



starbeck welcome

Building For The Future

Events, time scales and the weather are all variable but this newsletter is up to date at 20 January. Remember also that the StarbeckWelcome website has a weekly blog on it, we are on Facebook (St Andrews Church Starbeck) and there are weekly updates on Starbeckoning – the church weekly newsletter.

Construction

The builders started on 12 November and we are now into week 10. The agreement with the owners of McColls Supermarket meant that we must not damage their wall or roof while repairing and constructing and this meant the preparation of the ground took longer than was thought. The builders have confidence that they can catch up in the next few months but the bad weather has put a stop to concreting at the moment so they have changed the programme around to carry on other works until the weather improves. This means Preparation on boundary walls, the demolition of part of the south porch where the new servery is and preparation of the window recesses to take doors. I really appreciate the upheaval this will cause particularly to those people who use the Narthex Welcome Ministry and the builders from NRB are fantastic at accommodating our needs. Thank you for your patience.

Finance

The total project cost is £607,347. The construction cost is £477,193 and the rest of the project cost is made up of fees, surveys, planning permissions and the new boiler (which is already up and working.) We have £184,000 in the building fund (as at 20th January) already donated pledged or recoverable from gift aid. (We have already spent £ 140000 on bills and the first 2 instalments of the building costs). The remainder of the cost will be made up by selling church property (and we have nearly sold Stonefall Avenue and Pearl Street can now be put on the market), plus we have applied for grants totalling £100,000. That will leave us about £80,000 short and we anticipate that this may be donated over the next three years. The main grant from WREN recycling will be considered by their committee on 28 January but we will not know the outcome until 28 February. We do not have control over when we might receive income from the sale of church property, so to provide cash flow over the construction period, we have obtained a £150,000 loan from the Diocese (at 1.5% interest and no arrangement fee); additionally we are asking the congregation for interest-free loans.

So the plans are in place and we have access to both short and long term funds, but we still need donations, loans and more fund raising. Indeed, fund raising will have to continue over the next few years in order to pay off loans. Some of our consultants have given their time free or at a reduced rate, for which we are very grateful. However, the project cost quoted above does not include fitting out the new kitchen with units and appliances or purchasing furniture for the new Welcome Area, so separate fund raising / sourcing will be necessary for those. We are holding another Gift Day on Sunday 17th March but I would stress this is not for people who have given already – you have already been so generous. However we do appreciate that there are new people to our congregation and parish who may wish to consider giving and there might be some people who are now in a different position financially since the last gift day. Details of the amounts raised are on the project website.

Events

Over the past year we have seen many fund raising efforts and I would like to record our enormous thanks to those who have organised the book fair, DVD sale, Jazz night, Quiz Night, Cabaret, Childrens' Cabaret, Christmas Fair, Olympic Quiz and sales of cards and craft items. Whether this raises £50 or £1000 it is an important part of our overall efforts. Please do ensure you support these events by telling everyone, coming yourself and by inviting your friends and family.

The future

Once the extension is built the hard work begins! We want the new building to be an opportunity to reach out to the community at no cost to them at all times of day or evening. However we will lose money from the sale of property (which currently gives us rental income) so we hope to make up for that by occasional rental of the new extension. Additionally, and most important, we need to continue to pray for God's wisdom, direction and provision for every aspect of the project.

Mike Langford

www.starbeckwelcome.co.uk