



starbeck welcome

Building For The Future

Subject to ratification that all the finances (or all the sources of finance are in place) the construction of the new extension will start in early November! The PCC meets on 22nd October to authorise signing the contract with the construction company. This is how the build will happen and what is involved.

Construction

From the tenders submitted, *NRB Construction* of Bradford was chosen as being the most competitive and acceptable quote. The build period is 22 weeks from the start of construction and there is a two week close-down over Christmas and New Year. This means it is unlikely to be finished before mid April.

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 £167,909 in the building fund (as at 16th September) already donated pledged or recoverable from gift aid. The remainder of the cost will be made up by selling church property, and we have identified grants of between £100,000 and £150,000. That will leave us about £50,000 short and we anticipate that this may be donated over the next year.

At this stage we cannot predict when grants may become available to us, and in some cases we will have had to have paid certain construction costs before we can use receipted invoices to claim grants. Nor do we have control over when we might receive income from the sale of church property. 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.

Impact and Disruption

The main impact initially will be workmen's huts around the back of church, reallocation of emergency exits in case of fire, and the partial demolition of the south porch (where the toilet is). Hence the toilet end of the narthex will be screened off and we will have to use the halls toilets over the construction period. The main church will probably be unaffected until they break through the south wall where the three windows are to make doorways into the new Welcome Area. We are hoping this will be after mid February as we have events happening in the church building. We may close the church in March/April, but there is no decision on that yet.

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. The major financial impact will be on our financial support to overseas mission, but we do not want this to happen, so there will be some very hard work ahead of us to make sure this does not happen.

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

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