



St. Paul's New Church Building Presentation

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Introduction

St. Paul's is a member of West Warrington Church, along with the parishes of St. James', St. Philip's, and St. Mary's with The Ford as a Fresh Expression.

The Vision of West Warrington Church is:

"Growing God's Kingdom in West Warringtonby living the Values:

All involved

Becoming disciples

Creating community

Doing evangelism

Encountering God.....and growing"

Outwards - increasing engagement in our local communities and growing in number

Upwards - demonstrating individual spiritual growth

Inwards - demonstrating deepening relationships within the community of the church.

This Vision and Values is underpinned with the foundational scriptures Mark 12:29-31, Matthew 28: 18-20 and Acts 2: 42-47.

West Warrington Church covers a population of over 60,000.

St Philip's is a worship centre based in St Philip Church of England Primary School. Access throughout the week is limited due to a lack of toilet facilities and safeguarding security issues.

St James' is a purpose built worship centre with a community room. It is used extensively by local community groups who pay to use the facility. Other than a mother and baby group it does not at present offer regular specific services in support of the community.



St Mary's is a traditional church building that has been re-ordered to make a welcoming informal environment. It is planned to start to open the building to the community throughout the week. Currently a monthly community lunch and fortnightly craft club are the only community engagement or support activities. Though there are plans to undertake some further activity growth is limited by:

a lack of parking; the fact that the only main space is also the worship area and cannot be used at the same time as services, weddings, funerals etc; and the design and furnishing preclude many community activities we might wish to undertake.



St Paul's has traditionally had the most active community outreach programme in the team. In addition to the old church building for many years we have offered community facilities in the form of The Manna House and, since 2000, The Oaks Community Centre. Recognising the need to consolidate resources the Manna House is in the process of being sold.

The present church, a 1971 pre-fabricated Vic Hallam building was declared structurally unsound and unsafe for public use in 2014.



St. Paul's Church Now

- **The Congregation-** The church has 109 members on the Electoral Role (2014) and has a thriving life in the community, serving and reaching out to the 12,000 people living in Penketh, a suburb of Warrington. On a normal Sunday there are 2 services, with a total adult attendance of 80+ and up to 20 children / young people.
- **The Community-** The church building is a Power House for the good work in the community achieved by the parish and provides inspiration for the following:
 - **The Oaks Community Centre.** Around half of the 40 volunteers at the Oaks Community Centre are members of the St. Paul's congregation with the other 20 volunteers living in the area. Several of the original class-rooms have been customised (Arts and Crafts, I.T. suite, charity shop, kitchen). Groups attending the Centre regularly include:
 - Adult Learning Disability group;
 - Tea-Dances and sing-alongs for residents from local homes for the elderly;
 - Parents and Toddlers group;
 - Indoor carpet bowls;
 - Card-making Classes;
 - French Classes;
 - Pilates group;
 - IT users Classes and Drop-in Mentoring Sessions
 - Art classes;
 - Young People drop-in and games activities.
 - Community Choir



As well as the café which is open during the week serving breakfasts, lunches and snacks. Note that the The Oaks is currently fully utilised during the week with very little room for further expansion of activities offered.

- **Little Acorns Nursery** which is managed by Debbie Byford with at least 3 members of staff actively part of St. Paul's church congregation.





- **Oaks Gardens-** The Oaks fulfils its mission “to break down the walls between young people and the elderly, and between disabled people and able-bodied”. Oak Gardens consists of seven flats for people with severe physical disabilities, pioneered by Leonard Cheshire and now run by a local partnership. This link was our vision when we bought the school (in particular The Oaks Café and shop were designed and set out with wheelchair users in mind).
- **Church Services-** The people of the church need a place to re-charge their own batteries and to be inspired to serve the community. This is the model that has led to the valuable work we are able to do at present. Owing to the church building having become unfit for use, we are currently forced to move our Sunday services (and other church activities) into The Oaks building. This is not, however, a satisfactory solution long-term. The Main Hall is the wrong size and shape for worship services, has no performance space and poor acoustics. Like most Anglican Churches, St Paul’s has a willing but declining and ageing population and the need to be attractive to young families with something that is new, modern and honouring to God. Our church building does not do this. The new church building is envisaged as a place of inspiration, reflection, prayer and teaching, in order to continue its ethos - “We’re here to serve God by serving our community”





St. Paul's Church Vision

"The Heart of God at the Heart of the Community"

One Year Plan:

