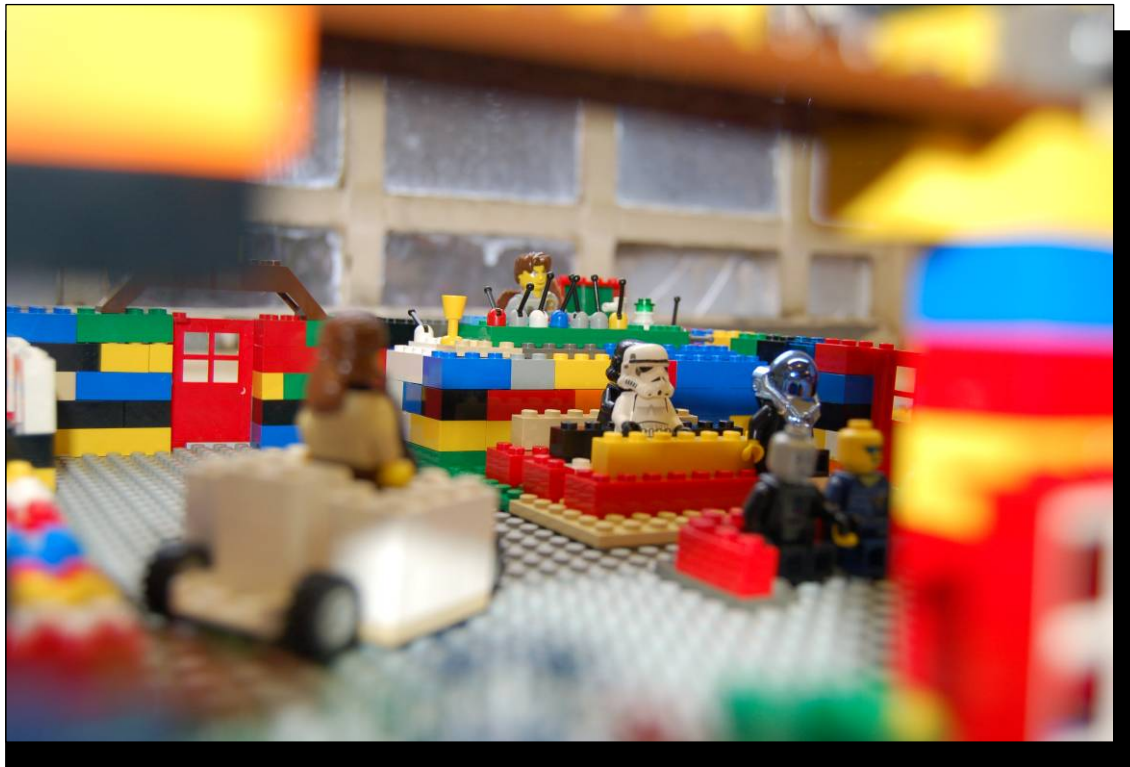


Revive
Renew
Renovate
Refresh
Revitalise
Reform

REVIVE STRATEGY REVIEW AND RECOMENDATIONS.

Rebuilding the church for the future, for real not out of Lego



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Detailed costing is available as a separate document; please take a copy or download it from members section of the church's website if you are interested.



ISSUES ADDRESSED

Issues addressed by the working party:

- Heating system – replacement and timing
- Unresolved issue of pulpit and pews
- Given our current financial outlook, is there a plan which enables us to commence work without taking the Synod loan (or minimises the size of loan we take)?
- Setting aside financial constraints, is there a plan which will better serve our future worship and mission needs, which requires us to move forward in faith?

RECOMMENDATIONS

1. That we authorise work to start this year for the new entrance to the west side of the church, access to Lower School Room, including new toilets, commencing late summer / early autumn.
2. That we accept the need for the installation of a new heating system, as an aspect of starting with the essentials.
3. That we have a serious debate about the suitability of our Sanctuary, based upon the need to do so for mission and worship today.*

* Have this debate at an extraordinary Church Meeting after Sunday worship in April. There will not be time on the 13th March, after the AGM, to do it justice.

