



Holy Trinity Steering Group (Development) AGM Report 2015

Background

Holy Trinity has been investigating a number of options that will support the viability of the church and encourage new initiatives that will support the congregation and the surrounding community. The church within its boundaries has a number of buildings which is either owned by the Diocese and or PCC. These buildings are, Mark House, Community Hall and the Vicarage. In late 2013 there was a request for volunteers to;

- i. To work on behalf of Holy Trinity PCC/congregation in the appointment of specialist suppliers/partnership resources in the development of plans and conceptual design(s) for the identified church plot.
- ii. To review, revise and evaluate the submission of plans to reflect the ideas of the congregation and the changing needs of the area.
- iii. To present to the PCC/congregation a feasibility study and conceptual design at end of the investigation.

Membership of the steering group; consisted of representation from the church congregation, Diocesan, Architects, Third Sector and interest groups:

- iv. Rev Eve will lead Steering Group
- v. PCC/Representatives (Marcia West & Angela Watson – PCC members, Derek Douglas – congregation representative)
- vi. Angela Watson has been appointed as Project Manager
- vii. Representative from the Diocese – Andrew Halstead
- viii. Representatives from community/interested/specialist parties as appropriate and agreed by the Steering Group

Feasibility study; the Steering group interviewed four Consultants from a list of 6 submissions and choose Apex Architects to conduct the feasibility study. The steering group worked in partnership with Apex who established a timeframe for the work and at the request of the Steering Group included a



consultation process with a wide range of groups and people that would use the facilities. Following several months of meetings and discussions the steering group was presented with 9 options which took in to account the congregation and communities views, not least the viability of the scheme that required outside funding. The steering group agreed to investigate further Option 8 which in summary had the following to offer;

Advantages:

Substantial, external, amenity space.

Social enterprise offices likely to generate a more active community hall.

Significant funds from apartment development available for other building work.

Linked access between hall and church possible.

Disadvantages:

Overlooking of amenity space from apartments.

Flying lease agreement necessary.

The scheme cost would be in excess of £2m which would require a private developer that would build the vicarage and community hall to offset the cost of the land. No firm decision has been made as regards to the current Vicarage but it is envisaged that this would be established as a community enterprise centre, subject to costs.

It was agreed to investigate outline planning permission prior to presenting the recommendation to the congregation and PCC. This was to ensure that the scheme would, in principle, be viable. The recommendation for option 8 would result in a new Vicarage and community hall being built along with apartments either for sale or rent. The next stage would be to seek approval from the congregation and PCC and further discuss the terms of the steering group going forward.

Recommendation; the congregation/PCC agree to pursue option 8 and commission a further group to establish the Business plan and oversee the next development stage.



Holy Trinity Church Birchfield



Spread Thy Word Consultancy