

Status of St John's redevelopment spiritually, physically and its role in the community

Context

The main roof of St John's, a 180-year-old Grade II listed building, is failing (see Attachment 1 which contains the section from the February 2020 Quinquennial Report detailing the issue) and needs replacing. The replacement of the roof provides a once in a one-hundred-year opportunity to transform the building. The work on the building provides the scope to further bless and make a difference in the Westwood community which includes the parish of St John's, Warwick University, the Westwood Business Park as well as the environment for the foreseeable future.

A timeline of activity so far

February 2020	Quinquennial Report
November 2020	Structural Survey
December 2022	A team formed to look at replacing the roof was established.
April 2023	Plan for residential development of the church field drafted with O'Flannagan's, a local builder.
June 2023	Church meeting with questionnaire on the roof/funding options
July 2023	Submission into the South Warwickshire Local Plan
August 2023	CLPM report on heating options EON quote for Solar Pannels on the southside of the roof EON for 2 car charging points in the St John's car park.
September 2023	Submission to Coventry City Council Local Plan – call for sites Submission included traffic report & potential residential layout. Correspondence with the diocese solicitor on ownership & sale of church field and how the funds may be distributed.
November 2023	Quote from GEI for solar panels, including on the flat roof.
December 2023	Appointed architect – R Davies to provide a costing study. Discussions with Greenwood on project management options Meeting with Claire Strachen (diocese) on processes/surveys.
January 2024	Follow up with Claire & Andy Duncan on diocese support. Main roof team meeting on 31 st
February 2024	Report on the potential costings of the works – Robert Davies

What is required to deliver a successful project?

1. Developing our vision
2. Planning our project
3. Raising funds
4. Managing the building works
5. Final stages

1 Developing our vision.

Building a picture of the future of St John's and the use of the revised building.

- A big picture vision – a possible expression
 - *To develop a more practical, eco friendly building that is available to serve the needs of both the congregation as well as the local community. A space that communicates the love and servant heart of Christ.*
- Condense this into a statement of significance.
- Set goals for the vision for example: -
 - Specific
 - EPC rating, U values, meets accessibility standards, Historic England parameters etc.
 - Measurable
 - Examples could include: - Reduces energy costs, own generation of power, lower carbon footprint, increased community use, increased room hire income, increase use of the main church space etc.
 - Timed
 - Phased plan as funds become available.

Potential process for this

- Conduct a parish audit/profile – use data required for hiring of new clergy staff.
- Survey – examples provided by Claire Strachen/Andy Duncan
 - The congregation
 - A church meeting to capture their heart/passion/vision for the church.
 - The users of the building
 - The local community
 - Those who run local organisations/services.
 - Local Government

2 Planning our project.

A project/business plan document that clearly sets out the business case for the project. It should contain: -

- The vision
- The aims & objectives of the project
- The actual plan of how the building will be re-modelled.
 - Requires 3 architectural firms to submit bids to develop a scheme for replacing the roof with essential supporting actions.
 - Once approved then 3 architectural firms bid to manage the project through build to completion.
- The information required by all relevant stakeholders such as DAC, Planning Authorities, Historic Building organisations and Funders.
- A fund-raising strategy covering all potential sources of money.
- A budget with a cash flow projection including professional fees, renting spaces if the church is closed and phased based on the priority list of works as funds become available.
- Risk management
- Sustainability
- Publicity for grant bodies and other funders
- Attachments with relevant supporting documentation such as surveys, improved energy ratings/thermal performance, endorsements from existing users and potential future users

3 Raising Funds

Funds will be coming from numerous sources from within the whole church as well as funders outside religious groups. The potential sources of funds to be explored include: -

- Individual donations
 - Legacies
 - Interest free loans
 - Activities by individuals to raise money from outside the church.
- Fund raising activities from within the church including increased income from the improved building.
- Crowd funding via alumni/the internet
- Donations from local businesses.
- Grants

- Church/religious organisations
- Historic building bodies
- The Lottery Fund
- Other grant funding bodies
- A mortgage
- Funds by selling/leasing or renting the church field.
- Donations in kind of time/materials

4 Managing the building works.

The architectural firm awarded the contract will manage most of the work in conjunction with people from the development team. Key items for management from within the church are: -

- Insurance
- Site safety
- Regular updates to the St John's congregation and funders
- Use of the building during the work
- Where, when & how to meet when it is not possible to use the building?
 - How can this time be used to build the congregation's faith?
 - How can this time be used to build relationships in the community?
 - The costs of facility hire need to be built into the business plan and cash flow projections.
- Publicity of works to support grant bodies requirements as well as keeping the church & local community informed and updated.

5 The final stages.

How will we know we have succeeded?

