



CONNECTED

October 2020 Update

Building to help connect us to God, to each other
and to our community

Earlier in the year, when reflecting on our progress with the Connected building project, I talked about being half way up a mountain. During the spring and summer, the PCC and its working group have been actively and prayerfully considering how we might move forward. There is now a sense that the clouds are clearing and we can see the way to go. This update presents a way forward which the PCC invites you to support.

We have focused on the areas outlined in the earlier updates from the church wardens, with an emphasis on the design of the building and how we might deliver the project. I am pleased that good progress has been made and we are now able to share this update with the church family.

We continue to hold the project lightly before the Lord and remain open to His leading, but there are some exciting possibilities which indicate a clear way for us to proceed with the resources available while maintaining the original vision. I encourage you to read this update and think about your part in the next stage of the project. As a reminder of what the project could help us to do and why it matters, you might like to watch the latest Connected video on the HT website again (www.htredhill.com/newconnected). Anyone on the PCC would be pleased to talk to you about it, or put you in touch with someone who knows the relevant details.

Your friend and Vicar

Mark.

A New Way Forward

Discussions with MEB, our project architect, our quantity surveyor and two local building contractors confirmed that we are some way off being able to afford the original scheme in one go. This led to some further design work to explore the opportunity to build in phases. The PCC has concluded that we could achieve what we need now in an affordable first phase, leaving space alongside for a future second phase to expand the centre for future ministry needs when funds allow.



'We will tell the next generation the praiseworthy deeds of the Lord, his power and the wonders he has done' Psalm 78:4

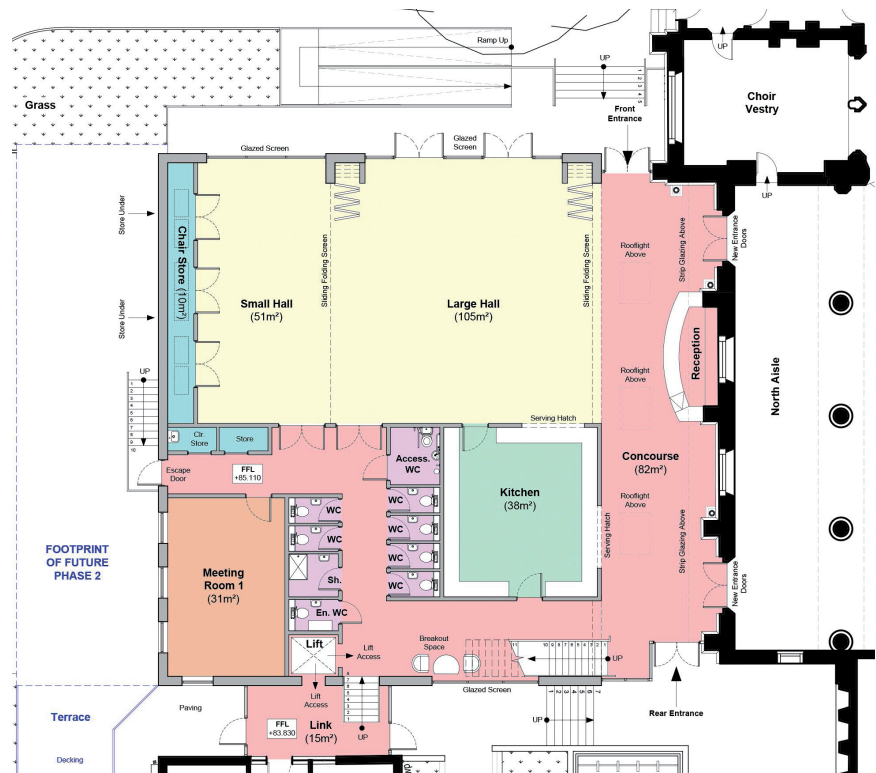
Phase 1 – Meeting Our Immediate Ministry Needs

The latest plans show that an affordable Phase 1 will provide:

