

Investing in the Future – Detailed Summary

Introduction

Following the publication of the 'Investing in the Future' flyer, the Select Vestry want to thank those that have already responded. However the Select Vestry were conscious that in order for some to make a more informed decision, it was necessary to provide more information about the areas that need greater investment. Therefore we hope that this short document will help everyone understand our financial needs better. We have taken each area of investment and provided further detail. Should you wish to see the issues for yourself, please speak to Rev Jonny on 07808 479649 or the Glebewarden Peter Watson on 07999 249757 and we will arrange this for you.

2023/24

Essential Health & Safety repairs to the Rectory

- At the rear of the Rectory, are the old outbuildings. These have been condemned and considered dangerous for a number of years. Whilst most of the buildings are not used, some storage is used to keep Church gardening equipment, plus items belonging to the Rectory family. The roof is about to collapse and the walls have no damp-course. Rats and mice have been found in the buildings due to a hole in the back wall, and we require regular visits from pest control. The Vestry considered different options, including demolition, complete replacement, and repair. It was concluded that the most economical option but still meet the needs of storage would be to repair.



- The main rectory house has a connecting flat-roof utility room which joins to the outbuildings. Due to damp coming from the outbuildings, plus wood rot destroying the external wall, there is now a significant amount of black mould across the walls. This is known to cause serious health issues. It is now a regular occurrence for the rectory family to remove slugs which are coming into the utility room due to the damp. Therefore the Vestry believes that a new roof is required, plus the replacement of the outer wooden wall with a new brick wall.





- During the renovations to the Rectory in 2016/2017 no work was carried out on these areas, but the Select Vestry at the time were aware that it would need addressed at some point.
- The estimated cost of all this work is **£50,000**

2024/25

Investment in a minibus to provide transport to elderly & youth groups

- As the ministries in the parish expand, the need to provide transport to groups on a regular basis is becoming essential. Here are a list of groups that would benefit from this transport :
 - o Youth fellowship outings occurring each month
 - o Transport to and from Summer Madness
 - o Boys Brigade regular outings including Duke of Edinburgh expeditions
 - o Fortnightly Christ Church Bible study where at present some people rely upon lifts
 - o Monthly elderly fellowship meeting in Christ Church halls
 - o Compassion ministry weekly courses hosted in St John's halls
- The cost of the above is difficult to determine, however in some cases where minibuses have been required for an event, the cost has been several hundred pounds per hire.
- We currently rely upon a minibus from Ballyclare Presbyterian, however it can be booked by other groups before us.
- There are clear insurance and safeguarding implications at present when we rely upon parents to transport children to events. i.e. Individual car insurance should be covered for this, it is not permitted for an adult to be in a car on their own with a child.
- The estimated cost, including Church insurance will be an initial £20,000. However to date, the Church has been awarded £8,000 from the Church of Ireland Priorities Fund.
- Total cost **£12,000.**

Exodus Mission Hub to support Youth Discipleship

- Following the success of our partnership with Exodus where we led a team of young people through a 20 week discipleship programme and subsequently a mission to Tarragona, Spain, it is clear that this relationship with Exodus pays off. Therefore providing a local hub in Ballyclare where young Christians can be nurtured and shaped throughout the year would be extremely beneficial.
- This new hub would be based in St John's where Exodus staff could work from to support the greater Ballyclare area. This has already been successful in areas such as Greenisland and Lisburn.
- The project would require refurbishing of the existing committee room beside the kitchens. Whilst this would be used by the Exodus worker, it could still be used by existing groups (BB, YF, JAM) throughout the week.
- The funding for the Exodus worker would be separate to this project, and would come from individual pledges from many of the local churches.
- Total cost **£12,000 year 1 (refurb & support for Exodus worker), £5,000 year 2 (support for worker), £5,000 year 3 (support for worker)**

2025/26

Repairs to our Church buildings

- The Church of Ireland requires all parishes to have an inspection carried out on their buildings every five years. This is called the Quinquennial Inspection¹. The last inspection was carried out in November 2019 just as the COVID pandemic was beginning. Within the reports on the churches, it highlighted a number of areas that required our attention. These detailed reports can be reviewed at our website <https://theunitedparish.org.uk/resources/useful-resources/>. The total cost of all aspects of work within the reports amounted to approx. £60,000 (dated prior to COVID). However, the Select Vestry has reviewed these items and consider the following to be the most urgent :
 - o Gutters & downpipes in St John's needs overhauled to avoid damp saturating the walls. £1,800
 - o Lead soakers and flashings need repaired at the Chancel roof to avoid water coming into St John's. £1,200
 - o East window in St John's needs repointing as there is evidence of damp penetrating the walls. £2,500
 - o Repair of bell tower at Christ Church which currently is allowing rain water to saturate the gable wall. £16,000
 - o Possible repointing of west gable wall at Christ Church to avoid further damp penetrating. £25,000
 - o Total cost of above approximately **£50,000**

¹ It is important to note that, whilst the Quinquennial inspection reviews our buildings, it does not review our halls. Therefore this document does not take account of the numerous issues that exist with St John's halls which are extensively used on a weekly basis.



Christ Church Bell Tower



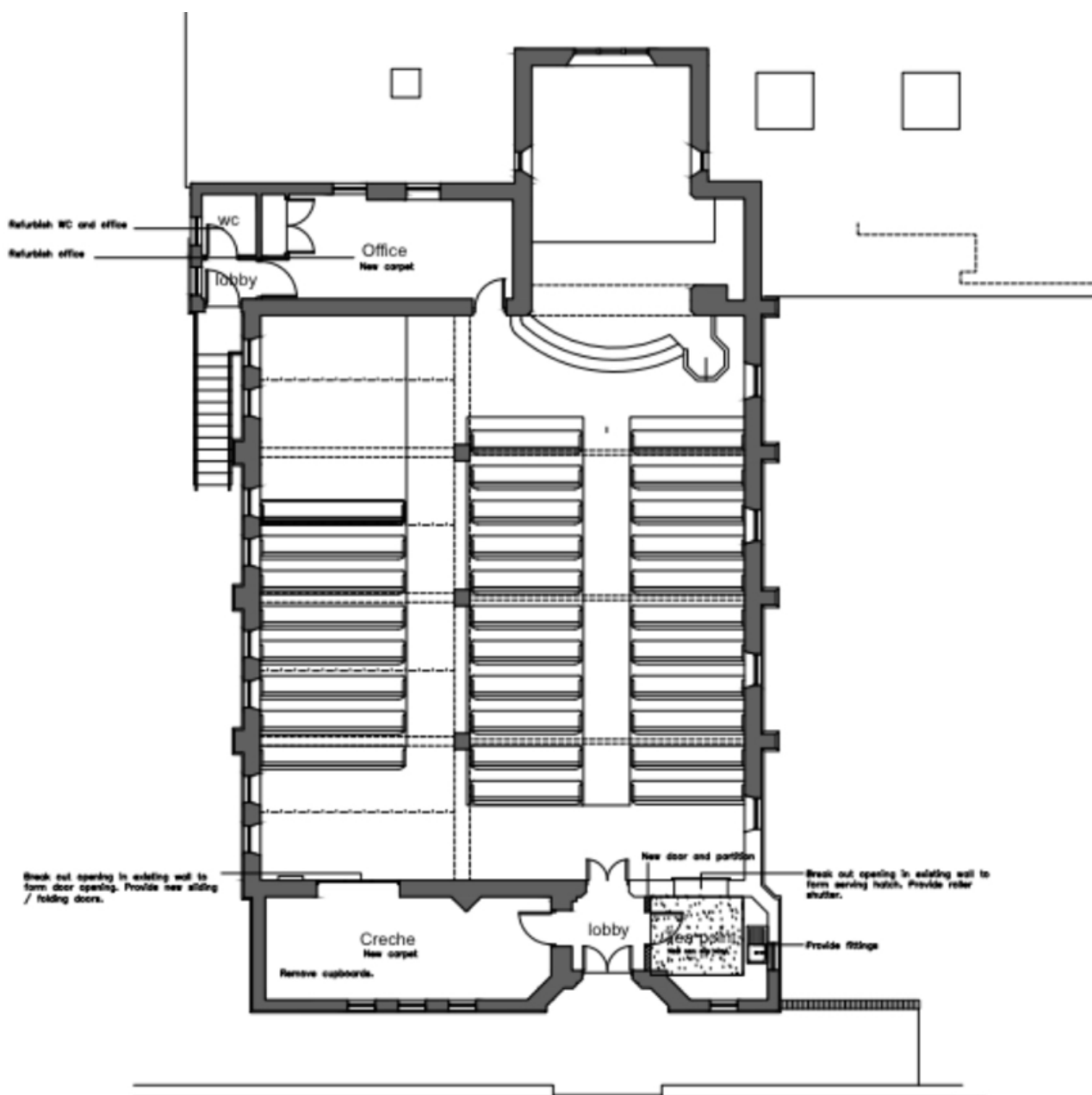
Dampness on West Wall



St John's flashing

Development of a new welcome area & Creche area at St John's

- There are a significant number of families deciding to join St John's in recent years. This is incredibly encouraging. Also for young families with babies the small space at the back of the Church is currently used to host Creche. It has been considered that Creche could be facilitated down in the Church halls, however this means that parents do not feel a part of the Sunday fellowship.
- Every Sunday, refreshments are served at the end of services. As there is no plumbing the Church, hot drinks are made in the halls and then carried up to the Church.
- In order to address both these issues, it is proposed to cleverly utilise space at the back of the Church to provide a new welcome space and new Creche facilities. This will utilise the existing parish office space and relocate the office up to the existing vestry room at the top of the Church, and utilise the empty foyer space at the entrance to create a small kitchen, and welcome area. The following high level drawing provides an idea of our plans.



GROUND FLOOR PLAN

1 for the welcome area.

PROPOSED

Conclusion

- We are very blessed with what God has placed on our hearts to do as we serve our community. These are his resources which we are to be stewards of. Therefore it is all of our responsibility to invest in the mission and ministry in Ballynure & Ballyclare.

The United Parish of Ballynure & Ballyeaston (Ballyclare)

- It is important to keep safe and maintain the standard of our buildings in the United Parish. However if all we did was repair, without considering the future then it would be short-sighted. The Rector and Select Vestry hope that the following document therefore shows our recognition of this. There are important issues to repair, but there are also important issues to invest in for the future. If all we do is maintain, then we cannot grow.
- The cost breakdown per year of these projects is as follows :

2023/24 - £50,000

2024/25 - £24,000

2025/26 - £100,000

- We realise that the figures will seem overwhelming. It is hoped that a number of projects will attract external funding, but in many cases we will need to demonstrate match-funding (50%).
- We have attached a copy of the buildings & projects standing order form should you wish to instruct your Bank. Please note that this standing order form does not impact any giving that already supports the daily ministry costs.
- We thank you for taking time to read this document, and ultimately it is up to each member to prayerfully decide how they wish to support God's church financially, and we hope everyone will consider helping in whatever way you can.



The United Parish Church Office
St John's Church
3 Doagh Road
Ballyclare BT39 9BG
Tel 028 93 354814 (9am-1pm Mon-Fri)

GIVING

Thank you for considering giving to
the work of The United Parish

STANDING ORDER

The easiest way to budget efficiently and not worrying about finding the money and envelopes every Sunday. You can do this in one of two ways:

Standing Order Option 1:

If you are using Internet Banking simply go online and set up a standing order using the following account details.

Account Name: United Parish of Ballynure & Ballyeaston (Ballyclare) Building Account
Bank: Danske Bank
Sort Code: 95-02-27 **Account Number:** 91057219
Reference: Your Name:

Standing Order Option 2:

Complete below with your bank details and how much you wish to give each month; then forward directly to your bank or to the church office and we can contact the bank on your behalf.

STANDING ORDER

Please pay to the account of United Parish of Ballynure & Ballyeaston (Ballyclare) Building account at Danske Bank, 18 The Square, Ballyclare, Co. Antrim BT39 9BB
Sort Code 95-02-27 Account Number 91057219

FAO: THE MANAGER

Bank/Building Society: _____
Address: _____

Please pay £ on the (day) of (month) (year)

And on the same day each and succeeding month until further notice, and debit my/our bank account accordingly with each payment made. This order cancels previous order in favour of United Parish for £ . (If Applicable)

Account Name: _____
Sort Code: _____
Account Number: _____
Reference (Your Name): _____
Signature: _____ Date _____