- More use of the main church space as well as the other rooms
- More & different organisations are using the church buildings.
- A lower carbon footprint
- Lower energy bills
- Ease of use for all – improved accessibility across all aspects such as hearing, vision as well as wheelchair access
- Ensure all grant/funding conditions are met and contractors paid in line with approved work.
- Reclaim VAT from HMRC
- Ensure that the funders publicity requirements have been delivered.
- Celebrate with a commissioning party.

Potential list of works – requires sequencing in view of works & funds.

Undertaking remedial works to the pitched roof and the replacement of the central heating boiler are the top priorities and the primary focus. However, there are other works that would either help achieve the Church of England Net Zero target or would be appropriate to undertake when carrying out the primary works envisaged and may assist in securing grant funding. The list below are examples of potential works that could be undertaken. These are not in priority order or an exhaustive list and are in addition to replacing the main roof with an insulated roof that meets the requirements of building control, the DAC and Historic Buildings.

Improve the thermal efficiency of the building by: -

- Devise a scheme to insulate the old porch in the main church building to minimize heat loss and cold air entering the church.
- Devise a scheme to insulate the vestry to minimize heat loss and cold air entering the church.
- Install insulation to the walls and/or floor.
- Install secondary glazing to the existing windows or insulation by some other means without impacting on the aesthetic appearance.
- Replace the entrance doors to main church space with more thermally efficient doors.

Generate and store own electricity or heat by: -

- Install solar panels/tiles on the south facing pitched roof or on the flat roof.
- Install a ground or air source heat pump system to work in conjunction with or independently from the solar panels.
- Install a battery storage system to store excess energy for use by the church or to sell any surplus back to the grid.

Reduce energy use by: -

- Devise a new energy efficient lighting scheme.
- Heat only the lower space of the building by replacing the existing pipework/radiators and/or install underfloor heating or other types of heating.
- Insulate or replace the flooring material in the church – dependent on the heating approach.

Improve ease of use/aesthetics of the building by: -

- Install a new audio/visual system potentially removing the existing audio/visual area with a mobile unit.
- Decorate the church.
- Replace the chairs with chairs that can be stacked.
- Replace the existing drum cage as part of the audio scheme.
- Improve the internet connection.

Other potential actions

- Renew the electrical system in the church to accommodate the revised heating/source of power approach. This may be an essential action.

- Install some EV charging points for vehicles in the car park. If this impacts on the paths from the car park to the church, then revise paths to make access easier for all users.
- If ground source heat is being sourced from the car park, resurface the car park.
- Replace the existing windows in the church extension with more thermally efficient and aesthetically pleasing ones.
- Insulate the cavity walls in the church extension.
- Redecorate and replace the existing floor coverings in the Trinity & Leigh rooms.
- Replace/ reface decaying stonework.
- Remove the bell tower.

Other factors to consider.

The church field is presently designated as '*Safeguarded Green Belt*' by the City Council in the Local Plan (see *Policy GB2, on page 87/88* https://www.coventry.gov.uk/downloads/file/25899/final_local_plan_december_2017).

The Church of England is planning to move to a net zero CO2 status by 2030. The redevelopment of St John's could help towards achieving this goal.

St John's is a hub church and the time when our congregation must vacate the building may assist in planting new congregations in the community.

The existing EPC rating is G for the church extension.

Attachment 1

Over the past 3 Quinquennial Reports there has been concern over the main roof of the church. Various minor repairs have been undertaken to replace tiles, remove moss & ferns and re-point.

In the February 2020 Quinquennial Report the concern around the roof was raised to a Category A action – requiring attention within the next 6 months. The text below has been extracted from the February 2020 report

Nave 2.1.9

For a long period there has been a slight dip in the roof alignment towards the lower western end and this still exists. Without opening up several areas of the roof covering, it is impossible to fully comprehend the condition of the fixings and laths, particularly the plaster laths and a scheme of investigation should be considered. However, as viewed externally from ground level, the appearance of the roof coverings seems similar to as viewed six years ago, but corrosion will be ongoing and progressing. Eventually, when the roof requires significant relaying, if not full relaying, then consideration will need to be given to either renewing the ceiling plaster or underdrawing the ceilings.

Chancel 2.1.12

To the north chancel, the roof coverings seem similar to as viewed in 2014, although not opened up. However, within the mid to upper western section, there is an orange fungal growth emerging from under the tiles which probably indicates that there is dampness being held below the tiles. This should be closely investigated to establish the extent of any dampness and water ingress. The pointing to the ridge tiles is beginning to fail with there being open joints and repointing is advisable. A scheme of opening up of the roofs to enable investigation of their detailed condition should be considered.

2.1.13 *The abutment flashing to the west requires repointing and perhaps resetting.*