
Trust



CITY
OF
LONDON

JOHN LYON'S
CHARITY



the
Tudortrust



J PAUL GETTY JNR
CHARITABLE TRUST

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



