

ROCK Project Update: 5th May 2023

On Sunday 30th April at the morning services and again at the midweek Tuesday service, Richard Lewis and Tom Peryer gave two brief presentations on where we are with the ROCK Project, following the decision of the PCC to go for a phased approach starting with the interior of the church itself. Richard explained the 4 phases and that the plan is to go to tender with this approach at the end of June. The hope is that we can start on site at the end of September/beginning of October. Tom explained how much money we have raised so far and what more is needed in gifts, grants and loans. We have also submitted an application for a significant loan to a Methodist 'bank' (Methodist Chapel Aid).

For those that may have missed them, below are the details of the presentations:

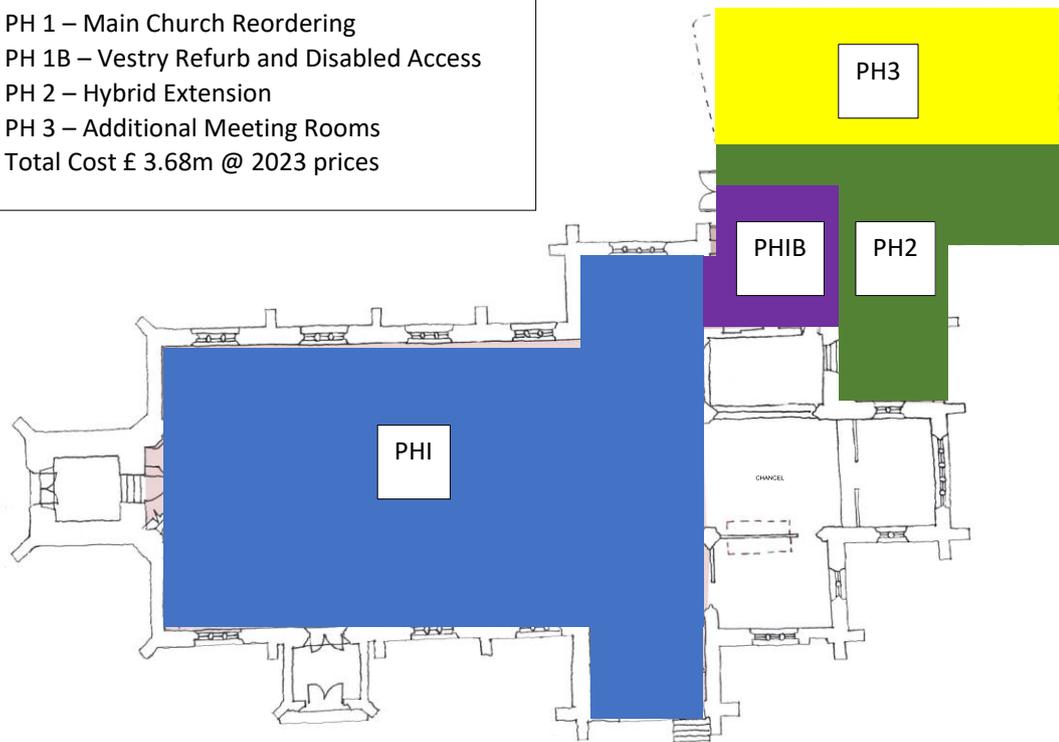
A 'SANCTIFIED COMMON SENSE' APPROACH

The ROCK 'phased' build approach adopted by the Project Team will follow the principle agreed by the PCC at the February meeting where the build programme should, as far as possible, 'track' project income.

Following that principle, the April the PCC agreed that the ROCK project should be built in four distinct phases:

ROCK – PROJECT PHASING – ALL WORK

- PH 1 – Main Church Reordering
- PH 1B – Vestry Refurb and Disabled Access
- PH 2 – Hybrid Extension
- PH 3 – Additional Meeting Rooms
- Total Cost £ 3.68m @ 2023 prices



2023 / 2024 – PROPOSED WORKS

The ROCK Project Team propose that a Tender for Phase 1, Phase 1B and Phase 2 of the Rock Project will be issued to a selected list of Contractors in June 2023, with an anticipated on-site start date in Sept/Oct 2023 for completion in late summer 2024.

Based on current cost estimates, the Project Team believe that due to current funding levels, Phase 2 is unlikely to follow through to construction.

The Project Team are however, through the tender strategy, allowing for the possibility that additional and unexpected project funding could become available as the project progresses.

SECURING PLANNING PERMISSION

Part of the Tender for Phase 1 and Phase 1B will include driving 8 Piles into the ground in position ready for future foundations of the extension. This would constitute a 'meaningful start' to the extension phase of the project and once signed off by the building inspector, planning permission would be secured for future work on the project before the deadline in January 2024.

OUR FINANCIAL POSITION

If one of you is planning to build a tower, you sit down first and figure out what it will cost, to see if you have enough money to finish the job. Luke 14:28



- All monies received as at end of February 2023 = **£1,167,000**
- All funds available as at end of February 2023 = **£767,000**
- Further funds pledged by church members 2023 – 2024 = **£288,000**
- Further funds likely from interest on deposit and investments held by church = **£50,000**
- Grants from Trusts Received = **£73,000**
- Grants from Trusts Promised = **£160,000**
- Potential Loans from Church Members = **£60,000**
- Potential Loans from Methodist 'Bank' = up to **£750,000**
- **TOTAL AVAILABLE AND PLEDGED = £2,076,000**

CAN WE DO PHASE 1 at a cost of £1,566,000?

YES we can! If no more 'new' money comes, we would need a loan of at least **£240,000**

CAN WE DO PHASE 1 & 1B at a cost of £1,866,000?

YES we can! But if no more 'new' money comes, we would need a loan of **£540,000**

CAN WE DO PHASE 1 & 1B & 2 at a cost of £2,666,000?

Not unless we have a lot more 'new' money...

Even with a loan of £750,000 we still need about £580,000 more.

Please keep praying for God's wisdom, guidance and provision for this project. Our goal is to enable future generations to come at worship at All Saints in a beautiful, safe, accessible and flexible Church building – all for the glory of God! Thank you.