

Welcome
to the fifth occasional update
on the Project 150+ redevelopment
and YOUR part in it
January 2019



Last time
we said:

It's
Critical
we
Act
Now

- but
what's
been
done???

1866 150 years
→

2016 – 2019
→

and the next 150 years
→

ACTION – what's been done

Since autumn 2014

We have **raised the profile** of the poor state of our buildings – in particular, the roof, windows and heating of the church building. We have been advised that the Church Hall is nearing the end of its economically-viable useful life.

We have **devised plans** which will transform the church building into a flexible, accessible and welcoming centre, able to function as a place of worship as well as a community hub.

These plans were commended by the Diocesan Advisory Committee (the Planning department of the Church of England).

We applied for a Grant for Places of Worship from the Heritage Lottery Fund (though this was unsuccessful).

We have outline plans for the replacement of the church hall – in the future.

In the past 12 months

We held a Gift Day in December 2017 which raised pledges totalling £100,000 (some over the next three years) – maybe £70,000 yet to be paid.

Funds in hand now amount to £153,000.

We applied to the Heritage Lottery Fund for a grant towards the Rose Window – and have been awarded £53,800 – see next page.

We will phase the work on the church building. We are working on plans etc for Phase 1 (Rose Window, re-roofing, perimeter heating, toilet & tea-point) - and hope a contractor will start on-site work in November 2019.

THE NORTH TRANSEPT ROSE WINDOW & THE HERITAGE LOTTERY GRANT

The Church has received a grant of £53,800 from the Heritage Lottery Fund. This is for the restoration of the north transept rose window and for an associated community education project about the stained glass of the church. Made possible by money raised by National Lottery players, the grant is equivalent to 75% of the cost.

The grant represents an important first step in implementing the Project 150+ project. The rose window is the most urgent of all the repairs necessary to the church. It is in a potentially dangerous condition and it could fail at any time.

The restoration will involve:

- The removal, cleaning and repair of the stained glass.
- The removal of the existing stone and iron mounting.
- The insertion of a new stone mounting.
- The re-insertion of the restored stained glass.



These works will take about 4 months and will require the closure of the church. However the result will be a window that should last for another 150 years and give pleasure to future generations of worshippers and visitors.

The rose window restoration will also allow the removal of the existing barriers blocking the access to the church hall.

The community project will involve open days, guided tours, special events and new pamphlets, all about the rich stained glass heritage of the church.

The Heritage Lottery Fund has indicated that if the Church makes a success of the project, this will help secure future grants from the Fund. As a church we now need to make it happen.

Project overview

The challenge to this generation is to build on the vision of our predecessors and equip this church building for current and future mission needs:

God is calling us to “Reach out ... with the Christian Gospel ... from an accessible and welcoming centre ...” (extract from our Mission Statement)

Provide facilities to enable the building to function as a community hub

Keep out the rain and wind, by repairing roof and gutters and windows

Current Health & Safety requirements and the expectations of society are for:

- + Accessibility
- + Efficient Heating and Lighting (with safe wiring)
- + Seating (nave and transepts)
- + Toilets and kitchenette facilities

