



# **A New Church for Oldmeldrum**

The Business Case

## **The Requirement**

The current parish of Meldrum and Bourtie is served by two churches and one church hall.

There are churches at Kirkton of Bourtie and in the village of Oldmeldrum and a church hall, formerly a church, in Oldmeldrum. The previously owned hall at Bourtie was sold in 2013 as being surplus to requirements and being deemed to be unsuitable for development for church needs.

Services are held at Bourtie on the first and third Sundays of each month in addition to other special services and this building provides a valuable local service to the community.

The church in Oldmeldrum is situated on the outskirts of the village at the top of a hill while the church hall is located remote from the church on a busy road which by passes the village centre.

The location of both these properties presents problems of access and the fact that the hall is remote from the church presents particular issues especially with youth activities.

Car parking is a problem at the hall.

The church was remodeled in the 1950's and has not had a major refurbishment since then. If the church is to be retained then considerable sums will have to be expended to bring it up to a modern standard but the space restrictions will still remain.

The lay out of the existing church limits the possibilities for development as does its listed status and its location within the graveyard. The existing footprint of the church limits outward expansion.

## **The Vision**

The vision for the church is to experience and express the presence of God to the heart of the community and beyond.

The trustees have a vision of a new church and community facility, more centrally located, to meet ongoing needs and to provide for future growth. The village of Oldmeldrum has expanded rapidly in recent years and more houses are being built and the facilities are badly needed.

## **Expected Benefits**

In the first instance, a new church will provide a new building in which the existing work of the church can continue in a comfortable and sustainable environment. The new church is expected to:

- Facilitate future development of church work.
- Enhance the flexibility of the facilities for church usage in particular the accommodation available for church and other community organizations. Also for functions and events.
- Provide a contact/meeting place for the local community.
- Be a point of offering community services.
- Be an opportunity to expand a sense of citizenship based on, and encouraging, the Christian faith and values.
- Provide opportunities for local employment through the provision of the community facilities.

## **Success Criteria**

1. Delight church members, staff and visitors.
2. Is delivered safely and considers the latest Health and Safety of all project participants and end users and meets all current public building requirements.
3. Provide an environment that encourages church membership and growth.
4. Meets the capital budget and is self-financing in terms of running costs and future maintenance.
5. Enhance the church environment and community facilities
6. Provide a facility which accommodates all current users and offers accommodation for other potential users.
7. Considers and incorporates, where possible, neighbourly concerns.

## **Objective Statement**

The project aims to update the church centre facilities and to replace the existing church in line with the vision. This will enhance the church family's ability to fulfill and extend the outworking of its ministry.

The project will embrace aims and values so as to provide high quality, durable, safe and practical premises, meeting all functional requirements specified. The building must be sustainable, as measured by low running costs, economic maintenance and environmentally sensitive principles, and also inclusive and inspiring to the church family, the wider community and to all who will use it.

By its design, the building will provide space planning and layout of the separate equipment rooms, electrical power for the various multimedia systems, acoustic treatment for the various spaces, design of audio and video interconnections, natural light and ventilation and artificial lighting systems

## **The Journey So Far**

The trustees formed a task force to guide the initial stages of the project and had the initial thought that the glebe lands could be sold to a developer in exchange for the building of a new community building. This was progressed to a certain extent but it became apparent that it would be difficult to demonstrate financial probity with such a deal and so it was decided that the sale of the glebe be separated from the new development but that an area of land suitable for the new church centre be retained for that purpose.

An area of land was identified and architects were commissioned to prepare preliminary designs for a new building. These designs were submitted to Presbytery and to the General Trustees and after comments were amended to take account of the feedback received.

The land was advertised for sale and missives were concluded in March 2015 with a developer for the site subject to planning approval being granted. The developer published a Notice of Proposal for Planning Application in May 2015 and held public consultation during June 2015.

At this point it became evident that the area of land retained was not as originally envisaged hence the trustees had to commission a new set of preliminary drawings.

Meetings with representatives of the General Trustees have been held and their comments have been incorporated, as far as possible, into the latest set of plans which form part of this submission.

## **Project Capital Costs**

It is difficult to be precise as to the eventual total capital cost but the best estimate for the latest proposals are as shown in the attached capital costs spreadsheet.

As the developers have indicated that the manse is to be demolished as part of their overall plan, a new manse will have to be provided and an allowance in the capital costs has been included. The timing of this expenditure is dependent on a

number of factors such as planning consent, date of entry and is subject to the developers giving 3 months notice.

## **Funding**

It is anticipated that the funding for the project will largely be met by the funds released from the sale of the glebe lands supplemented by the realisation of existing investments held at a local level. It is also anticipated that some local fundraising will be required.

Should the project receive approval of the General Trustees, consultation with the local Stewardship consultant will take place to review the various options under the Grant Finder scheme.

Some costs have already been met by the General Trustees and these will require to be repaid from the sale proceeds.

There is also a further cost in that the missives for the purchase of the access to the site has a clause whereby further payment to the Scottish Episcopal Church is due. This is dependent on the final purchase price achieved by the sale of the glebe to the developer and is according to a formula set out in the missives.

The capital costs spreadsheet is attached as part of this package.

It is the trustee's intention to apply to the General Trustees for permission to apply for some of the proceeds from the sale of the glebe to be transferred from the Consolidated Stipend Fund, where glebe proceeds are assigned, to the Consolidated Fabric Fund and thereafter to be made available for the capital costs of the project. Also the monies due to the General Trustees special fund will require to be repaid from the sale proceeds. The monies for the purchase of the new manse and the proceeds of the sale of the Church Hall will be applied directly to the Consolidated Fabric Fund

The quantum of this transfer are initially in the region of £3.4 million.

The requested drawdown of funds from the consolidated Fabric Fund by the trustees will be in the region of £2.9 million. This will eventually be offset by the proceeds from the sale of the Church Hall and the Church.

## **Ongoing Running Costs**

A three year running cost plan has been prepared and is attached as part of this submission.

This is based on experience gained from discussion with representatives of the Carrick Centre in Maybole and on the estimated 20 year lifespan costs provided by the architect and the various consultants for the project.

This shows that the project is affordable in terms of running costs.