- **Working with, and expanding, existing agencies.** This includes:
 - Little Acorns Nursery- continuing our support and developing our links with our Parent & Tots groups.
 - Oaks Gardens- continuing our links with all the residents.
 - Local Schools- taking 'Open the Book' to Penketh Primary and Penketh South Primary Schools. Gain 'Child Friendly Church' status for new church building (put on hold due to state of existing facilities). Providing our church buildings for particular calendar Christian events (e.g. school nativity service at Christmas)
 - Warrington Borough Council- continuing our links with the disability partnerships and the use of our facilities.
 - Warrington Collegiate/University of Chester- continuing to provide facilities for particular training e.g. I.T. skills.
 - Elderly care- continuing our regular visits to local care homes and expanding to include the new Penketh Court development across the road from the existing church building.
 - West Warrington Team- supporting the developed Team Vision and continuing to create strategies that will complement the range of different churches to best meet the needs of West Warrington.
- **Church Building Requirements:**
 - Whole church worship (all ages) for more than 80 people (limited at the Oaks)
 - Christian conferences and team meetings (up to 150 people). Note that no other church in the West Warrington Team is currently able to provide these facilities (or other churches in our area)
 - Providing facilities that can be used by the Team and other Christian Organisations. Spaces to be designed for flexible usage and range of numbers.





- Family meeting place.
- Venue for affordable marriages and funerals with economical catering facilities provided by the Oaks Centre. Meeting a need for less expensive events.
- Conference/meeting/celebration venue (up to 150) for corporate events (Christian and non-Christian). Providing a local venue for local groups and businesses, linked also to the catering venue at the Oaks if required.
- Providing a prayer room and quiet sanctuary for people needing to escape from troubling situations.

Two Year Plan:

- **To establish links with new agencies** (may be linking it with our monthly charitable giving) and groups e.g. Alzheimers, deaf, blind, children's needs, family help groups, NHS links, Warrington disability partnership, age concern etc. More opportunities to demonstrate God's love in the community.
- **Church Building Requirements:**
 - Counselling service: finance (Red to Black), bereavement, age concern, mobility, homelessness, family, health, special needs, drugs awareness, general advice service etc (using office facilities). Expertise from Philippi trust, Disability Awareness Partnership, Deaf Society, Blind etc.
 - Community Activities (possibility of 7 days a week). Including:
 - Christian exploration courses.
 - Youth events.
 - Drama/dance academy group.
 - Musical Groups (use of high quality audio equipment), promoting local talent (e.g. Community Choir, West Warrington Concert Band, Kings Church practice sessions)
 - Uniform groups: from scouts/guides to majorettes/cheer leaders etc.
 - Small sporting groups, including keep fit/boxing/bowls etc, working with local clubs and societies
 - After school clubs, working with local schools, especially Penketh Juniors.
 - Summer schools
 - Older age groups (identified as a great need locally) e.g. Exercise classes at a variety levels, including wheel chair activity. Potential to work with new Penketh Court residents as well as Oaks Gardens, Heathside, Green Park,



Three Elms and Meadow View Care homes, where we have good relations already

- Social events including drama productions, singing groups, visiting speakers on a range of topics, bingo, whist, bowls, painting/gardening etc
- Health consultations, providing an alternative venue (working with NHS)
- Warrington West Team- Expanding the use of our facilities for Team activities (e.g. Team Administrator, Youth Worker, Children's Worker base)

Five Year Plan:

- **To grow the Church Community up to at least 150 and so expand the work into other areas.**
- **Enhance church building to meet the needs of the church and community.**



Why a new Church Building?

Essential Background:

- St Paul's is, and always has been, a missional bible-based church. Giving has always been generous. Currently, "general" giving (including Parish Share) is over 82% of income and supports 12 charities annually at home and abroad. It has never considered its own needs above those of others.
- Additional "specific" giving in excess of £400,000 has been raised in the last 15 years to sow into God's Kingdom by providing a new Church Building for worship, study and community involvement.
- A major set-back was experienced when our original architects folded soon after plans were passed with Warrington Borough Council, which meant we had to start again. New architects have been appointed and we are now at the same stage once again.
- All the information and progress reports on the new building have been included in the Annual Reports to the Diocese and Charity Commissioners.

Options Appraisal:

The following options have been prayerfully considered over the last 15 years with numerous events held with the congregation to seek God's guidance on the future of St. Paul's:

1. Refurbishment of the current building- The current building was only designed and constructed as a temporary building with a life expectancy of 25 years. Through the tireless work of several church wardens and members of the congregation the building life has been extended by a further 20 years. However it is now in such a dilapidated state that a refurbishment is not viable. It does not conform to modern building regulations and does not provide the facilities and flexibility for modern church needs.

2. Redevelop and remodel The Oaks Community Centre to be a dual purpose worship / Community Centre-

Positives	Negatives
All in one location.	Current layout does not suit function as church worship space (insufficient space, wrong shape, poor acoustics)
Possibility of lower bills in the long term	Current layout does not suit multi use concurrent activities
Single point of contact within community.	The Oaks is currently near capacity, particularly during the week.
	Will this proposal keep faith with those who have given to the building project over many years- how will they view it?
	Disruption during the build (especially to Little Acorns and any current user groups, who may not return after the build)
	Loss of centre facilities during the build would lose a large number of contacts/volunteers who may not return after completion.
	Expensive structural solution to put an extra storey on the building.
	Loss of community facilities if simply adapt current ground floor arrangement to suit a larger worship space.
	Loss of character of existing Oaks building.



