

Open Forum, 11 Dec 2018



ST THOMAS
CHURCH LANCASTER
SHARING GOD'S LOVE FROM THE HEART OF THE CITY

**THE HEART
OF THE CITY
PROJECT**

Prayer

- Bible passage: Exodus 33.7-23
- Space to listen to God together
- Share in small groups, and pray together
 - For God's guidance and our discernment as a church
 - For God's provision of all the resources we need to do what He is asking of us
 - For wisdom for leadership teams, e.g. PCC + project team
- Feedback anything you feel God may be saying

The Heart of the City Vision

WE BELIEVE THAT GOD IS CALLING US TO BUILD...



TO GROW

We are building in the confidence that God has called us as a church to grow. This includes creating more and better spaces on-site for our children and youth groups, as well as a wide variety of midweek groups for all-ages.



FOR THOSE IN NEED

As a city centre church, we feel called to expand the ways in which we support people in need, including those who are homeless, those who are lonely and isolated, those who are struggling with mental health issues, families under pressure, and many others.



TO SUSTAIN

Over 175 years, seven generations of people have invested in our buildings and helped to make possible all the things we do today. Now it is our turn to act as good stewards over the resources we have been given, and invest afresh to build for the mission of future generations.



FOR OUR COMMUNITY

This building project is not just for us, it's also for our community. As there is a shortage of city-centre locations available in Lancaster, we want to provide accessible and flexible spaces which can be used to host a wide variety of community groups, in order to enhance the life of people in our city.

The Story So Far

- Started as BFM (Building for Mission) in July 2015.
- Four Options considered: (all prices ex. VAT)
 - Option 1: Mezzanine floor in church, £3.525 million
 - Option 2: New Build centre, £3.585 million
 - Option 3: Upgrade existing centre, £2.96 million
 - Option 4: Repair and refurbish whole site, £1.74 million
- Option 2 recommended by PCC

The Story So Far

- 13 Vision Nights presenting plans to church members, autumn 2016
- 80% of respondents in favour of proposed plans
- PCC unanimously agreed to launch the pledge day on the basis of these plans
- Pledge Day 1: January 2017 – congregation members pledged £1.3 million inc Gift Aid.

The Story So Far

- Planning application prepared, and unanimously approved by council, July 2018
- Pledge Day 2: November 2018, an additional £442,000 pledged inc Gift Aid.
- Total pledged now £1.8 million, of which just over £1 million has now been given!

The Story So Far

- Phase 1 nearly complete – spire, West End, pre-school repairs, and planning application: cost £260,000
- This leaves £1.5 million pledged towards £3 million Phase 2 – the new centre (*yes, it has gone up in price as it has taken us time to raise the money*).
- We've come a long way, and have much to be grateful for. The project is real - something significant is definitely going to happen.

Tackling the shortfall

- We've come a long way, but the £1.5 million shortfall is bigger than many churches' entire building projects.
- How can we bridge that gap?
 - Grants / philanthropists / commercial – how much? Could be little, could be huge. Realistic – not more than £200,000. Miraculous – could be everything!
 - Loans – how much, if any, would we be wise to take on, at market rates? £200,000 max? Loans from church members?
 - Further congregational giving – this is the main source of funding for most church building projects. We've pledged twice now – how much more do we think we can give? Tipping point – 70-75%? We are currently at 50%...

Tackling the shortfall

- If we raised an additional £500,000 from trusts, philanthropists, additional congregational giving (and if necessary) loans, we would still need an additional £1,000,000 to pay for Phase 2, the new centre.
- We cannot legitimately sign a contract with a builder on this basis.

Considering our Options: Choice 1

Do what we can currently afford...

