



***The Future of
the Old Rectory
the Trinity Centre
and the Tithe Barn***

A presentation to
Holy Trinity and Trendlewood members
2nd and 11th June 2009

This presentation aims to help address:

- » What the PCC has agreed
- » how we could proceed with a purchase of the Old Rectory – and how this would relate to other priorities
- » risks and opportunities
- » a summary of questionnaires returned

What exactly has the PCC agreed?

- » to move forward with the reordering of the Trinity Centre
- » to endeavour to raise £50,000 towards the Tithe Barn by tithing income raised for the Trinity Centre
- » to explore the possibility of purchasing The Old Rectory

Why is the PCC thinking about buying the Old Rectory?

- » we have been given first refusal on the purchase by the Diocese – a one-off opportunity
- » extra space, immediately alongside the church, would underpin our shared vision for church growth and community outreach
- » we have recruited our new Rector, Jolyon, on the basis of that vision - he supports increasing our 'footprint'
- » the cost of the building and land, and any associated loans/finance is never likely to be lower

How on earth can we afford it?

We recognise that the Rectory would be a major further call on parish resources. But there is a way forward:

- » The purchase price is anticipated to be £500,000
- » We have had helpful discussions with the Diocese
- » Our Development Fund has £94,000 towards a potential deposit of £100,000
- » We then need a long-term loan (say over 30 years) for £400,000 and restorative work

So, what would we need to do?

- » Raise £400k for the Trinity Centre and Tithe Barn over 5 years
- » We have around £20k of this from individuals whose standing orders ran on from the church reordering
- » Raise a deposit of perhaps £100k towards the Rectory purchase. Then more towards refurbishment.
- » We can use £75k in the Development Fund to start us
- » Continue to raise £3k per month for 30 years to repay a mortgage.

How might we afford it? Trinity Centre

An Illustration

- » 120 people giving £25 per month for five years would raise £180k, before tax refunds.
- » We may obtain grants of, say, £50k
- » Gift days and one off gifts could generate £80k
- » Fund raising events might achieve £26k
- » Tax refunds and interest could earn the balance of £44k
- » Interest free loans

How might we afford it? Rectory

Kingdom Bank

Borrowing with rates at 6%
Loan to value 80%

PURCHASE

Purchase Price	500,000
Deposit	100,000
Borrowing Requirement	<u>400,000</u>
Monthly cost of borrowing	<u>2,420</u>

REFURBISHMENT

Cost of Refurbishment	150,000
Our contribution	30,000
Borrowing Requirement	<u>120,000</u>
Monthly cost of borrowing	<u>726</u>
Total borrowing	<u>520,000</u>
Monthly cost of borrowing	<u>3,146</u>

Notes:

- 1 This is illustrative
- 2 Discussions with the Diocese suggest we may be able to borrow at 2%
- 3 If we are unable to refurbish soon, rent from the Housemates will contribute
- 4 No consideration is given here to other fundraising
- 5 Similarly, no allowance has been made for tax relief (currently 28%), but 28% of £2,500 is £700.
- 6 Fees and running costs to be considered

So what does this mean?

- » 120 people donating £25 helps us with the Trinity Centre and Tithe Barn
- » 120 people donating £25 per month helps us with The Old Rectory
- » so either 120 people donating £50 per month or 240 people donating £25 per month
- » other means of raising funds include specific gift days, fundraising events, grants and tax relief

And the challenge is?

- » We have 322 people on the electoral roll
 - » This includes couples and families

 - » We have an average of 248 adults attending Sunday services

 - » Some attend more than one service – and of course some don't attend every Sunday
- Source 2008 Annual Report
- » Around 150 people gave towards the HT reordering, in different ways

Won't this impact on other church priorities?

- » buying the Old Rectory is not an end in itself – it's a means to an end (church growth and reaching out to the community)
- » it would form part of a wider programme to re-develop our immediate church footprint – including the planned updating and re-ordering of the Trinity Centre and supporting the restoration of the Tithe Barn
- » neither of these other commitments will be jeopardised

What are the risks of proceeding?

- » we could fail to meet loan repayments
- » we could become absorbed in building work to the exclusion of other, more important things
- » maintaining the building could become a millstone around our necks

In any of these situations we would have the option of selling off the building and / or grounds.

What are the risks of not proceeding?

- » once the property has gone, it's gone – we are very unlikely to get the chance to buy (and at such favourable terms) again
- » we would have no additional space to support growth or outreach work
- » we would get new neighbours – who may or may not be sympathetic to the church

The background image is a faded, grayscale photograph of a two-story white building with a garden. The building has several windows and a chimney. In the foreground, there is a wooden bench and some foliage. The overall image is semi-transparent, allowing the text to be clearly visible.

Summary of Early Questionnaire Responses

I. What are the key issues for you?

- » Is it the Lord's will?
- » Financial viability now and in the future
- » Excellent, one-off opportunity not to be missed

2. What further information would you need to support the decision?

- » Budgets and financial projections – refurbishment, running, including caretaker / manager, potential sources of funding
- » Whether people have had a specific word from God / vision
- » Fit with other buildings

3. If the property is purchased, how would you like to see it used?

- » As presented on 17 / 24 May
- » Two flats on first floor / safe houses / refuge
- » Café theme / community use / income generation

4. Are there any other ideas for use that the PCC should consider?

- » Rethink TC so both are co-ordinated / integrated thinking across all buildings (also integration of activities)
- » Sell (& lease back) Church Hall
- » Various suggestions on use of accommodation

5. Have you felt / would you feel able to support the project financially?

» Yes / YES

» No / NO

» Maybe / it depends – e.g. when we're all committed, I have fundraising skills

What would encourage you to offer support on a regular basis?

- » To know the costs are viable and the project supported by the PCC and congregation
- » Being convinced / certain it really is the divine will
- » If people are enthused they will want to be involved and giving is part of that

Any other comments or questions?

- » Can we have a prayer day / night to discern God's will?
- » Concern the TC is being marginalised by the Rectory / hold plans for TC pending the grand plan
- » Thrilled / wonderful job / **THINK BIG**
- » In the mid 80s we had the opportunity to buy land between the Tithe Barn and Ring o Bells, but the PCC had no appetite for further expenditure after the TC

What are the next steps?

- » PCC considering further on 22nd July
- » valuation(s) / survey to be carried out, and further discussions with the Diocese
- » financial planning – refurbishment costs, ongoing costs, income
- » Jolyon will want to take a final view on the way forward
- » we need to make a decision in September