	Loss of income during build.
	20% VAT will be payable on modifying building, whereas new build is zero.
	Insufficient car parking.
	No useable garden, one of the current site's best features- where do children play after the service? where do we have garden parties?

The Oaks Centre provides incredible opportunities for the community to experience God in action through believers who work there, but it has always been limited by its 1909 design (including its capacity). In many ways it does not meet the needs of a 21st Century Penketh. A move to build a worship area above the Oaks Centre was prayerfully considered, particularly in 2012, but rejected on cost and practical issues (particularly disabled access to an upper floor).

3. Relocate to Penketh Methodists (Olive Tree)-

Positives	Negative
New church building already constructed.	Current community building is fully utilised (very little room for expansion)
Lower running costs.	Timing of services could be difficult.
Sharing of resources.	Currently not large enough for joint services.
	Difficulties involved in integrating two very separate/different congregations.

Despite the positive indicated above, it was felt that the negatives far outweighed them and the impact on the congregation and the community could be quite damaging.

4. Redevelop the existing church site (New build)-

Positives	Negative
New building suit to meet the needs and vision of the church.	Large expense.
A designated space for worship.	
Allows us to continue our current preferred style of worship.	
Replacement of a sad looking building	
Improvement of local area and neighbourhood hub created/improved.	
Flexible spaces that can be used for a multitude of uses (e.g. for counselling rooms, conferences, keep-fit) - A building that is designed for 7-days a week usage that is sustainable in its own right.	
The church building can fill the gaps that The Oaks cannot deliver on.	
Could lead to part time employment.	
Meets a need in West Warrington churches and the wider community.	

The overwhelming opinion was that the redevelopment of the existing church building location was the best option and the one which we felt God wanted us to pursue. We have therefore established a Building Group with key skills and experience to take the project forward. A design team has been appointed (including architect, structural engineer, building services engineer and quantity surveyor) who have developed a design that is suitable for submitting to the local authority for planning.

We believe that if we are to grow the Kingdom of God in Penketh we need to open up lots of avenues to meet with, engage and walk alongside folk who do not yet know the good news of Jesus. With prayerful support we believe that this will reap a harvest of changed lives as we share God's love.



New Church Building Proposals

We have been preparing for this day and raising funds for over 15 years. We have developed Architectural, Structural and Building Services designs sufficient for submission to the DAC and local planning authority. These plans have developed with the congregation and local community involvement. The new building has a design life of 50 years. It is designed not only to meet the needs of the congregation but to compliment and add to the existing work of The Oaks. The cost of the new building is currently estimated at **£700,000- £750,000**



The plans include:

- **A Main Hall Space** (accommodating a minimum of 120 seats). Full audio-visual facilities, suitable for conferences; Moveable raised area which can be variously configured; Sprung floor (suitable for dancing); The space will be used, but not limited to, worship services, local church activities, weddings & funerals, conferences, concerts & drama and exercise space.
- **Entrance Foyer** (Break-out area). Flexibility to combine with main space when increased capacity is required.
- **Two larger meeting rooms** which are flexible in their usage (intended to be used for crèche, children / youth activities, designated prayer room, preparation areas for drama, break-out areas for conferences)
- **Two small side rooms** which are flexible in their usage (could be used for counselling, one-one prayer, vestry, interviews, mentoring, and small business use). The side access door provides a more discreet/confidential entrance
- **Office** (central administration hub for St. Paul's and possibly the wider Team)
- **Kitchenette** (generally for tea & coffee making and for serving any brought in meals)
- **Toilets**, including Disabled Toilet
- **Storage space**





Project cost breakdown (from Quantity Surveyor, January 2015):

Element	Rate if Applicable	Cost
Construction Costs		
Fixed Costs		
Demolition		£20,000
External works		£26,500
Car Park		£9,500
Total		£56,000
Building Costs		
Sub structure		£67,000
Superstructure		£239,500
Finishes		£51,500
Fittings		£13,500
Services		£133,500
Design Contingency		£22,000
Prelims (Builders Costs)		£67,000
Total	445 m ² @ £1,335 per m ²	£594,000
Total Construction Costs	445 m²@ £1,460 per m²	£650,000
Other Costs		
Design Fees		£70,000
Statutory Charges etc.		£10,000
Project Contingency (F&FE Allowance)		£20,000
Total		£100,000
Total Project Costs	445 m²@ £1,685 per m²	£750,000
Costs exclude:		
VAT		
Inflation		



Funding and Programme

Local Fund-raising:

The congregation has long realised the need for a new church building and has been raising funds for well over 15 years. When the school became available in 1999, our available capital was devoted to the purchase and refurbishment of this building as the Oaks Community Centre, so we essentially had to start again in saving for the replacement of the church building itself.

