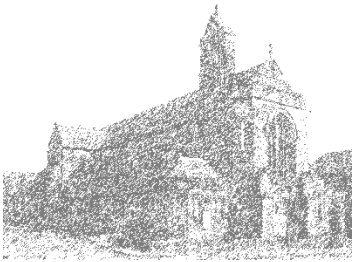


# St Andrew's Starbeck

## "building for the future"



The foundation stone for our present building was laid in 1909, and the building was completed in 1910. Today, in 2010 the building limits our ability to serve the community of Starbeck well. We are planning changes to make the building more hospitable and more accessible; to provide for the comfort and needs of all visitors, and to create a warm, well equipped and welcoming meeting space, including a large and flexible worship area.

### **The Plan**

The building project has a long time scale and we have a plan of how we expect the activities to proceed. We have already obtained outline plans from the architects, which were shared with the church at our APCM on Monday 27<sup>th</sup> April 2009. These have been on display in the church since then. The architects have now completed their detailed topographical survey of our building so they now have detailed drawings showing the levels and features of our present structure. The next stage is for the architects to create very detailed plans in order for us to seek planning permission from the local authority; this stage will cost just over £12,000 and the PCC approved this at our meeting on 28<sup>th</sup> January.

After that, the plan looks like this:

<b>Project stage</b>	<b>When it will happen</b>
Planning drawings & faculty approval	January 2010 – June 2010
Obtain building regulations approval	June 2010 – September 2010
Finalise the detailed drawings and create a builders' specification	September 2010 – January 2011
Quantity surveying (to get full detailed costing for the building activity)	December 2011 – March 2011
Tender (out to building contractors for pricing)	March 2011 – April 2011
Analyse tenders from builders	May 2011
PCC decision to appoint a builder	May 2011
Construction	June 2011 – February 2012

So, even from now, we are looking at a very long project, which has already run for more than two years (albeit with most activity in the background). But the project, is real, is moving forward and is on track to improve our facilities and to make the building easily accessible to all people regardless of their ability.

### **The cost**

At our APCM in April 2009 we showed the building plans and explained that we expect to proceed with phases 1 and 2 (new entrance, narthex, café and office area, kitchen and toilets). The total cost for this is expected to be £500,000 (in round figures). The money is needed in stages in line with the plan above. Some has already been spent: the architects' outline plans and topographical survey have been paid for. Members of the PCC have pledged money for the next stage, i.e. for the architects to create very detailed plans in order for us to seek planning permission from the local authority, and agreed that the architects can start this work.

Clearly we need to raise a considerable sum of money to proceed through all the stages shown in the plan above. This will be done using both internal fund raising from our own worshipping community, and external fundraising using grants from trusts and organisations that have money available for charitable purposes. We are now starting both these processes.

Our first major internal fund-raising activity will be a gift day in March. We will be publicising this in February and March and providing details of how you can give. This is a very important activity for us as a church: it will be our first opportunity to show our commitment and enthusiasm for this project. However, we will not simply be taking up an offering for the building project. Clearly we are talking about very significant sums of money to make this project viable, but we do not need most of the money in the short term. Looking at the plan above, we can see that costs will be incurred over a period of time, most of it in the construction phase.

So as we hold our gift day in March, what we are looking for is not just gifts of cash or cheques. More importantly we are looking for pledges and promises: for example, statements that say "I will pledge ??? pounds when planning permission is obtained" or "I will pledge ??? pounds when construction starts", or "I will loan ??? pounds for the construction phase".

Loans will be very helpful because some external funding will not be paid until project completion, even though we will have bills to meet throughout the project timescale.

So we don't necessarily need much money in March, but we will be looking for pledges and promises so we can establish the level of financial support that we as a body of Christ's people will be willing to give to this project.

### ***Prayer, Prayer and Prayer***

Don't forget that this whole Project must be underpinned by Prayer in order for it to succeed and the for PCC and Building Team members to receive guidance as we proceed. The Prayer team meets on a Thursday evening but please include our team and decision-making in your daily prayer life. The Prayer Co-ordinator is **Alison Nicholson** – please encourage and support her with this vital role.

### ***Name that project***

We have had various ideas put forward for a name for the project that has a meaning and a purpose in its name, e.g. *The Meeting Place / The Magnet / The Hub* - Any more ideas do let any of the 'The Team' know or the Office 889162.

### ***The Team***

This article has been written by Peter Miles on behalf of the Building Working Group (BWG). The BWG is made up of the following people:

**Maurice Pinder** – Grant Funding & external Fund Raising.

**Peter Miles** – Congregational Fund Raising .

**Nick Wheeler** – Buildings.

**Malcolm Price, Adam Hawkes and Alex Mellor** – additional help and Committee members.

**Michael Langford** – holding it all together and communication.



To all those who formally volunteered through official channels to help with this project – thank you. You should have received a letter acknowledging this (or it is in the pigeon holes in the Narthex). We need to expand the team because there is a lot to do.

Please talk to us about anything raised in the article.