

The City Bridge Trust

Investing In Londoners: Application for a grant



About your organisation

Name of your organisation: St Mary Magdalene Parochial Parish Council	
If your organisation is part of a larger organisation, what is its name? Diocese of London	
In which London Borough is your organisation based? Westminster	
Contact person: Mrs Sarah Slocombe	Position: Fundraiser
Website: http://www.st-mary-magdalene.co.uk	
Legal status of organisation: Registered Charity	Charity, Charitable Incorporated Company or company number: 1131696
When was your organisation established? 01/04/1865	

Grant Request

Under which of City Bridge Trust's programmes are you applying? Making London More Inclusive
Which of the programme outcome(s) does your application aim to achieve? Community buildings that are more accessible and as a result Disabled people actively taking part in the arts or sport
Please describe the purpose of your funding request in one sentence. St Mary Magdalene Development Project - to return this under-used church to the community and becoming Paddington's focus for community, heritage, culture and arts.
When will the funding be required? 01/09/2016
How much funding are you requesting? Year 1: £100,000 Year 2: £0 Year 3: £0 Total: £100,000

Aims of your organisation:

The Parish of St Mary Magdalene was created in 1865 as an Anglo-Catholic mission to a seriously deprived area. The aim of St Mary Magdalene's is a centre for religious, cultural and social activity within the surrounding community. We also have maintenance responsibilities for the Grade 1 Listed church building.

The Parish has always been involved in social work in the community of various kinds, although since the loss of all its ancillary buildings in the 1960's slum clearance this has been less possible due to the nature of the church building. This has meant that most of the church's present work is simply in providing opportunities for worship.

It is for this reason that we have created a partnership with Paddington Development Trust, which as a long and successful history of delivering services to the local community, to deliver this exciting project for the benefit of the local community, but with benefits for a much wider group as well.

Main activities of your organisation:

We offer a range of church services during the week for all sections of the community. The adjacent C of E school (although the majority of children are not Christian) uses the church as a flexible space, with regular school activities taking place. They also display the children's work in the church on a regular basis.

We host a St Mary Magdalene Music Society attracting 12,000 visitors to the church each year.

A regular range of social events are held, with the proceeds being donated to charity.

We collect donations for the North Paddington Food Bank.

We host a regular (bi-monthly) book club.

PDT has a long record of success in the provision of youth, educational, employment, enterprise, adult services and new local facilities for the communities of North Paddington, including Westminster Academy and the Stowe Youth Centre on the Harrow Road.

Number of staff

Full-time:	Part-time:	Management committee members:	Active volunteers:
0	0	13	10

Property occupied by your organisation

Is the main property owned, leased or rented by your organisation?	If leased/rented, how long is the outstanding agreement?
Owned	

Summary of grant request

Despite being Grade 1 listed, the church is on the English Heritage 'at risk' register. It has no facilities allowing the building to be open regularly, or be accessible to the local community. In 2006 the Government passed a landmark piece of legislation allowing consecrated churches to be leased to non-religious organisations to benefit the wider community, whilst remaining a place of worship.

This project, delivered jointly by St Mary Magdalene's (SMM) and Paddington Development Trust (PDT), is a ground breaking partnership making use of this legislation with a project that will be an exemplar of how a church can become relevant again, particularly in a deprived, urban community.

The community surrounding the church has one of the highest levels of deprivation in London but has no communal meeting space. It is a priority that everybody feels that St Mary Mags' doors are open for them, regardless of their faith or lack of one. This is a particular issue for this community, as the terrorist known as 'Jihadi John' attended the church primary school next door and though this has brought an unwelcome level of infamy to the area it has also highlighted the need for greater integration which they feel this project will address.

The local community (including Westminster Society for People with Learning Disabilities) have been involved in co-creating the project, both the physical build and how the project will be delivered through the Volunteer Design Group. There is also specific engagement with community partners and their clients/user-groups, all of whom want to use the space for their own community programmes as space, particularly large and accessible spaces are in such short supply:

Schools

WAES (adult education service)

Open Age

African Women's Group

Westbourne Park Family Centre

Stowe Youth Centre

Westminster Society for People with Learning Disabilities

One Westminster

There will be benefits in a number of areas: community, heritage, education and cultural. The project will also deliver substantial learning, volunteering and training programmes that will provide skills development and progressions to employment, backed up by Westminster's Employment Programme. Activities will also mitigate the effects of housing overcrowding, overcome isolation, and promote health and well being, of particular importance to our partners at Open Age and One Westminster.

