

Responses to Diocesan Council questions – following consideration of the St Alban’s Redevelopment proposal at the Diocesan Council meeting, December 2019

a) What is the overall plan regarding raising the \$1.5m funds to carry out the proposed project?

The overall plan involves:

- Confirming our fund-raising director position and appointing a team (Working name FUNDC), who will report to Vestry with the plan, including stages, reporting points and priorities. Work already done will be built on.

The plan will include (but is not limited to) the following:

- Talking to, and learning from, other parishes/churches who have experience with earthquake strengthening situations.
- Identifying community funding sources and grants which could be applied for.
- Identifying the pros and cons of a heritage listing (either through Heritage New Zealand or listing on the Lower Hutt District Plan) and finalising that decision.
- Briefing the architect and obtaining concept drawings, to understand what can be provided for our proposed fund-raising budget.
- Getting an idea of what the parish can raise in addition to annual operating costs. The Diocesan Office may be well placed to advise on the fund raising experience of other parishes, relative to the regular annual giving of parishioners. (Our offerings for 2019 were \$92,000 but included few recognisable tax credits. Significant effort will be made to capture as much of this \$30,000 as possible.)
- Identifying the feasibility and implications of developing bonds. (Anecdotal evidence of such schemes indicates non-interest bearing bonds with staggered maturities often result in the bond holders not seeking redemption, rather gifting the bond to the parish.) Does the Diocese have a view on the use of bonds?
- Getting the parish and community behind the fund-raising effort.
- Recommending/deciding whether or not re-development and fundraising can be staged.

b) Is the \$100,000 from the Trust a loan? What does the Trust see as its role / responsibility through the project process?

- a. The \$100 000 is an interest free loan approved by the Trust in September 2019.¹
- b. If the parish was unable to pay back the loan, Vestry would need to consider its options, including asking the Trustees to give consideration to writing it off.
- c. Members of the Trust are likely to have an important role as money managers (bankers) throughout the project, though the details have yet to be worked out. This will be undertaken in close co-operation with the teams established in a) and j).

¹ Extract from Minutes of a Parish of Eastbourne Trust meeting held on 14 September 2019.

Resolution Approve provision of up to \$100,000 by way of an interest free loan to the Parish, subject to the Diocese approving in principle the redevelopment of the site as proposed by Vestry, and revision of the Trust’s annual donation to the Parish given the approx. 15% reduction in capital during the time of the loan.

c) How would the "Parish" pay the funds back to the Trust?

- a. The parish has already made "earmarked" repayments by way of donation to the Trust totalling \$16,130 (all recorded in the 2018 Annual Accounts). In addition the Trust owed the Parish \$23,275 as at 31 December 2018 (again recorded as Current Account balance in the 2018 accounts), resulting from the Parish having met some of the Trust's property related expenses. This amount could increase further because of rates and insurance paid by the Parish during 2019.
- b. In addition to repayments from operating surpluses as detailed above, consideration is being given to agreeing a repayment schedule based on an as-yet-to-be-agreed-to percentage of monies raised for the project.

d) It would be good to fully understand how the Trust operates in relation to the parish.

- a. See Trust document. (Attached to copy for Diocese)
- b. The Vicar and currently the Parish treasurer (Chair of the Trust) are the overlap between the Trust and Vestry.
- c. There is a good working relationship between the two bodies.

e) 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.

- a. See Trust document attached.
- b. Governance lies with Vestry.
- c. Joint agreement between Vestry and Trust is needed in the case of Capital expenditure. This was exercised in agreement to loan \$100 000.

f) How much does the proposed project represent a new future and discerned vision of the Parish?

Redeveloping the church and hall will enable St Alban's to continue to implement the vision discerned over recent years. The discerned vision of our parish has two key streams, attracting children and young families and developing a parish day retreat ministry. Both continue today, but with real challenges to expansion due to the lack of a 'home base'.

Development of the project enables our mid-week young families initiate Pop in and Play to return to its St Alban's base, which, when shared with the Sunday Kids' Club can identify and implement new joint initiatives for growth.

At present these initiatives run from separate locations and experience challenges with equipment storage and lack of opportunities to display the results of 'activities' and 'products.'

At present the retreat ministry continues in a more limited way, largely limited to parishioners, using the vicarage and vicarage garden.

Re-establishment of the day retreat ministry located in the redeveloped hall and church, will once again allow tailored opportunities for groups from the wider Wellington region. These groups traditionally seek to strengthen faith through prayer, contemplation, discussion and time spent in a

quiet, attractive church, meeting room and garden environment. 'Inside' spaces' will provide a gathering place for large group reflection and learning as well as smaller breakout spaces for discussions. 'Outside' spaces or 'garden rooms' are included in the future vision for the garden between church and hall, to provide quiet contemplative spaces appropriate for individuals or retreat participants.

In addition, we have safe, easy access to the beach and bush, a genuine point of difference, which St Alban's is anxious to share, once again with others

g) Are there missional opportunities being closed off with the proposal, i.e. are missional opportunities being put down with the proposed development?

We do not believe missional opportunities are being closed off while we are out of the St Alban's church and hall.

