

CtK2020: BUILDING THE FUTURE

Our vision is to build deeper relationships and stronger communities that serve people more effectively by improving and extending our church building. We will do this by creating more space for youth, children, community, welcome, worship, and staff.

When we launched the building project at the APCM 2017 there was a response of excitement and anticipation for what God is calling us to do. Two years on, this is still the case. The continuing response to the funding appeal has been humbling and thrilling. The £98,000 raised by Gift Day 1 in October 2018 was amazing. God has moved many people in our church family to engage with the project. Have you responded to the challenge – if so, thank you; if not, is it something that you could pray about?

Since the last APCM the plans developed, with more detail being added to the initial drawings. Consequently, we felt it was prudent to seek an up-to-date Quantity Surveyor estimate in mid-2018. We did this and were advised that the likely cost of the project as it stood would be in the region of £1.7 million - significantly more than we were expecting based on the first QS estimate carried out in July 2016. Obvious questions were how could the cost have taken such a huge leap, and what should we do about it. Building cost inflation and more detailed plans go some way to answering the first question and to answer the second question we worked with the architect and the QS to try to bring the cost back to a more reasonable figure. The result of this was a third QS estimate suggesting a figure of £1.3 million. All these costs were based on prices in Q3 of 2018. There will be further inflation and VAT to add to the figure plus some professional fees.

As you will know from reading the PCC minutes, our response to this was to return to our original vision and take a long, thoughtful and prayerful look at Project CtK2020. Emerging from this prayerful reflection is a clear sense that while the vision remains clear and strong, perhaps God is prompting us to look for a more modest solution to that vision.

Therefore, in early March 2019, we met with the architect and have together proposed some significant changes to the design. We are awaiting technical drawings of the revised ideas, and, importantly, a QS estimate of the likely cost. The aim is to deliver the complete vision but to keep the cost as close as possible to the original £1million target set when we launched in 2017. The revision retains part of the previous design – bigger kitchen, bigger rooms 4 & 5 – but takes a fresh approach to the design and layout of the entrance and welcome area which would not require expensive additional building work. It still addresses all the features of our vision, and will allow for further God-driven, growth-based site development in the future.

In summary, CtK2020 lives, the vision is intact, the plans are reshaped, the cost is still a challenge.

- Pray for the continued flow of funds into the project – that God will continue to provide the means to meet our target.
- Pray for the CtK2020 Project Group and the architect as we work together on the technical details of the plans – that we can get as much as possible right first time!
- Pray for the CtK2020 Project Group: Kate Exall, Carole Smith, Steve Atkins (treasurer), Greg Hayes, Mike Tatton, Andy Stilwell, and Steve Dodman.
- Thank God for this project, for what we will learn through doing it, and what He will accomplish in us and our community when it is completed.

Psalm 127:1 Unless the LORD builds the house, its builders labour in vain. Unless the LORD watches over the city, the watchmen stand guard in vain.

Keep up to date with CtK2020 at the church website (ctk.org.uk > About CTK > CTK2020: BUILDING THE FUTURE)

Steve Dodman

CtK2020 Project Group Chairman

April 2019