Whole-site refurbishment, approx. £1.5 million

- 'NB refurbishment of existing Church Centre including roof repairs; minor structural repairs to external elevations; new windows and external doors; new internal doors and frames; new floor and ceiling finishes and re-decoration throughout; new sanitary fittings and wall tiling in toilets and bathrooms; new kitchen at first floor; upgrade of existing mechanical and electrical services (Note - assumes existing ground floor kitchen is retained and excludes any improvements to external works)' (Quantity Surveyor, May 2016)

Considering our Options: Choice 2

Go for it! New £3 million centre

- Pray for a miraculous intervention, like an unexpected very large donation. Chinese Overseas Christian Mission Story.
- Pray for project manager / builder to reduce the price re. QS costings
- Pledge for longer.
 - Costs predicted to rise 4% per year = £120,000 pa increase
 - If we kept 2019 pledges annually: £390,000 – 120,000 = £270,000 net increase
 - If we kept 2020 pledges annually: £230,000 – 120,000 = £110,000 net increase
 - To bridge the current £1.5 million shortfall on pledged giving alone would take approx. 5.5 more years at 2019 pledge rates, or 13.5 more years at 2020 pledge rates.
- Develop business plan to recoup costs of the build through conferencing, etc.

Considering our Options: Choice 3

Value Engineer the New Centre

£2.725 million

- **By removing the multi-use hall and the glazed entrance link, and not fitting out the top floor of the proposed new centre, we could save £275,000.**
- **Would give 6 mid-sized rooms, but offices would take up several of those until top floor could be fitted out later.**
- **Current shortfall £1.225 million.**

Considering our Options: Choice 4

Upgrade Existing Centre

£2.85 million

- **Strip out and fully remodel interior of existing centre, address structural problems, and build multi-use hall and glazed entrance link to church. Would give 4/5 mid-sized accessible rooms, plus offices.**
- **Current shortfall: £1.35 million**