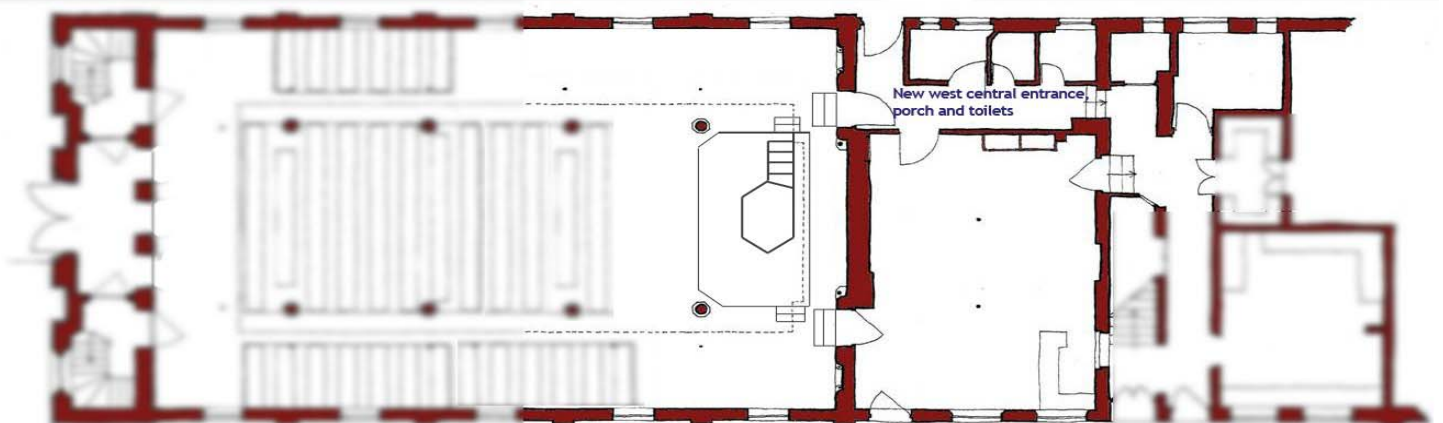
NEW WEST ENTRANCE, RAMP & TOILETS

Recommendation 1: That we authorise work to start this year for the new entrance to the west side of the church, access to Lower School Room, including new toilets, commencing late summer / early autumn.

This would mean:

- Opening up West Entrance (including external ramp and steps)
- Porch above newly opened West Entrance
- Disabled access into building through this new entrance
- New toilets
- New corridor for access to rest of building

Estimated cost £66,690



HEATING

Recommendation 2: That we accept the need for the installation of a new heating system, as an aspect of starting with the essentials.

As part of the review, further work has been done to clarify prices and options for a heating solution. We have met with 2 possible installers on site and further refined what options and associated costs may be available to us. We have concluded that we have a range of options. Which of the options we choose would be greatly influenced by the outcome of discussion regarding the worship space. We do not need to decide on a type of heating system now, but we do need to decide in principle to install a new heating system.

Estimated cost £30,000 - £50,000 depending on the final system chosen

WORSHIP AREA

Recommendation 3: That we have a serious debate about the suitability of our Sanctuary, based upon the need to do so for mission and worship today.

Why we are bringing this recommendation:

At Church Meeting on 21st June 2005 it was agreed to defer a discussion about the pulpit. There were good reasons for this, and it is still the case that good financial and planning possibility reasons can be put forward for accepting what has already been approved [leaving the pulpit where it is] and going ahead on that basis.

However, it is clear that, for many, this is not a way forward that can be embraced with enthusiasm. This unhappiness about leaving the sanctuary furniture [pulpit and pews] as it is may be God speaking to us. We would be foolish to press ahead without now having a serious, respectful and open debate about the future style of our worship area in order to glorify God who is God of the 21st century as much as of the 19th.

We need to have such a debate in the full understanding that planning permission and finance may in the end constrain our choices. But we would have pushed the matter as far as we could and could then embrace the outcome with more certainty of having found God's direction.

This debate could have many possible outcomes. In order to help our thinking we outline on the next page just two of the possible outcomes, with estimated costs.

i) One possible outcome of the debate

Complete part of the original plan [see Appendix 1, p. 6, for full original plan]:

- **Extended platform [dais] and column bases**
- **Disabled access ramp into Lower School Room**
- **Remove some pews and level floor to the line of the pews**

Estimated cost £35,450 [This figure includes architects drawings, quantity surveyors costs, contingency and preliminaries]

This way forward would:

- Manage re-development project within our means.
- Negate the need for a Synod loan or minimises the amount of money we borrow.
- Start with the "essentials".
- Release time and energy to deliver the Trinity Vision, as we will have less financial pressure.

ii) Another possible outcome of the debate

- Submit a new application, for removal of pulpit and pews, to the Listed Buildings Advisory Committee for approval. A strong case would have to be made.
- Install a temporary ramp pending LBAC approval

Given LBAC approval:

- **Extended platform [dais] and column bases**
- **Disabled access ramp into Lower School Room**
- **Remove all pews, make good the floor and replacement of pews with chairs**
- **Replace pulpit with a strong, contemporary focal point - Cross - as proposed in the architect's original drawings**

Estimated cost £76,708 [This figure includes architects drawings, quantity surveyors costs, contingency and preliminaries.]