Nevertheless, through this internal fund-raising, along with the current sale of another building previously used for community activities, we now have over 70% of the total funding required:

Sum raised by congregation	£431,344 <i>(as of April 2015)</i>
Sale of other building	£170,000
Total	<u>£601,344</u>
 Amount Outstanding	 <u>£98,656- £148,656</u>

The balance of the funding:

Funding is expected to be made up of:

Grants	£110,000
Interest free loans	£15,000
Further giving from members / local fund raising	£13,656
Local businesses	£10,000
 Total	 <u>£148,656</u>

We have formed a grant application group within the congregation with additional assistance provided by an experienced consultant from outside the parish. 25 applications for grants will have been completed by the end of May 2015.

Programme:

The current timescale estimate is as follows:

- | | |
|---|---------------|
| • DAC Approval- | June 2015 |
| • Submit for local authority planning approval- | June 2015 |
| • Planning approval (13-20 weeks)- | October 2015 |
| • Tender design to Contractors- | November 2015 |
| • Demolish existing building- | November 2015 |
| • Start new building- | December 2015 |
| • Complete new building- | August 2016 |



Appendix 1- A brief history of St. Paul's Church

- **1880-** A small church building was built on the current site as a daughter church of St. Mary's Church of England, Great Sankey (called St. Mary's Mission Church)
 - **1969-** A pre-fabricated Vic Hallam building replaced the original building.
 - **1978-** St. Paul's became a parish in its own right.
 - In the late 1970's St Paul's experienced a revival, particularly in the time of Rev. Alan Winstanley (although in truth an earlier revival must have led to the demolition of the Victorian Church and its replacement in the 1960's). Church attendance and manifestations of the Holy Spirit increased as did a full range of spiritual gifts. To accommodate the increasing numbers the church was extended in **1981** (a brick extension was added to the pre-fab building). Even at this stage the design was really obsolete for a changing approach to evangelism (just a single large worship area and not much else)
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- This revival continued into the **1980's** with the arrival of the Rev. Paul Hockley and the focus began to change from receiving gifts of the Holy Spirit to sharing them in the community, particularly to those who had no church connection. Restoration of the Manna House (**1987**, Bishop David Sheppard opened it) was the first step in this community outreach, which gave St Paul's a separate and more flexible building, both suitable for church needs (youth work, prayer meetings, boys brigade, fellowship events etc) and community groups (Lunches, children's parties, gardening clubs, slimming clubs etc)
- Throughout the **1990's** youth work continued to expand, with church groups including Sunday schools reaching 3 figures. At one stage, not only were the Manna House and Church being used regularly, but over 20 toddlers were regularly despatched to Penketh Court's Old Peoples Common room on Sunday mornings. The need for more flexible accommodation was becoming critical, not just for Sundays but for mid-week gatherings of all ages.
 - In the late **1990's**, an answer to prayer was found to be just round the corner from the church. Penketh Junior School (1909) had become disused and in a joint venture with Leonard Cheshire Homes, supported by congregational giving and grants from WREN, the building and land were bought from Warrington Borough Council. From this The Oaks Centre was born with Oaks Gardens Housing completed and Little Acorns Nursery founded (**opened in 2000**)
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- In the **2000's** The Oaks has continued to expand its mission in the community and works with special needs groups, university colleges, daily cafe, language tuition, indoor bowling, arts classes etc. It has a paid management and maintenance structure and a volunteer workforce numbering over 40 people (a harmonious mix of both church members and secular volunteers and including those with special needs themselves). The Centre more than breaks even every year (as does the Manna House) and is carefully monitored by the PCC on a regular basis. It must be noted that The Oaks is currently working at near capacity and its 1909 design does limit expansion into some future areas of outreach.

- During this time, the church building itself had reached the end of its working life. Churchwardens and others carried out "temporary" roof repairs with pond liners, but the rotten woodwork made the 1960's building unfit for purpose.



It was in the 1996 that Building Funds were set up to replace this building and plans made and passed by Warrington Borough Council for a new church building (planning permission received 2008).

- A combination of a lack of funding, the architect (Alan Snape Associates) going into administration and a realisation that our requirements had changed led us to begin the process again.
- **2014-** Manna House put up for sale. This decision was made primarily on the basis of the difficulty in maintaining three buildings with a reduced (and aging) number of volunteers with the additional benefit of providing funding to the new church building.
- **In late 2014** the church building was declared structurally unsound and unfit for public use. In January **2015** Sunday services were moved to The Oaks.