St Mary’s Luton
Remarkable historically
Interesting interiors
Unique elements
Town Centre but
Poor (bottom 7%)
Drugs, alcohol, knife crime

Declining centre
40% of our own members
not like coming into town centre

Will St Mary’s have a good future? Low percentage of protestants (muslims, catholics, Pentecostals) very few natural Anglicans
So much mission
Challenges – many:

Which way to face? Had to wait

How secure future?

Answers on a postcard!
John Wesley said “great welcome from St Mary’s but freezing!”

We found ourselves in the same situation!

Catastrophic failure
The challenge

• Grade 1
• Emergency response
• Build team
• Scope project
• Architect – project management company
  • Idea
  • Plan
  • Estimate £270k
  • Start fundraising

Architect and planners believe we have a heating project....
The estimate

• I can’t remember how much but crazy price! Estimate £240k was it £550 I can’t remember
• Changed perspective: building project with heating...
• We did a complete new planning cycle
• £470k

Plan – where worship
Setting church up for works
Doing works
Go back in
Principles starting...

• Team – team - team
• Reduce risk (eg we stayed inside the building footprint)
• Take advice
• Fundraise
• Project manage....
• “Measure three times cut once”
• Incumbent’s job was be the figurehead; be the relational glue; manage anxiety; ask hard questions; bring joy