

## A Guide to Redevelopment Proposal Information Release

As the REDC report formed part of a sequence, this information release includes key documents covering St Alban's redevelopment from the Redevelopment Committee (REDC) report of March 2019 through to the related Redevelopment Proposal which went to the Diocese in November 2019 and was eventually rejected in March 2020.

The report from REDC received by Vestry on 22 March 2019 was withheld as it was considered not to meet the requirements of the report Vestry was expecting which was a Brief, meeting the requirements of the REDC Terms of Reference (refer section 5d).

The report was incomplete, particularly in considering the features required in the proposed church and hall redevelopment. In addition, instead of recommending to Vestry a process for choosing professionals, it went on to meet, name and provide some costings, for work on the proposed project being undertaken by specific professional architects and engineers, going on to recommend the professionals to be used. Vestry decided against releasing the report at this time as it would have been inappropriate and confusing. More work was necessary to ensure the report met Terms of Reference/Project Plan requirements.

Vestry did significant work on the report. Sections on requirements, information from consultation, details of current usage and future needs were added or expanded. Commercially sensitive material was deleted from the report. The report was completed and approved by Vestry in May 2019, with the document then given to REDC.

In June and July 2019, several meetings were held with representatives of Vestry and REDC, followed by a full meeting of the groups to discuss the next steps.

On 10 September 2019, Vestry met with Bishop Justin and Diocesan Manager Nick Young. Key advice given to Vestry at this meeting indicated the importance of clarity on what requirements needed to be met for the Diocesan Council to sign off on our redevelopment. We were told "the most significant and critical step is the missional purpose of the project. This needs to show a compelling vision of where the church is going in the future to fulfil God's call." The implications for the redevelopment are that form follows function. Knowing what God is asking us to be and do would enable us to more clearly articulate what needs to be done to our buildings to enable this to happen. "The why determines the what and how". We were advised the Diocese would look for a clear connection between missional purpose and redevelopment plans and the missional plan must show good use of facilities. We were left in no doubt our plan would be considered insufficient if the church is unused for most of the week. Vestry commenced work to finalise the report for the Diocesan Council.

On 27 September the parish held an SGM, at which approval was given for the \$100,000, previously made available by the Eastbourne Parish Trust, to enable geo-technic work and preliminary concept designs to be undertaken (refer VestryLinks Nos 6 & 8).

In October 2019, Vestry wrote to parishioners, clarifying the missional purposes and outreach initiatives of the parish and inviting parishioners to make any further contributions to the Redevelopment Proposal to go to the Diocese. Previous decisions had identified key missional purposes as being a retreat parish, providing generous hospitality and connecting more with young families. No further responses were received.

In November, Vestry revised the Redevelopment Proposal into a suitable report for the Diocese, by strengthening details of St Alban's future mission and outreach initiatives. This report sought the necessary Diocesan approval for the expenditure of \$100,000 and approval in principle for the overall redevelopment project to strengthen and redevelop St Alban's church and hall to meet future missional purposes. The Diocesan Council considered the report and sought additional information which was forwarded in January 2020.

On 9 March 2020 the Diocese advised St Alban's it would take no further action as "the proposals did not communicate a unified vision focused towards the future missional opportunities of both church and hall".

Documents included here are:

22 March 2019	REDC report to Vestry (confidential information redacted)
27 May 2019	Report as finally approved by Vestry
VestryLinks	Nos 6 October 2019 & 8 Advent 2019 have further information
6 November 2019	Final report on Redevelopment Proposal sent to Diocese (Labelled draft in error).
31 January 2020 (approx)	Additional information requested sent to Diocese
9 March 2020	Letter from Diocese refusing approval plus explanatory letter from Vicar and Wardens.

St Alban's Vestry  
June 2020