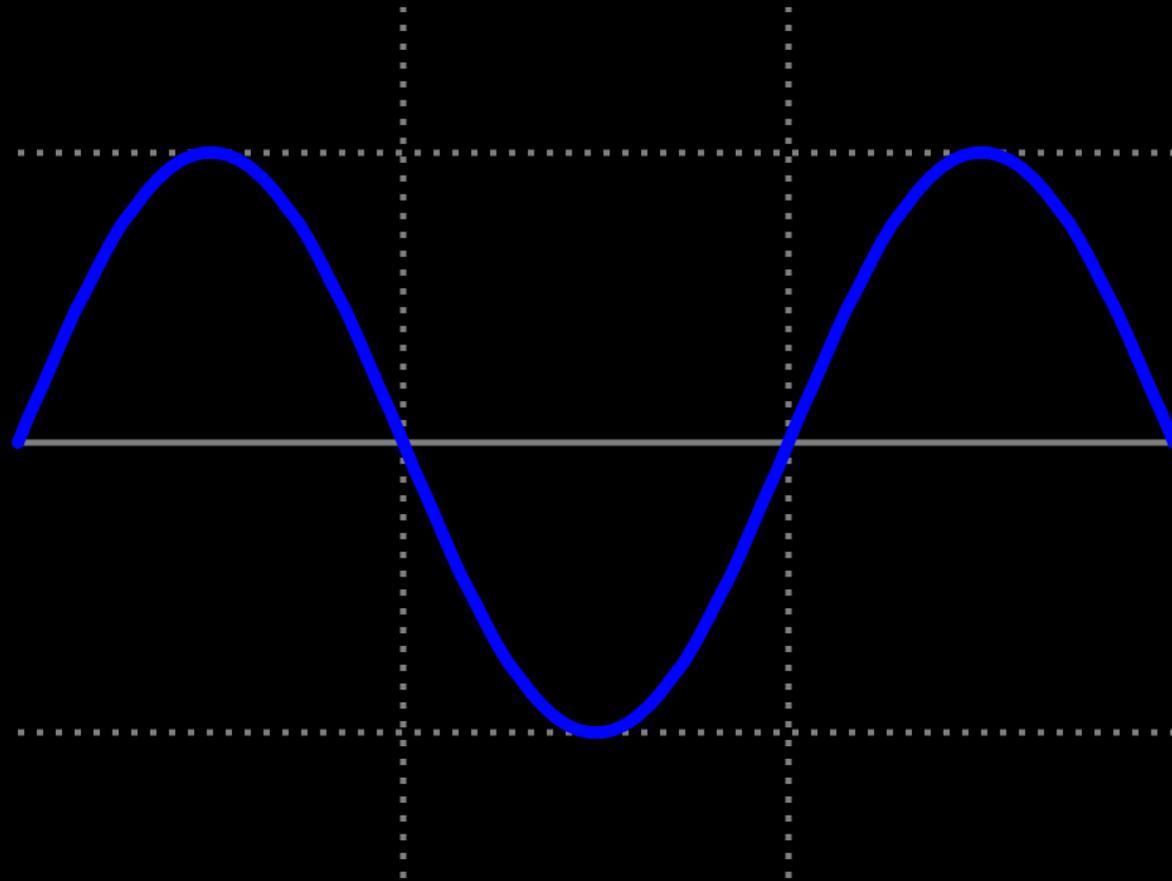
Considering our Options: Choice 5

Ask the architect to create a new scheme, with budget set at between £1.5 -£2 million...

Pause and Pray

- **‘We do not know what to do, but our eyes are on you.’ 2 Chron 20.12**
- **Vision stays the same, but how we deliver it may need to change.**
- **Step out and trust God for a miracle?**
- **Or ‘go in the faith you have’ - Gideon**

My faith journey...



Listen to God and each other...

- **Genuinely Open Discussion.**
- **Don't be afraid to say what you think, even if it goes against the plans so far, or the previous speaker!**

Questions of Clarification

Spectrum of Responses

There are 4 pillars to the vision. Move to stand by the area which excites you the most:

- TO GROW (prayer ministry corner)
- TO SUSTAIN (sound desk area)
- FOR THOSE IN NEED (front right, by exit to centre)
- FOR THE COMMUNITY (front left)

or,

- ALL EQUALLY – centre of central aisle
- DON'T AGREE - platform

Spectrum of Responses

‘Even if money were no object, the current plans are too ambitious and not desirable.’

On a scale of 1-10, stand along the central aisle to represent what most closely expresses your response to that statement.

- *1 = Strongly agree with the statement – central aisle by sound desk*
- *10 = Strongly disagree with the statement – central aisle by platform*

Spectrum of Responses

'Given that money *is* an issue, how essential are the current plans for the new centre in achieving the vision?'

On a scale of 1-10, stand along the central aisle to represent what most closely expresses your response to that statement.

- *1 = Not Essential*
- *10 = Essential*

Spectrum of Responses

Do you think we should:

- Stretch to achieve something a bit beyond our means, e.g. £2 million total (*front right, by exit*)
- Hold out for the full big project - £3 million new centre (*centre aisle by platform*)
- Live within our means – use the money already pledged to do a £1.5 million whole-site refurb. (*front left*)

Stand by the one that best represents your viewpoint.

Spectrum of Responses

If we were to stretch beyond our available finance, what would you recommend we do? (in addition to applying to grant trusts)

- Pledge for longer (*front right, by exit*)
- Take out a loan (*central aisle near sound desk*)
- Develop ways of generating revenue from the church centre that will help pay it off (*front left*)
- All of the *above* (*central aisle, near platform*)

Stand by the one that best represents your viewpoint.

Spectrum of Responses

If we didn't build a new centre, but instead upgraded the existing centre, would you be:

- Disappointed (*central aisle by platform*), or
- Relieved? (*central aisle by sound desk*)

Stand by the one that best represents your viewpoint.

Question Time

Pray and Close

- Please write down any additional thoughts – your response can be either named or anonymous.
- Please keep praying, and if you sense that God is giving you some further guidance through words, pictures, verses, etc – please share it with us via hotc@st.tees.org.uk