This way forward would:

- Support our Vision to be a worshipping, nurturing and extending family looking to the future.
- Enable evolving development of worship.
- Provide comfortable and flexible seating [including those with access needs being able to sit with friends and family].
- Create an environment which feels familiar to people who are new to church.
- Give the potential for additional community use [and income] of this multi-purpose space

TO BE DONE LATER
[see Appendix 1, p. 6, for full original plan]

The Front Entrance / Easton St – Opening up the look of the front of the church through the use of glass doors and direct entry from porch to sanctuary, together with level access from Railway Place to the front entrance.

Sanctuary re-decoration

These improvements could be made later, as soon as funds are available.

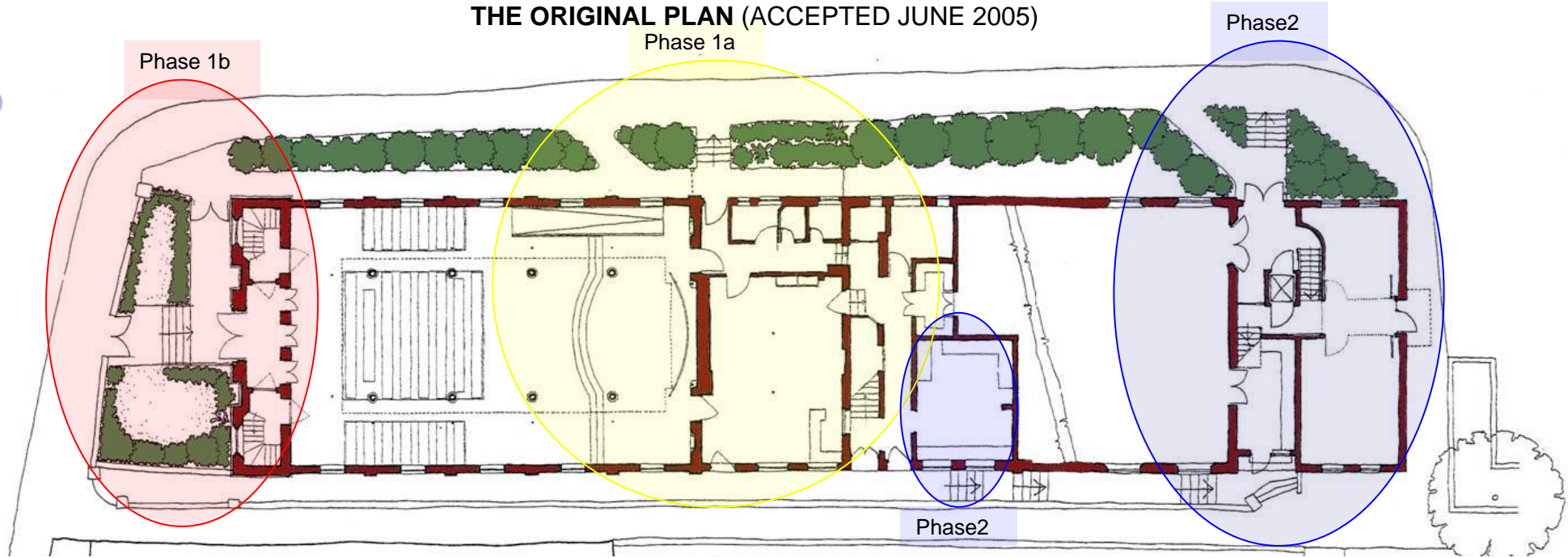
Under the planning permission we already have, work needs to begin on the Front Entrance / Easton St before September 2009.

Estimated cost of all the above £54,240

Work on Crendon Hall entrance, kitchen etc.

This would be considered in detail once all the other work was completed and paid for.