These programmes are designed to add value to existing services - including an adult learning programme co-designed with Westminster Adult Education Service, a schools programme to deliver National Curriculum requirements, learning and inclusion for people with disabilities, and activities for older people as part of the Westminster Older People's Hub.

The project will offer a time credit scheme - for every hour volunteered people receive a time credit (Paddington pound) giving free access to a wide range of leisure/learning activities. In terms of economic progression, volunteers are trained to level 2 NVQ and can access PDT employment, training and apprenticeship projects.

The Diocese of London has selected SMM as a pilot within its Climate Action Programme. We will develop solutions for wider application to achieve the Diocese's targets of reducing CO2 emissions by 42% by 2020 and 80% by 2050.

PDT and SMM's PCC will deliver the project jointly. PDT will be responsible for the ongoing management of the building and delivery of activities within it, outside its regular schedule of worship. PDT has been a driving force in the regeneration of North Paddington. They work closely with local people to develop and deliver services that they need and want. We believe that we provide a powerful partnership to deliver quality services for the local community in a building all can be proud of.

If you need any planning or other statutory consents for the project to proceed, what stage have the applications reached?

Do you have a Vulnerable Adults policy? **Yes**

What Quality Marks does your organisation currently hold?

Outputs and outcomes

What are the main activities or outputs you want to deliver? Please include no more than 5. By activities or outputs we mean the services, products or facilities you plan to deliver. If you plan to deliver work over more than one year you should include activities over the full grant period requested. Try to be specific.

A new fully accessible Heritage and Community Wing providing access and visitor facilities, education room, volunteers resource room, and café opening onto the canal-side. The new building is essential to provide physical access as well as a "stepping stone" to welcome people of all faiths and none.

The restoration of the historic fabric of this Grade I listed church that will be accessible to all 7 days a week and will, through the transformational vehicle of heritage, make a real impact on this deprived area, drawing new visitors whilst bringing together existing, diverse communities aiding social cohesion

A major learning, training, and activity programme for residents and visitors that will provide skills development and progressions to employment, backed by Westminster's Employment Programme, adding value to existing services learning with inclusion for people with disabilities, and activities for older people as part of the Westminster Older People's Hub.

An arts and cultural venue with a rich and varied programme of events. The main body of the church will provide a main stage for larger heritage and cultural events, and for community and private gatherings. Below, the large and dramatic under-croft will provide an atmospheric environment for more intimate events.

An affordable range of flexible spaces for use by local groups and residents for a wide range of activities which is a high priority for the local community as there is a significant lack of community space available for use by other community groups in the area.

What main differences or outcomes do you hope the activities you have described above will achieve? Please include no more than 5. By differences or outcomes we mean the changes, benefits, learning or other effects that result from the work your project would deliver. These might be for individuals, families, communities or the environment.

The project will welcome people from all backgrounds, and value diversity benefiting. This will benefit and help to integrate the communities in and around Paddington and North Westminster by providing a community facility and activity programme that will bring increased community cohesion, overcoming social and cultural division.

The project has the ability to powerfully redefine Westbourne Green as a place to live, work and visit. It will stimulate new pride in the local area, responding directly to aspirations articulated by residents for a sense of character and quality in their neighbourhood.

Social isolation and poor mental health will be addressed through a programme of events, activities and volunteering which will enable people to get involved and integrate, thereby improving the health and well being of this deprived community.

By attracting investment and tourists, and increasing the overall attractiveness of the area as a location for business it will provide a modest but long-term local economic hub.

The depth and breadth of engagement offered by the project will mean it is able to make a significant long-term difference to people's lives. Discovering new interests, meeting new people, and learning new skills will open new possibilities and allow people to move forward in their lives through the project.

Do you plan to continue the activity beyond the period for which you are requesting funding? If so, how do you intend to sustain it? If not, what is your exit strategy?

Yes. Once the project is completed, future revenue costs will be met by the building's potential to generate income through lettings and events; funding ongoing management and maintenance and building a self-sustaining legacy to ensure continuity long after the initial investment. A detailed business plan has been prepared to ensure that our revenue expectations are realistic and can be delivered

Who will benefit?

About your beneficiaries

How many people will benefit directly from the grant per year?

58,000

In which Greater London borough(s) or areas of London will your beneficiaries live?

Westminster (100%)

What age group(s) will benefit?

All ages

What gender will beneficiaries be?

All

What will the ethnic grouping(s) of the beneficiaries be?

