

**MEETING: 24/11/2016**

**Ref: 13364**

**ASSESSMENT CATEGORY - Making London More Inclusive**

**St Mary Magdalene Parochial Parish Council**

**Adv: Sandra Jones**

**Base: Westminster**

**Amount requested: £100,000**

**Benefit: Westminster**

**Amount recommended: £100,000**

**The Charity**

St Mary Magdalene Parochial Parish Council (St Mary) was established in 1865 to provide for an extremely deprived area, and this area expanded after World War II. The church has always been involved in social action and community work, but the building is less than ideal for this. They have recently formed a partnership with Paddington Development Trust (PDT) to develop the site to create a community hub. PDT, established in 1998 operates as a community anchor, engaging in the economic, environmental and social regeneration of North Westminster and the wider west London area. PDT has been funded a number of times by this committee and is a driving force in the regeneration of the North Paddington area, working hand in hand with local people to co-create, develop and deliver local services.

**The Application**

St Mary and PDT are working together to restore and refurbish the Grade 1 listed church, including building a new fully accessible Heritage and Community Wing which will provide access to the church, community rooms, an education room, volunteer resource room and community café. The total cost of the project is £6.4m, with £3.6m recently approved from Heritage Lottery Fund. The grant sought is £100,000 towards the access work, which includes: a stair lift in the main church area; ramps; levelling and paving externally; a new accessible entrance with a lift that will join the new annex and the church at all levels; and accessible toilets.

**The Recommendation**

The two organisations have been working on this project since October 2014, working with the residents, the local authority and voluntary and community groups to ensure that the final vision is one that meets the needs of local communities. This has resulted in designing a space that will be accessed by local people and will contribute to the regeneration of the area.

***£100,000 towards access works on St Mary Magdalene's church and the new annex.***

**Funding History**

None

**Background and detail of proposal**

Between 2006 and 2012, grants from English Heritage and the Diocese of London addressed serious structural issues and the church roof. In 2007 PDT and St Mary received funding from Westminster City Council (WCC) for project development work.

Initially the church was thinking only about developing the undercroft, but after the feasibility study commissioned by WCC this changed and eventually in 2010 the

current scheme which includes developing the undercroft and building an annex was agreed. This was done after extensive consultation with the local residents and service delivery organisations to ensure that the proposal meets their needs; this indicated strong potential for cultural and arts uses.

The architectural plan has been developed and funding sought. The main contributor is the Heritage Lottery Fund, with funding support from a range of trusts and WCC.

As a partnership venture, a management committee has been established with major decisions being referred through and agreed by the PDT Board of Trustees and the PCC. The operation of the project and business will be managed by PDT.

### Financial Information

Forecast income in the current year is £39,630 of which 100% is confirmed as at end October 2016. This anticipated drop in income and expenditure is due to the way St Mary's treasurer sets the budget. If major repairs or specific projects are identified within the financial year, the church is in a position to raise this by renting out the undercroft to film and TV companies to cover any necessary expenditure. They have a track record for this and regularly receive requests to use the space.

The Business Plan demonstrates expected significant growth in income when the project is complete, including how St Mary's intends to ensure long term sustainability, in particular through diversification of its income streams, together with putting the supporting infrastructure in place.

Year end at 31 December	2014 Independently Examined	2015 Independently Examined	2016 Budget
Income and Expenditure	£	£	£
Income	99,397	120,869	39,630
Expenditure	51,305	144,610	12,000
Unrestricted Funds Surplus / (Deficit)	16,950	18,526	27,630
Restricted Funds Surplus / (Deficit)	30,081	(42,483)	0
Endowment Fund Surplus / (Deficit)	1,061	216	0
<b>Total Surplus / (Deficit)</b>	<b>48,092</b>	<b>(23,741)</b>	<b>27,630</b>
Surplus / (Deficit) as a % of turnover	48.4%	(19.6%)	69.7%
Cost of Generating funds (% of income)	0	0	0
<b>Free unrestricted reserves</b>			
Unrestricted free reserves held at Year End	47,923	66,449	94,079
How many months' worth of expenditure	11.2	5.5	94.1
Reserves Policy target	25,650	72,306	6,000
How many months' worth of expenditure	6	6	6
Free reserves over/(under) target	22,273	(5,857)	88,079