Innovation, developing new strengths and gaining confidence, are uppermost while we are out of our buildings and forced to operate in different ways. As examples, the Men's Group meet in the Sports and Services Club, and a Women's Group meets monthly at Hive café. The changes to Pop in and Play have resulted in a closer relationship with St Ronan's and the extension of a support group, including leaders from 'Pop in and Play', who meet regularly. A successful parish (and wider) dinner meeting took place recently at the Sports and Services Club.

A new pastoral venture is the service taken by Rev'd John Hughes at Bob Scott Retirement Village in Petone for Anglican residents, including previous St Alban's parishioners.

Our previous missional activities have all been able to relocate in alternative venues. Small formal groups can meet in private homes, but alternative locations have been challenging for larger or less structured groups. For example, there are challenges with the storage of equipment for the young families involved with 'Pop in and Play', the seniors' monthly 'Take a Break' event having to fit in with other bookings at the facility used and the inability to display 'Kids' Club' activity results for families to see.

It is unclear just what is meant by the question of "whether missional opportunities are 'put down' with the proposed development."

Rather, it needs to be understood that some regular faith based activities are not possible with the current loss of our Ngaio Street 'home base' and use of the Wellesley School Hall.

Two important unmet needs relate to holding of funerals and weddings— as a school facility is not available during weekdays nor often during Saturdays when school sport or cultural activities are held, or school holidays when school maintenance is underway. (We express our gratitude to the Presbyterian and Catholic churches for their generosity in making their facilities available for funerals.)

St Alban's church and garden have long been regarded as iconic by parishioners, as well as many members of the Eastbourne community not associated with the church. The opportunity for people to pop into the church or linger in the garden for an individual prayer or time of quiet reflection, is no longer possible and is missed by many.

Loss of the hall impacts on the ability of the parish to meet in larger groupings for social gatherings. Gatherings having been previously hosted but no longer possible include shared Sunday lunches, youth and family games and/or movie nights, mid-winter dinners, women's Christmas dinner, children's Christmas parties and catechumenal groups.

h) Are there any streams of sustainable income post the development?

Our previous experience and present analysis show there are a number of opportunities for sustainable income streams. In earlier years, our hall was the venue for sports (indoor bowls) and cultural activities (music and dancing schools), adult education, small group activities.

Our commercial kitchen (which we plan to include in redevelopment plans), has previously provided the venue for ‘start-up’ business activities including catering, beverage making and spreads preparation, plus parish ‘cook-ups, preparation and storage of easy meals for people in need and hospitality after funerals.

Prior to the earthquake-risk determination, annual earnings from hall and kitchen were approximately \$8,000, split evenly between the two venues. While the focus of hall uses clearly changes over time, we are confident usage at similar or higher levels could quickly be re-established in a new building.

We anticipate providing a ‘point of difference’, with our redeveloped historic church, hall and attractive grounds providing a wedding venue, suitable for ceremony, reception and photographs. This will be unique in the Eastbourne and Bays community.

Other opportunities will be investigated as opportunities arise. In the past St Alban’s has hosted many activities. In the future, perhaps Tea Dances for the baby boomer generation, utilising the wonderful acoustics in the church for choral music or concerts, or the church and hall as a small combined conference venue.

i) How does the Parish propose the Church/ School (Wellesley) relationship would continue post development?

The Wellesley /St Alban’s relationship significantly predates the current use by St Alban’s of Wellesley premises, with successive St Alban’s vicars traditionally having chaplaincy duties at Wellesley.

The strength of this relationship in the future will maintained through continuing the positive relationship between church and school managements.

At present Rev’d John Hughes supports this relationship through involvement with Wellesley Board and staff, while St Alban’s provides chaplaincy services to Wellesley College through the involvement of Libby Bloomfield , who is also engaged in chapel services, counselling of boys and staff and contributing as a member of the senior staff team.

Opportunities for reciprocity are developed whenever possible. For example senior Wellesley students assist with the monthly ‘Take a Break’ programme for senior citizens and parishioners volunteer to assist at Wellesley Garden and Art Fairs. St Alban’s has hosted a ‘thank-you’ lunch for Wellesley staff.

Despite its location in Day’s Bay, very few Wellesley students live in Eastbourne and the Eastern Bays. This has proved very challenging, particularly in establishing joint faith based aspects of the relationship.

j) What capacity does the parish have to lead and execute the proposed project, while growing on the ground mission and ministry?

The plan for the future is to appoint a further redevelopment team, seeking people with specific skills to work alongside the professional architects and engineers.

The Parish has, to date, established small skilled groups (St Alban's Earthquake Advisory Team {SEAT} and later Redevelopment Committee {REDC}), answerable to Vestry, to deal with the earthquake redevelopment.

This is separate from the people with leading roles in the mission initiatives such as 'Pop in and Play', 'Take a Break' etc. and this approach will continue as it spreads the workload.

St Alban's Parish regards the present situation as temporary. Despite challenges, we continue to remain united and work co-operatively to manage and resolve issues which will allow a return to our church and hall 'home base' in Ngaio Street.

**St Alban's Vestry
January 2020**

**Attachment
Parish of Eastbourne Trust Constitution 1992**