APPENDIX I THE ORIGINAL PLAN (ACCEPTED JUNE 2005)



Phase 1a

- New steps and ramp to the door on the west of the church.
- New toilets, including for people with disabilities in the current vestry.
- Enlarged dais, with an integral ramp.
- Removal of some pews from the front central area and the east side of the church.
- Levelling work on the floor of the church where pews are removed.
- New store room and small church office in the location of the current toilets.

Phase 1b

- Redecoration of the sanctuary.
- New ramp to the car park side of the church from the front doors, and path to the new west door.
- New glass doors in front of existing wooden doors (wooden doors to be kept fully open most of the time).
- Three new glass doors into the sanctuary, where we currently have windows.

Phase 2

- New level and steps to a new entrance on the west side of the Crendon Hall and Extension.
- Turn the staircase round to allow for access to the extension.
- Install a stair lift from the new entrance to the Lionel Jowett Room.
- Create new toilet facilities in the Anchor Room including for people with disabilities.
- Create a new Vestry / Church Office in the current kitchen area.
- Move the main kitchen facilities into the space which is currently used as the entrance to the Crendon Hall and extension.
- Install a serving hatch from the new kitchen into the Hall.
- New door with true level access from the car park into the Lionel Jowett Room.

The estimated combined costs of Phase 1a and 1b in 2006 were £177,000 (including professional fees and VAT) and the estimated cost of Phase 2 was £122,000 (including professional fees and VAT). These costs made no allowance for building inflation and did not include installation of a new heating system.

**APPENDIX II
TIME TABLE, FUNDING AND COSTS**

Time table for work

Outcome 1		Outcome 2	
Purchase detailed drawings to tender stage from JBKS Architects	March 2007	Discuss the pulpit and pews in church meeting	April 2007
Confirm design and tender for heating contract	Late spring / summer 2007	Submit new application to LBAC	May 2007
Tender for Revive Contract	Summer 2007	Purchase detailed drawings to tender stage from JBKS Architects	May 2007
Commence work	3 rd quarter 2007	Commence work on stage 1	3 rd quarter 2007
		Receive decision from LBAC	October 2007
		Confirm design and tender for heating contract	TBC
		Tender for Revive Contract	TBC
		Commence work on stage 2	TBC

Table 1

Funding table

West Entrance, heating + Outcome 1	£	West Entrance, heating + Outcome 2	£
Funds at 31 st December 2006	41,000	Funds at 31 st December 2006	41,000
Synod Grant (Revive)	50,000	Synod Grant (Revive)	50,000
Synod Grant Heating, to be applied for [amount uncertain]	15,000	Synod Grant Heating, to be applied for [amount uncertain]	15,000
Amount required in gifts, fundraising, large gifts & loans by start of work.	26,450	Project giving to the start of work	32,398
Amount of Synod loan required (max 50k)	0	Amount of Synod loan required (max 50k)	50,000
Total	132,450	Total	188,398

Table 2

Costing Table

Outcome 1	£	Outcome 2	£
West Entrance and toilets	66,690	West Entrance and toilets	66,690
Heating system	30,000	Heating system	45,000
Dias and ramp in sanctuary	35,450	Dias and ramp in sanctuary, Floor in sanctuary, Removal of pews & pulpit and purchase of chairs	76,708
Total	132,450	Total	188,398

Table3

APPENDIX III

CAPITAL AND INTEREST REPAYMENTS ON THE SYNOD LOAN

WE BORROW	£50,000	£25,000	£10,000
2008	5k + 2,000 = 7,000	5 + 1,000 = 6,000	5 + 400 = 5,400
2009	5k + 1,800 = 6,800	5 + 800 = 5,800	<u>5 + 200 = 5,200</u>
2010	5k + 1,600 = 6,600	5 + 600 = 5,600	
2011	5k + 1,400 = 6,400	5 + 400 = 5,400	
2012	5k + 1,200 = 6,200	<u>5 + 200 = 5,200</u>	
2013	5k + 1,000 = 6,000		
2014	5k + 800 = 5,800		
2015	5k + 600 = 5,600		
2016	5k + 400 = 5,400		
2017	<u>5k + 200 = 5,200</u>		
REPAYMENT	£61,200	£28,000	£10,600

The Table shows the amount we would need to repay each year which is £5,000 per year plus interest, which is currently 4% but the Synod reserves the right to review the interest rate.