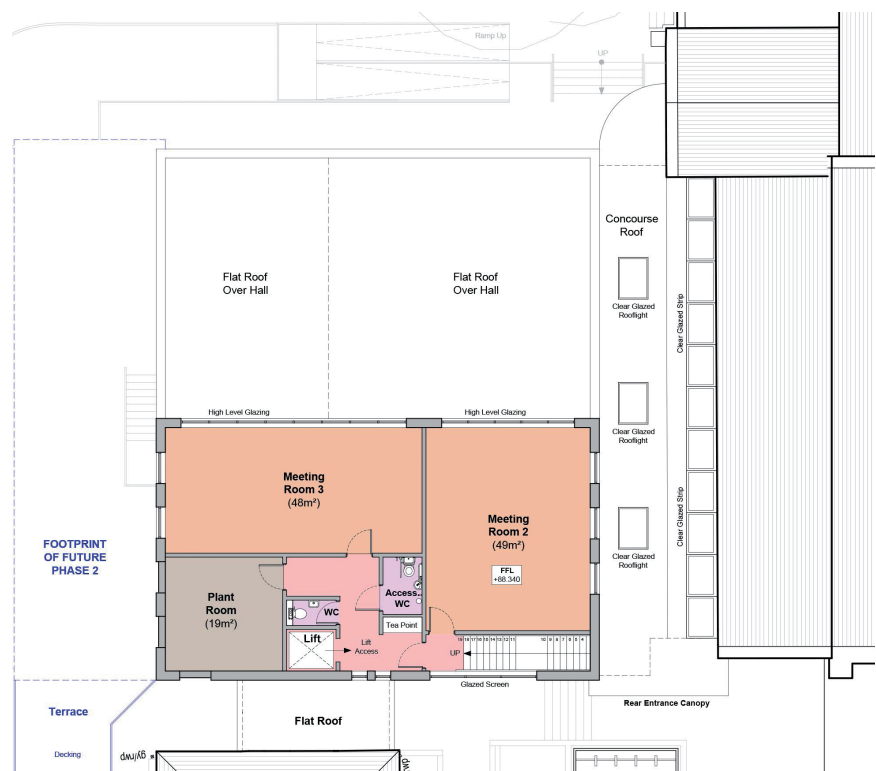
- A concourse space for welcome, connecting the new centre to the church building
- New large and small halls, which can be linked together as now and joined to the concourse when we host larger events
- Three fully accessible meeting rooms of very similar sizes to the Lounge, Harland and George's rooms for a range of community, outreach and ministry activities
- A lift to access the first floor
- A larger kitchen, positioned for better access and hatches to serve onto the concourse and into the hall for hospitality
- Improved toilet facilities and a shower room
- A connection to the existing offices

All the facilities and access arrangements are designed to secure improvements now and provide enough flexibility, space and capacity to support the second phase when the building is larger, and occupied by a wider range of groups with more people in the building.

The design and detailed layout are not yet fixed, but at this stage we are focused on how we might fund and deliver the scheme. The finer details will be resolved once we know we can move forward and a contractor is appointed.



Proposed Phase 1 Ground Floor Plan



Proposed Phase 1 First Floor Plan

Phase 2 – Providing for the Next Generation

Phase 2 could add:

- Four further meeting rooms, with two of these linked to the Phase 1 rooms to provide flexible spaces for further events and meetings
- A second staircase and additional storage
- Improved links to the church garden

We have outlined the design of Phase 2 now, but there is enough land left between the new centre and Linters Court for the design of this phase to be reconsidered in the future if more accommodation or different spaces are needed at that time.



