

THE ROCK PROJECT

ONE STEP AT A TIME

ONE PHASE AT A TIME

The long-awaited good news is that we are now within touching distance of starting our ROCK Project – a project to make our church building so much more usable, flexible, safe, accessible and beautiful.

As a church we have set our face to the vital task of strengthening and enhancing our church and community for today and tomorrow. Make no mistake: this is absolutely building for the future.

In our Sunday services this term, we are journeying to The Promised Land with the people of Israel. Like them we know that our own faith-venture and journey with the ROCK Project has been neither quick nor easy. We have faced frustrations and disappointments along the way. But we have also experienced the goodness and generosity of the Lord and his people along that same way. From the word go, we knew that probably the biggest challenge facing us would be the very large sums of money required to transform the historic, listed building which is All Saints into the building we want it and need it to be. We also

knew, because of our experience of the Church Centre project nearly 25 years ago, that most of the money required would have to come from the people of God who belong to All Saints.

This leaflet gives a further update on the way we are planning to move forward with an expected start on site in the autumn of 2023. It also sets out the challenges we still face on raising the money we require. Do read it prayerfully asking yourself and the Lord what more you might be able to do to support this ambitious project for the kingdom of God.

A GOOD PRAYER TO PRAY

Psalm 90 is a prayer of Moses. It ends with this prayer

*Let us, your servants, see you work again;
let our children see your glory.*

*And may the Lord our God show us his approval
and make our efforts successful.*

Yes, make our efforts successful!

Amen to that!

ONE PROJECT – FOUR PHASES

Since we do not, as yet, have all the funds we need for the whole of the project, the PCC has agreed that we should move forward in phases, beginning with the main interior of the church. The diagram below shows the four phases. All of the blue and the purple (Phases 1 & 1B) are within the existing footprint of the church. Most of the green and all of the yellow (Phases 2 & 3) are outside the church and form the new Welcome Centre.

HOW MUCH MONEY DO WE HAVE?

As at the beginning of May 2023, we know that the funds we hold and funds promised to the project amount to roughly £1,326,000. This is on top of the £400,000 spent so far on the design & planning stages - altogether this is £1.726,000. Of this church members have given or pledged nearly £1.500,000 (includes Gift Aid) since our first appeal in 2016. That is amazing! and Trusts have given or pledged just under £250,000.

BRIDGING THE GAP

Looking at the sums of money for each of the four phases, we can see that, despite what has been given and promised to date, there is a big gap between the money we have and the estimated costs. Somehow we have to, not only *'mind the gap'*, but bridge it.

A BIG LOAN

Given that this is a project designed to make good the church for another 20 or 30 years, one part of the bridge can be a long-term loan, like a mortgage that most people have, or have had, to buy a house or make a major improvement to it. And many will remember that taking out a large loan is what we did when we did not have enough cash in hand to pay for all the work to transform the Church Centre. So this year, the PCC agreed to apply for a loan to a Methodist 'bank' that specialises in making loans to churches for buildings. We have applied for a loan of up to £750,000.

If that application is approved, then with the money we already have, there will be over £2,000,000 to put toward the project in the autumn. That would mean we could do Phases 1 and 1B (and we would not need the whole of the £750,000 loan).

