



St Andrews Starbeck

May 2011

"building for the future"

Welcome to the bi monthly newsletter. Do take time to read it so you can keep abreast of how the plans are progressing. Past copies and many other relevant documents are on the project web page at <http://www.andysonline.org/pav/buildingproject/>. Building fund information is regularly updated on this page.

By now you will see a notice up outside the church that shows we have been issued with a "certificate of recommendation" by the Diocese. This means the DAC (diocesan Advisory Committee) have finally approved our scheme enough to recommend that it goes forward to "the Chancellor of The Church of England" in this diocese to issue a faculty which allows us to start building works. The notice stays up until 06 July and then we can apply for the faculty. However.....

The plans have been through "Pre-planning" with Harrogate Borough Council and apart from a few cosmetic changes they have said that, in principal, if it was put forward for planning permission it would be granted. Part of the Planning permission 8 week consultation period that is about to start involves telling English Heritage, Victorian Society, and The Church Building Council of the changes we have made that take into account some of their earlier objections. Believe it or not our church building is a very valuable grade 2 listed building that cannot be tampered with! That application for planning permission has now gone in and might be approved by early August.

We feel it is important that full planning permission and a full faculty approval is obtained. Once that is completed the project can be phased in a way that will take into account our objectives in making the building more accessible to The Starbeck Community, bearing in mind the current financial climate, the generosity of the church family and the perceived areas that grant funding may come from. Planning permission is valid for 3 years and DAC faculty approval is valid for 1 year but can be extended on application.

We are aware of costs both increasing and decreasing due to costs of materials changing and contracts being more competitively priced due to the recession meaning contractors are more desperate to get work. We will not know the final costs until the final scheme is put out to tender.

This means that we are a lot further on than this time last year. Delays are inevitable but there are plenty of things we can keep doing. Part of the project has already started anyway (the boiler) and the building fund is being increased day by day. The chart below shows the state of the fund. Even though the overall amount pledged has stayed the same the fund has increased. Do consider holding events that contribute to the fund and, as has been happening already, do let a PCC person or a Building fund member know of any grant possibilities that you hear of.

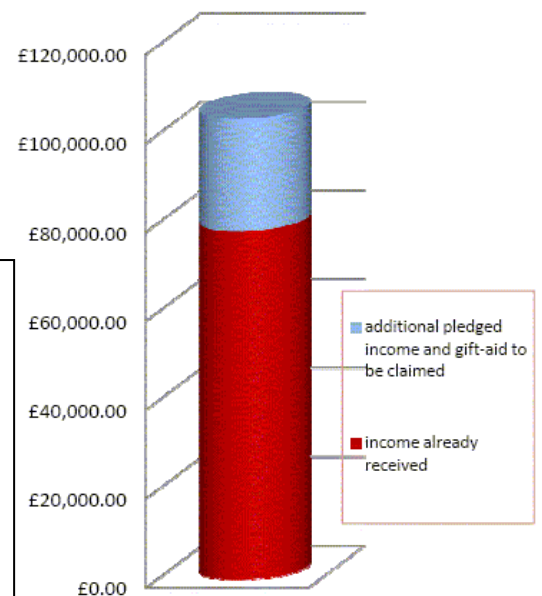
In the meantime prayer for the project continues every Thursday from 6.30 pm – 7.30 pm. If anyone new to the Church would like to contribute financially to the project please see Peter Miles or take one of the forms found at the back of church on the building project table. Latest plans, financial updates, past publications and the time line can always be found on the church website and follow the links to the building project.

Mike Langford (01423 880914)

		start	finish
1	Feasibility/sketch design (Stage A/B)	2008 to November 2009	
2	Budget estimate : April 2009		
3	Presentation of proposals to whole church: 27/4/09	APCM 27 April 2009	
4	Initial surveys	Nov-2009	Jan-2010
5	Finalise drawings for submission to HBC planning & DAC	Jan-2010	Sep-2010
6	Plans with HBC and DAC for approval (see note 1)	Sep-2010	Jul-2011
7	Review plans for cost/affordability. Consider new phasing for project	May-2011	Aug-2011
8	Detailed drawings / specification for construction	Aug-2011	Nov-2011
9	Building Regulations approval	Oct-2011	Jan-2012
10	Quantity surveying (Tender Doc etc)	Oct-2011	Feb-2012
11	Tender (out to Contractors for pricing)	Feb-2012	Mar-2012
12	Tender Analysis & Report	Mar-2012	Apr-2012
13	PCC decision to appoint construction company	Apr-2012	Apr-2012
14	Construction	Apr-2012	Dec-2012

The project timeline as it currently stands

Building fund gifts: received & pledged



See the web site for up to date time line and financial summary, architect's drawings and much more