Possible Phase 2 Ground Floor

Possible Phase 2 First Floor

Funding the Project

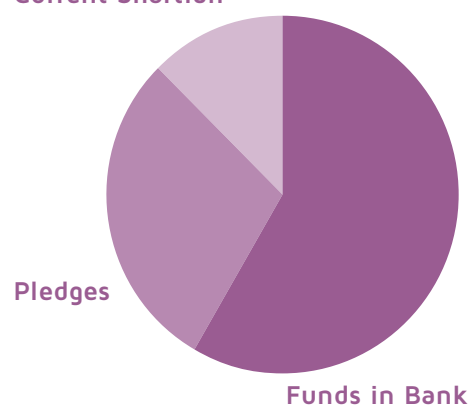
As part of the review, we have explored alternative ways to appoint a contractor to build the centre. There are advantages and disadvantages to the different routes, but a 'Design & Build' option does offer the opportunity for some cost savings. Some are concerned about the quality of this route, but we are reassured by the buildings recently delivered for other local churches by Hystar, one of the companies we have been talking to recently. We have also established that a new building to meet our needs and vision will be VAT liable. This means that a cost within the original budget which we had hoped to save will still need to be covered.

At this stage we do not have precise figures for the total construction costs, but detailed estimates with an appropriate contingency sum suggest **the total cost of Phase 1 could be in the region of £2.1 million.**

We are very grateful to the many people who have continued to give in faith over many years. The Connected building fund has grown by over £100,000 in the past year and **the total cash in the bank now stands at £1.2 million.**

A further £600,000 has been offered within the original pledges, and the PCC still hopes that most, if not all, of this is likely to be converted to cash. If all these pledges are converted to giving, **there is a current shortfall in the region of £300,000** against the revised project budget.

Current Shortfall



The construction cost of Phase 2 will depend on the final design and prices at the time, but this could add around £850,000. The overall cost will be greater than building the whole centre in one go, but by starting now we will be able to honour the giving so far and carry out our activities over the coming years in spaces which are fit for purpose.

Our existing buildings now need urgent attention and the investment they need could be similar to the extra cost of phasing the scheme. We have also established that there is a VAT liability in any event, so there is no benefit in waiting until we can afford to build the whole scheme in one go. Building in phases and starting Phase 1 soon - perhaps by the end of next year - would appear the best use of our resources to meet our needs.

Next Steps

For the first time we are able to see when a new building could be started, completed and ready for occupation. In order to move forward it will be necessary to appoint a contractor to work with us alongside our architect and professional team to develop the design and secure the necessary approvals from the Council. It could take around a year to do this, so we need to get this process underway as soon as possible. We could do this now, but would need around 90% of the funds (£1.9 million) in the bank and certainty about the remainder before we start building.

In these uncertain times, the PCC would prefer to meet any final funding 'gap' which exists with further gifts or pledges before we sign a construction contract. We are also open to exploring loans in different forms, but are mindful that these will need to be repaid and that will add a pressure on our future income.

2021

Jan Appoint D&B contractors	Feb	Mar	Apr
May	Jun Confirm Funding	Jul Sign Contract for Construction	Aug
Sep	Oct	Nov Start Demolition	Dec

2022

Jan Building begins	Feb	Mar	Apr
May	Jun	Jul	Aug
Sep	Oct	Nov	Dec Phase 1 Completed

Possible timetable

Having read this latest update, please would you carefully consider whether you support the PCC's proposed way forward?

We should be grateful if every member of Holy Trinity would complete this [response form](#) which is also available on the website (www.htredhill.com/newconnected) or enclosed with the paper copy of this update. Copies are also available from the church office. Please could you respond by 8th November?

Your response will be very important in the PCC's discussions and final decisions, especially by helping us to establish whether all gifts already pledged will be honoured for a phased approach.

We hope you will also:

Pray - for the project, including its leadership and funding.

Talk - to the PCC and others in your church family about the proposed way forward and the opportunities it offers.

Give - by fulfilling a pledge, providing additional financial support or loan, or offering your time and skills to help achieve the vision.



If you would like to get in touch you can email general questions or comments about the project to connected@htredhill.com. Any questions about finances or pledges should go to the Treasurer's team at treasurer@htredhill.com. Please call the church office (01737 766604) to request a call back if you would like to have a more detailed conversation.