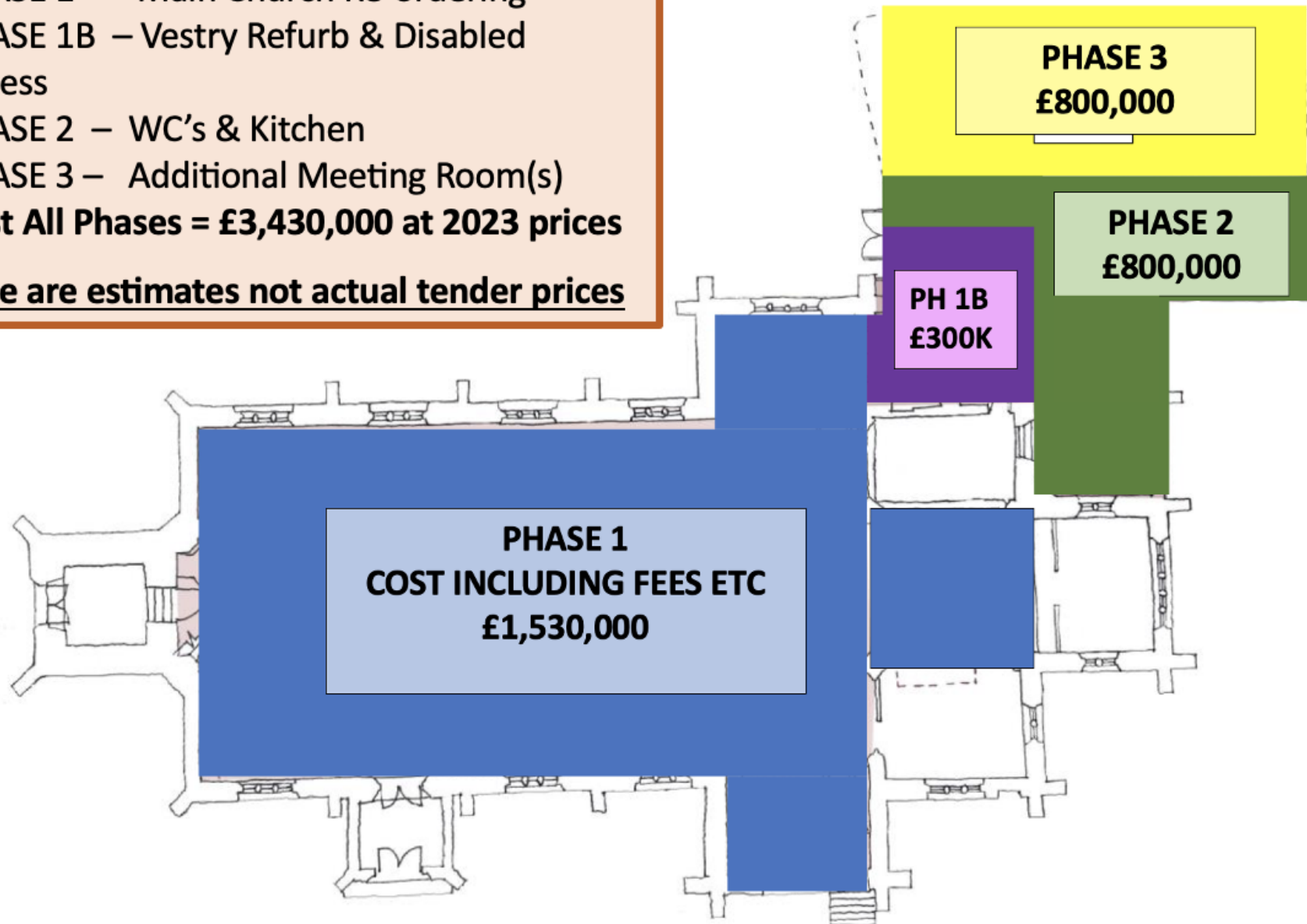
However if we are going to keep going with Phase 2 (part of the new Welcome Centre) then we do need a lot more money – even with a large loan. In fact, **we need another £500,000 to £600,000 to be able to complete Phases 1 & 1B and Phase 2.** In all honesty, it is very hard to see where all that money is going to come from right now. But that is a situation faced by many saints down through the centuries and by many churches like All Saints.

ROCK – PROJECT PHASING – ALL PHASES

- PHASE 1 – Main Church Re-ordering
- PHASE 1B – Vestry Refurb & Disabled Access
- PHASE 2 – WC's & Kitchen
- PHASE 3 – Additional Meeting Room(s)

Total Cost All Phases = £3,430,000 at 2023 prices

NB: These are estimates not actual tender prices



YOUR HELP

Now we know that many church members have given generously and faithfully since our first appeal in 2016. **Thank you so much whoever you are.** But we do need to ask everyone to consider what more you might be able to do.

This is not a new appeal with pledge cards and brochures. We simply want to remind everyone how you can help financially - now and in the future. Of course we know all too well how many people are stretched financially right now. But that is probably not the case with everyone. So here is the brief reminder of how you can help:

- (1) A Gift right now:** a gift right now would be really appreciated – especially if you are able to gift aid it.
- (2) A promise of a pledge for the future:** It may be that you can pledge money on a regular basis for the next 2-3 years. Or maybe cover some of the interest payments on the loan for a fixed period? Or perhaps you know that your financial circumstances will change and that you will be in a position to make a one-off gift at a later date.

(3) An interest-free loan: You might be able to make an interest-free loan to the church. One or two people have promised that. Quite a few people were able to make loans to *Green Pastures* to buy the house for the Miles family. Is that something you could do for the ROCK Project?

(4) Include the church and the project in your will: Most church members will have made a will. If you have been a regular giver to the church and other causes up to this point, have you included the church in your will? So far, the ROCK project has benefitted from £60,000 given in two legacies. All Saints has a legacy policy and would not use the legacy on running costs. Legacies to help pay off the loan or to go towards the next phase of the project would be a wonderful gift to the church of tomorrow. (It would be helpful for the church finance team to know if you are planning to remember the church in your will, although, of course, you need not say what the bequest would be)

FINALLY...

If you are not sure about how to do any of the four things above, please do get in touch with the Rector, Tom Yacomeni, or the Treasurer, Rob Gray or The Project Director, Tom Peryer. **THANK YOU!**