A range of ethnic groups

If Other ethnic group, please give details:

What proportion of the beneficiaries will be disabled people?

21-30%

Funding required for the project

What is the total cost of the proposed activity/project?

Expenditure heading	Year 1	Year 2	Year 3	Total
Repairs, Conservation and Mechanical & Electrical (church)	660,883	660,883	660,883	1,982,650
New Building	435,000	435,000	435,000	1,305,000
Interpretation (capital)	28,233	28,233	28,233	84,698
Equipment & Materials	23,670	23,670	23,670	71,010
Inflation	153,333	153,333	153,333	460,000
Contingency	142,667	142,667	142,667	428,000
Professional Fees	250,624	250,624	250,624	751,871
VAT	349,538	349,538	349,538	1,048,615
Other (start up costs, full cost recovery, fundraising, volunteer time)	238,996	238,996	238,996	716,981
TOTAL:	2,282,94	2,282,94	2,282,94	6,848,83

What income has already been raised?

Source	Year 1	Year 2	Year 3	Total
Westminster City Council	550,000	0	0	550,000
Charitable Trusts	100,000	0	0	100,000
Major Donor Funders	55,000	0	0	55,000
Community Donations	20,000	0	0	20,000
TOTAL:	725,000	0	0	725,000

What other funders are currently considering the proposal?

Source	Year 1	Year 2	Year 3	Total
Heritage Lottery Fund	1,191,933	1,191,933	1,191,934	3,575,800
Charitable Trusts	200,000	200,000	100,000	500,000
Westminster City Council supplementary grant	450,000	0	0	450,000
Listed Places of Worship Grant Scheme - VAT recovery	0	0	795,039	795,039
TOTAL:	1,841,93	1,391,93	2,087,02	5,320,89

How much is requested from the Trust?

Expenditure heading	Year 1	Year 2	Year 3	Total
External Railings/levels	0	0	5,000	5,000
Church Internal - stair lift	10,000	0	0	10,000
Mechanical and electrical installations	10,000	0	0	10,000
New Build - entrance, lift, WC's	40,000	0	0	40,000
Work in school/new build - transition ramps	0	15,000	0	15,000
External works - paving	0	0	20,000	20,000
TOTAL:	60,000	15,000	25,000	100,000

Finance details

Please complete using your most recent audited or independently examined accounts.

Financial year ended:	Month: December	Year: 2015
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Income received from:	£
Voluntary income	76,526
Activities for generating funds	42,713
Investment income	846
Income from charitable activities	0
Other sources	568
Total Income:	120,653

Expenditure:	£
Charitable activities	144,580
Governance costs	30
Cost of generating funds	0
Other	0
Total Expenditure:	144,610
Net (deficit)/surplus:	(23,958)
Other Recognised Gains/(Losses):	216
Net Movement in Funds:	(23,958)

Asset position at year end	£
Fixed assets	0
Investments	26,865
Net current assets	66,577
Long-term liabilities	0
*Total Assets (A):	93,442

Reserves at year end	£
Endowment funds	128
Restricted funds	26,865
Unrestricted funds	66,449
*Total Reserves (B):	93,442

* Please note that total Assets (A) and Total Reserves (B) should be the same.

Statutory funding

For your most recent financial year, what % of your income was from statutory sources?
0%

Organisational changes

Describe any significant changes to your structure, financial position or core activities since the date of your most recent accounts:

N/A

Previous funding received

Please list the funding received by your organisation from the following statutory sources during the last THREE years.

	2012 £	2013 £	2014 £
City of London (except City Bridge Trust)	0	0	0
London Local Authorities	0	0	0
London Councils	0	0	0
Health Authorities	0	0	0
Central Government departments	0	0	0
Other statutory bodies	0	0	0

Previous grants received

Please list the grants received by your organisation from charitable trusts and foundations (other than City Bridge Trust) during the last THREE years. List source, years and annual amounts. Please include the 5 largest only.

Name of Funder	2012 £	2013 £	2014 £
Barker -Mill Foundation	0	10,000	0
London Diocesan Board	0	20,000	45,000
Incorporated Building Society	10,000	0	16,000
English Heritage	10,050	0	0
LPOW	8,041	3,463	0

Declaration

I confirm that, to the best of my knowledge, all the information I have provided in this application form is correct. I fully understand that City Bridge Trust has zero tolerance towards fraud and will seek to prosecute and recover funds in every instance.

Please confirm: Yes Full Name: **Sarah Slocombe**

Role within **Fundraiser**
Organisation: