

# APPLICATION FOR GRANT ST PAUL'S COMMUNITY CHURCH, PENKETH, WARRINGTON, CHESHIRE WA5 2RX

## 1. The Project

We need funding for a new **Community Church Base** to replace the present parish centre of worship which is now unsound for public use and was closed in January 2015.

The cost of the new building is estimated at **£750,000**. We have been raising funds for over 15 years and the total raised to date is **£415,000**, with a further **£170,000** anticipated from the sale of another building owned by St Paul's.

Altogether £585,000 raised, **78%** of total cost.

### Proposed new building



### Internal layout

- Foyer/ Breakout Area
- Main Hall
- 2 larger side rooms, one of these as designated Prayer Room
- 2 smaller side rooms
- Office
- Kitchenette
- Toilets, including Disabled Toilet
- Storage space



## 2. History of the church

- 1880 A church building, St Mary's Mission, was built as a daughter church of St Mary's Church of England, Great Sankey
- 1971 A pre-fabricated Vic Hallam building, dedicated as "St. Paul's" replaced the original building.
- 1978 St. Paul's became a parish in its own right
- 1981 A brick extension was added to the side of the pre-fabricated building
- 2000 St Paul's opened The Oaks Centre (see later), formerly a junior school, as a base for serving the community
- 2014 Church building was declared structurally unsound and unsafe for public use. Refurbishment was not a viable option as the original part was well beyond its design lifetime. It did not comply with modern building standards and it lacked the facilities and flexibility to meet current community and church needs.

St Mary's Mission Church c 1880-1969



St Paul's Church c 1971-2015



## 3. Meeting Community needs

The church building, recently vacated, has been the Power House for the good work in our area achieved by the members and provided inspiration for everything that has been done to date. Our vision is to bring the heart of God into the heart of the community: this was our motivation in purchasing The Oaks Centre some 15 years ago (see Appendix 2).

At present many of the local needs can be catered for in The Oaks Centre, which is owned by St Paul's as noted above. The new proposed **Community Church Base** will provide **complementary facilities** that we have not been able to offer up to now.

The new building is planned to provide a place both for worship and for larger community groups and events. Our track record in The Oaks shows that we welcome a wide variety of groups and individuals, responding to the needs of the neighbourhood, including a café open 5 days a week. With a weekly footfall of around 300, The Oaks Centre cannot fit much more into its programme.

In particular, there is a need for the availability of smaller, private rooms with a calm quiet atmosphere suitable for dealing with sensitive issues such as bereavement counselling and debt management.

**Letters of support are attached from**

- our local Member of Parliament
- the Area Head of Warrington West Community Services
- the Manager of The Oaks Centre

The following groups have already expressed an interest in using our proposed new building:

- Warrington West Community Band (letter also attached)
- Community Choir
- Weekly singing for residents of local residential home
- Weekly Tea-dance (group using The Oaks now, but need more space)
- Alzheimer's Disease support group

Our target footfall is 300 per week See attached letter from West Warrington Community Services for expected community use of the new facilities.

#### 4. Design detail of proposed new Community Church Base

**Foyer** Break-out area. Flexibility to combine with main space when increased capacity is needed.

**Main Hall** Full audio-visual facilities, suitable for conferences  
Good acoustic qualities  
Moveable raised area and seating that can be variously configured  
Under-floor heating  
Sprung wood floor, suitable for exercise and dance  
120 stackable chairs  
Plenty of natural light  
Organ (electronic, reconstructed present model)

In addition to Sunday services the building will be available 7 days a week to the Community for:

- Choirs and Bands (performances and practice space)
- Dance groups (ball-room, line dancing, dance classes)
- Exercise space
- Exhibition space
- Concerts and drama
- Conferences
- Affordable Weddings, with a reception in The Oaks

**Larger Side Rooms** One will be for smaller meetings and as an extra facility to support the activities in the main hall.  
The other is a designated Prayer-Room, a new provision for the area. We plan to make it accessible for as many hours in the week as possible: to this end, it has its own entrance from the outside.

**Small Side Rooms** For groups of 2 to 5 people offering confidentiality and comfortable surroundings (interviews, mentoring, debt counselling)

Complementing The Oaks Centre, this new building offers a much superior main hall space and a range of smaller rooms with a more intimate ambience.

The office is ideally situated to allow the building to be open every day.

## 5. Local Fund-raising

The congregation has long realised the need for a new building and has been raising funds for well over 15 years.

Through this internal fund-raising, along with the current sale of another building previously used for community activities, we now have 78% of the total funding required:

<b>Sum raised by congregation</b>	<b>£415,000</b> <i>(as of Feb 2015)</i>
<b>Sale of other building</b>	<b><u>£170,000</u></b> Total <b><u>£585,000</u></b>

<b>Estimated cost of new building</b>	<b>£750,000</b>
<b>Total raised to date by St. Paul's</b>	<b><u>£585,000</u></b>

<b>Outstanding</b>	<b><u>£165,000</u></b>
--------------------	------------------------

## 6. Balance of the funding

The new church should be constructed by mid-2016 and the outstanding funding is expected to be made up of:

1-3 large grants of up to £50,000	£60,000
5-10 smaller grants of up to £10,000	£50,000
Interest free loans	£30,000
Further giving from members	£13,000
Local businesses	£10,000
Former members of St Paul's	<u>£2,000</u>
	<b><u>£165,000</u></b>

## APPENDIX 1

### Project cost breakdown (from Quantity Surveyor)

Element	Rate if Applicable	Cost
<b>Construction Costs</b>		
Fixed Costs		
Demolition		£20,000
External works		£26,500
Car Park		£9,500
Total		£56,000
<b>Building Costs</b>		
Sub structure		£67,000
Superstructure		£239,500
Finishes		£51,500
Fittings		£13,500
Services		£133,500
Design Contingency		£22,000
Prelims (Builders Costs)		£67,000
Total	445 m <sup>2</sup> @ £1,335 per m <sup>2</sup>	£594,000
<b>Total Construction Costs</b>	<b>445 m<sup>2</sup>@ £1,460 per m<sup>2</sup></b>	<b>£650,000</b>
<b>Other Costs</b>		
Design Fees		£70,000
Statutory Charges etc.		£10,000
Project Contingency (F&FE Allowance)		£20,000
Total		£100,000
<b>Total Project Costs</b>	<b>445 m<sup>2</sup>@ £1,685 per m<sup>2</sup></b>	<b>£750,000</b>
Costs exclude:		
VAT		
Inflation		

## APPENDIX 2

### Oaks Community Centre

This started life as an Edwardian school building bought by the church in the year 1999 and opened as “The Oaks” in 2000 with a Community Café (*The Old School Café*), Art Room, IT Suite, and Games room.

The Oaks fulfils its mission *“to break down the walls between young people and the elderly, and between disabled people and able-bodied”*

**On the same site are seven flats for people with severe physical disabilities**, mainly MS, pioneered by Leonard Cheshire, now run by a local partnership. This link was part of our vision when we bought the Victorian school in 1999. The Oaks Café and Shop were designed and set out with wheelchair users in mind.

Around half of the 40 volunteers at The Oaks are members of the St Paul's congregation with a further 20 volunteers living in the area.



Several of the original classrooms have been customised (Arts and Crafts, IT Suite, charity shop). The café is open five days a week. The Centre's total weekly footfall exceeds 300 people. It is self-financing but does not aim to make a profit.

Groups attending the Centre regularly include:

- ❖ Adult Learning Disability group
- ❖ Tea-Dances and Sing-alongs for residents from local homes for the elderly
- ❖ Mums and Toddlers group
- ❖ Indoor carpet bowls
- ❖ Card-making Classes
- ❖ French Classes
- ❖ Pilates group
- ❖ IT users Classes and Drop-in Mentoring Sessions
- ❖ Art classes
- ❖ Young People drop-in and games activities

Due to the church building having become unfit for use, we are currently forced to move our Sunday services and group events into The Oaks building. This is not a satisfactory solution long-term. The Oaks Hall is the wrong size and shape for worship services, music, drama and dance. It has no performance space and poor acoustics.

As a former school, all the main rooms at The Oaks Centre are large classroom size and are fully utilised for our current activities. We are not able to offer here the range of spaces designed into the new building.

## APPENDIX 3

### Selected letters of support

DAVID MOWAT MP



HOUSE OF COMMONS

LONDON SW1A 0AA

To whom it may concern,

I am writing to commend St Paul's Church which I believe is in the process of seeking funds for new building works. I strongly believe these are much needed and would be well deserved.

St Paul's has served Warrington wonderfully over the past five years I have been a MP. Serving the community widely throughout the week and providing the neighbourhood with a variety of community events. I have been very lucky to be invited to many community events which take place throughout the week and on the weekends by Rev Paul Hockley, proving a vital service to our community.

The provision of a second 'St Paul's building' would benefit the Parish hugely in a community of over 12,000 people.

My most recent memory is a visit to the Oaks which provided an incredibly inclusive, community-minded atmosphere. It was quite clear that this mid-week event was proving incredibly popular and I would like to see St Paul's given the opportunity to expand its good work through the funds it so deserves.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'David Mowat', written over a horizontal line.

David Mowat MP

Member of Parliament for Warrington South

Tel: 020 7219 7178 Fax: 020 7219 5067 Email: [David.Mowat.MP@parliament.uk](mailto:David.Mowat.MP@parliament.uk)



Chief Executive  
Steve Broomhead

Jane Critchley  
Head of Service  
(Neighbourhoods in Warrington)

Whitecross Community Centre  
Lexden Street  
Whitecross  
Warrington  
WA5 1PT

Tel: 01925 443098  
email: [rwhitworth@Warrington.gov.uk](mailto:rwhitworth@Warrington.gov.uk)

5 March 2015

To whom it may concern

I would like to give my support for the planned development on the site of St Paul's Church. The community in Penketh have many active community groups, and would be able to make use of community facilities. It would be support the priorities of the West area plan, a plan that has been made with service providers and residents in the area. These priorities include reducing social isolation, more community facilities would mean that there are more services available for people who are isolated, and increasing community resilience and capacity, these facilities would support the work of the community being able to support itself.

St Paul's Church have already proved themselves capable of running a sustainable community building in the Oaks, and this development will complement this successful project.

Yours faithfully

Ruth Whitworth  
West area manager

West Warrington Manager:  
Ruth Whitworth

[www.warrington.gov.uk](http://www.warrington.gov.uk)





**the  
oaks centre**  
responding to community needs

12<sup>th</sup> March 2015

To whom it may concern,

In support of new building for St Paul's Penketh Church

Since taking over as centre manager for the Oaks in January; I have noticed the growing need for additional facilities to be made available for local community use.

The Oaks Centre offers facilities for community projects, events and resources. It is fully utilised by the community which it serves. There are a number of considerations which would support the need for a church building which could effectively support and extend community work of the centre:

Since the closure of the Manna House and St Paul's church, not only has there been increased footfall in general across all existing activity but additional demands have been placed on room space and time to meet local need. The centre is almost at capacity and potential hirers of facilities are regularly being turned away. I can only see an escalation of this trend as government policy dictates that communities must take increasing responsibility for residents. Most recent examples of this have been:

- An enquiry from 'Warrington Community Living about how the centre can work collaboratively with them to provide activities for older people in the community
- Consultation with the Cruden Group about how to involve the centre in facilitating project work for their local community volunteers.
- A new sheltered housing development on our doorstep promises increased demand opportunities for social facilities and events for older people. It is probable that the provision has not catered for community areas and support and that resident may turn to the Centre to meet these needs.

The net result of all this is that the centre is already struggling to meet increased demand resulting from recent changes. It is anticipated that demand for our services is only set to increase and that the sensible way forward would be to include the church building as part of our community offer.

Finally as a Christian based centre working at within the heart of the community, responding to its needs is core to our ethos and we have seen the growth in community spirit support our activities engender. Witnessing through serving is also key to our work and has seen a number of centre users come to faith. It would be remiss not to build on our success due to the lack of space and opportunity an additional building would provide.

Yours sincerely

*K Howard*

Centre Manager



Warrington West Concert  
Band

Tel: 07951547827

Email:

[ben.lloyd.09.82@gmail.com](mailto:ben.lloyd.09.82@gmail.com)

[www.wwconcertband.org.uk](http://www.wwconcertband.org.uk)

To whoever it may concern.

I am writing on behalf of the Warrington West Concert Band, a community group of approximately 55 musicians and growing all the time. We are in fact the fastest growing concert band in the area and regularly perform at public and private events throughout the year.

We currently rehearse every Tuesday evening in Hood Manor, but are quickly outgrowing our current home and will be looking to move in the not too distant future.

I am aware that the proposed new building for St. Paul's Church, Penketh will be available for other community groups/activities as well as regular church activities. If this is the case, I would very much like to enquire about the possibility of us using the church as a new rehearsal venue on Tuesday evenings once it is open.

This could be the perfect solution for the band, and would allow us to continue our rapid growth and development.

Thank you for taking the time to read this letter and I look forward to hearing from you.

Kindest Regards

**Ben Lloyd**

Musical Director

Warrington West Concert Band

Tel: 07951547827

Email: [ben.lloyd.09.82@gmail.com](mailto:ben.lloyd.09.82@gmail.com)

[www.wwconcertband.org.uk](http://www.wwconcertband.org.uk)