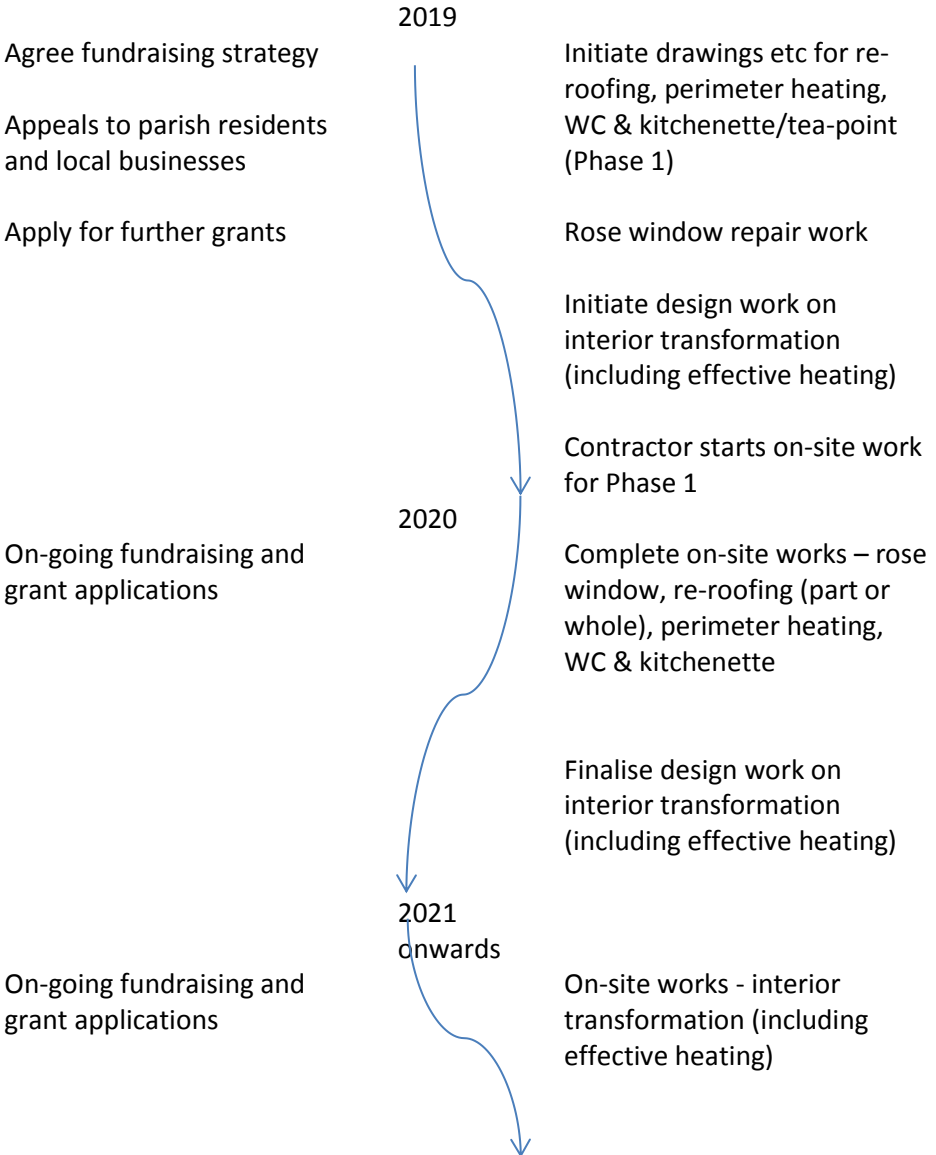
Commentary on plans

Firstly (Phase 1), we must make the building weatherproof; modest toilet and kitchenette facilities would enable the provision of drinks etc.

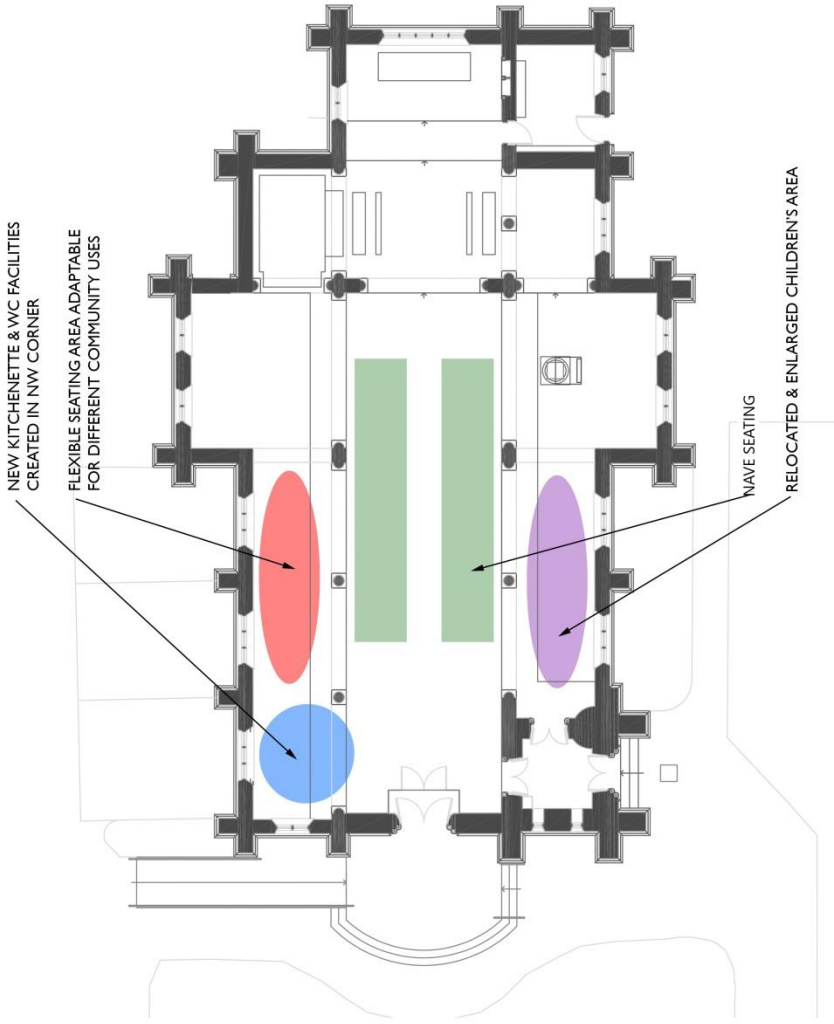
Next, we need a building which is flexible for many uses today, and can easily be adapted for changing future uses. Thus we must improve accessibility (e.g. by removing most steps), update the electrical wiring, install heating which works (!), keeps us warm, is economical, and is environmentally-friendly. We would benefit from modern lighting, which would be cheaper to run and allow us to ‘zone’ the building. The best way to achieve all this is to have a level floor, probably utilising under-floor heating, and in the body of the church building replacing the pews with smart and comfortable seating which can easily be moved and stacked when required.

