

VestryLink No 8

Advent 2019

Dear People

The Christian new year begins with Advent so in terms of our Liturgical Year we are already in next year! However, in terms of our calendar year we are not quite at the end of the year. It is a time to look back at the year past and look to the year ahead.

The stage we are at in terms of the Property Development concludes the work done by REDC. 2017 saw the work done by SEAT conclude and the baton handed to REDC. The work of SEAT led us to a parish decision that set the parameters for the Re-development Project. It is this resolution that has been the guide and mandate for Vestry and REDC.

What has been achieved?

1. A clear sense of our missional purpose. The Why of the Project.
2. A brief for architects and engineers. The What of the Project.
3. Architects and engineers lined up. The Who of turning dreams and hopes into a workable concept and eventually working drawings

As a Parish we thank the REDC Team for the work they have done in bringing us to this point. The work done is more than many realize, and we acknowledge that this part of the journey has not been easy for either REDC or Vestry. Thank you Cushla, John, Stuart, Stephen, Peter and Chris.

In response to our document the Diocese has asked the following questions:

- a) What is the overall plan regarding raising the \$1.5m funds to carry put the proposed project?
- b) Is the \$100,000 from the Trust a loan? What does the Trust see as its role / responsibility through the project process?
- c) How would the "Parish" pay the funds back to the Trust?
- d) It would be good to fully understand how the Trust operates in relation to the parish leadership / governance? Communication and operating relationship? Could a copy of the Trusts deed be forwarded please along with any associated policies and procedures of the Trust.
- e) How much does the proposed project represent a new future and discerned vision of the Parish?
- f) Are there missional opportunities being closed off with the proposal, i.e. are missional opportunities being put down with the proposed development?
- g) Are there any streams of sustainable income post the development?
- h) How does the Parish propose the Church/ School (Wellesley) relationship would continue post development?
- i) What capacity does the parish have to lead and execute the proposed project, while growing on the ground mission and ministry?

On 18 December, members of Vestry, REDC and the leader of FUNDC met to 'nut out' information to answer the Diocese's questions in time for their meeting in February 2020.

What happens next?

Vestry hopes that laying out the sequence below gives you a better understanding of the process and the time frames we are working with as best we see it at this point. Please be aware these time

frames will also depend on the availability of engineers, architects or other relevant information and may have to be adjusted.

What	Who is responsible	Timeline	Comments
Diocesan Approval of Missional Purpose	Vestry with Diocesan Council	October 2019 – March 2020	Governance Process. Based on the Proposal the Parish gave the Diocese. Based on the questions received from the Diocese
Diocesan Approval Of Overall Financial Plan for the Project	Vestry (with FundC and appropriate financial advice) with Diocesan Trust Board	December 2019 – May 2020	Responding to questions from Diocese.
Appointment of a small team to work with engineers and architects	Vestry for appointing the team (SEC [Seismic, engineering, concept])	February – March 2020	This has been suggested by the architects as a good next step
Seismic Work	SEC and Engineers	May 2020 – June 2020	This step must be done in order to plan the engineering solutions. At this point we spend part of the \$100 000.
Engineering design Solutions (Macro)	SEC and Engineers	July 2020 - August 2020	Spend part of \$100 000
Architects high level Concepts	SEC and Architects and QS	Sept 2020- November 2020	Hopefully more than one concept to give the parish a choice
SGM	Parish	Late November 2020	Parish to approve Concept and preliminary Costings As per Parish resolution of February 2018
Completion of SEC Stage and the conclusion of the SEC team	Vestry	December 2020	
Funding Stage	Vestry and FUNDC	February 2021	
Assessment Stage	Independent Assessor	March- May 2021	Objective is to gain an understanding of what people in the Parish are likely to give. This will enable us to decide if we have the capacity to undertake the project.*

*We have a chicken and egg situation in this project. On the one hand we don't want to spend money unnecessarily (SEC Stage). On the other we must spend money to get a concept to present to people to discover what people are prepared to give towards making it happen.

Please also note that the Document, which you have a copy of, that has gone to the Diocese and will go to the architects contains lots of possibilities. In the next stage (SEC) these need to be sifted again with the help of architects. Future needs, aesthetics and costs need to find a workable balance.