The Choir area and Lady Chapel would be refurbished.

Prospective timeline



Plan of church building – Phase 1



Costs and Funding

The **Budget cost** for work on the church building is £850,000 (at 2016 prices)

Funding sources

We have £153,000 and can recover £50,000 of VAT

Pledges in December 2017 totalled £100,000 (maybe £30,000 now already received, and £70,000 still due to come in)

Grants of £53,800 have been agreed; more should be possible.

Thus the Funding gap is currently £499,000 – our Fundraising target

God is challenging us – our faith and commitment – to respond to His good gifts, by offering back to Him what He has given us.

- We need at least £450,000 for the external work, toilets, kitchenette, perimeter heating and electrics, which will make the church building wind-proof and water-tight and alleviate the worst of the cold.
- The next £320,000 would deliver many of the internal essentials, like accessibility, effective heating for the congregation, lighting and seating.
- The remaining £100,000 would cover other internal improvements.

What could you offer?

Money Gifts, one-off or regular
 Pledge of gifts over a period of months or years
 Loans to the PCC, repayable from future fund-raising
 Legacies

Talents Advice or expertise
 Legwork – e.g. researching contacts, writing letters
 Persuasion - e.g. speaking with people

Time Organise fund-raising events
 Making grant applications

Pray – for God’s guidance on the way forward

“Unless the Lord builds the house, the builders labour in vain. Unless the Lord watches over the city, the guards stand watch in vain.” Psalm 127: 1

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After prayerful and careful discussions, the PCC agreed in November 2015 the principles which should underpin the redevelopment of our church buildings:

These **Underpinning Principles** are that

1. the central purpose of the church is Christian mission to our community.

Through Scripture

Jesus said, "All authority in heaven and on earth has been given to me. Therefore go and make disciples of all nations, baptising them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you.

And surely I am with you always, to the very end of the age."

Matthew 28: 18-20

Through the Charity Commissioners

Our activities must be: "For the public benefit and the advancement of religion".

2. the building must be fit for purpose, welcoming and attractive to users, both members and non-members. It must be recognisably a place of Christian worship, with flexibility to enable its use by (i) *many more people* than currently, (ii) for *many more hours* each week than currently, and (iii) the wider community.
3. by undertaking a building development project the intention is to extend functionality created by previous generations, not merely a repair project.

"May the God of hope fill you with all joy and peace as you trust in him, so that you may overflow with hope by the power of the Holy Spirit." Romans 15: 13

If you have any questions or comments, please contact one of the three signatories.

Rev Terence McDonough, Vicar; Bryan Milner, Churchwarden;

Tony Myers, Convenor of Project 150+ Group

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