

# St John's Youth House Roof Proposal

What St John's is about!

## St John's General Policy Statement

To be a Christian Spiritual Centre in which there is Worship, a welcome for all, and a communication among us that builds us up and deepens our commitment to Christ and each other.

We are to seek God's will in all things, show a strong pastoral care, serve the community and to evangelise.

We aim to strive for unity within St John's and to work with the other Churches of the Rotherham and Dearne Valley Circuit as well as other Churches of Swinton and Kilnhurst.

## Circuit Mission Planning and Strategy

In 2022 the Rotherham and Dearne Valley wrote their Circuit Mission Planning and Strategy document looking forward to 2026. This was called 'Navigating the Way Ahead'.

This was adopted by our circuit meeting with the represented churches including St John's signing up to travel together in the direction the Lord leads us. As Methodist's we have been here in Rotherham since 1741. Our story is not over! Jesus is still Lord.

We have a focus as a Circuit and as a church at St John's on – Worship – Learning & Caring – Service – Evangelism – all as directed on our membership ticket's. Embracing all this our priorities and actions are for a brighter and better future.

In all things we do we will keep our eyes fixed on Jesus the author and perfecter of our faith.

In embracing the above at St John's the Policy Statement and the Mission Plan of the circuit come together and are one in our work in Jesus name.

As a Circuit, we have a number of initiatives, across Rotherham and the Dearne Valley. These are known as the Circuit Project.

## LITTLE BOAT CLUB

We have our Little Boat Club's which are now operating out of three sites. Central Methodist Church, Broom Methodist Church and the most recent addition in 2022 St John's Methodist Church. They are a 'Parent Toddler Group' but operate in a specific and branded way. Each is known as the Little Boat Club. We have a time to play but we end with an intention gathering in a different space with a Christian message and singing time. There is a boat at each and we start each session by singing 'Row, row, row your boat'. This reaches out to not only the children but their parents too. It is Evangelism in action. We use our circuit animals and resources and the theme is consistent across our patch each week. Recently we have had a focus on Easter and what this means. We are now currently looking at the story of Noah and the animals that went into the ark.

## FAMILY CHURCH

Our family churches started at Central a little while ago. As we went into lockdowns and the Covid Pandemic struck this made such event's difficult. In those lockdown period's when numbers were restricted and we reached the maximum we ran a second service at St John's as Family Church. This second service catered for the younger element and enabled us to test our new ways of reaching families as we moved forward. It ran twice a month when our Pastor Ed was leading worship at St John's.

As we exited lockdown we moved to having two Family Fun Church sessions across the circuit. The Friday Family Fun Church (3<sup>rd</sup> week) at Central returned. We moved the Sunday Family Fun Church to Broom on the (1<sup>st</sup> week) as this is the centre of the circuit, the circuit project location and in the long term our intention to be a circuit project. The intention is to add further Family Fun Church sessions across the month with the next location being at St John's. This will mean there is a Family Fun Church in the South, Centre and North of the circuit.

This additional Family Fun Church is awaiting the arrival of our two newly stationed Ministers in September 2023. The last thing we want is to be unable to take this next step because the Youth House has a roof that is leaking.

## HALL KEY IN THE LOCAL AREA

The Youth House (church hall) at St John's is a key community resource. The local Anglican Church do not have a church hall. The Civic which is the Council Hall at the Centre of Swinton is currently closed. This is a refurbishment project but it has already been delayed by problems in the neighbouring Library Building which means work has not yet even started (at the time of writing). With Piccadilly Methodist Church not having a hall this is currently the only hall in the local area and a key resource in the community.

As well as housing Slimming World and Senior Citizens Keep Fit we have accommodated other groups that were in the Civic such as their keep fit. Any other group looking to operate out of a hall in the area currently only have St John's as an option. We have upped our marketing on social media and in the local area to make sure people are fully aware of our presence.

## HONEYPOT CAFE

In addition to housing a number of different groups the Civic was also home to the not for profit community café, the Honeypot. They were going to be made homeless by the renovation of the Civic and had only been offered a totally unsuitable little shop on the precinct. It looked as if they may even close. St John's have been able to offer them a home in at least the short term. This means our catering kitchen and two rooms are being used by them Monday to Friday each week. This means should the Youth House Roof deteriorate further we have no alternative rooms to offer our user groups or to operate our Little Boat Club from.

## UNIFORM EXCHANGE

Swinton is an area where there are many people who are struggling financially. Over the last couple of years we have provided a Uniform Exchange at St John's. This means families can bring their old uniform and exchange it for the next size up. We use the side of our hall to store these items during the summer period in particular although we do keep some stock for the whole year round.

## PROM DRESSES

The Church also recognised the problem a number of families were facing with Prom Dresses. There were children who were not going to be able to attend their Prom because they did not have and could not afford a Prom Dress. St John's acquired some dresses and were able to help a number of families where without this facility they would have had no dress for the Prom and not gone. This again requires our Youth House to facilitate this happening.

## SWINTON COMMUNITY FOCUS GROUP

We as a church work closely with Swinton Community Focus Group and our Pastor Ed is part of their leadership team. We have been able to support a number of event's through our Youth House. We staged an event when we came out of lockdown and into the economic downturn which helped people with all things they may be struggling with. We had Rothercare, Rotherfed, The Local Councillors, The Council, Help with your Energy Bills, The Local Police, Environmental Assistance with recycling to name but a few. This was a great success. On the back of this event the Rotherham Council have held their own event in March 2023. St John's are now working in conjunction with the local agencies to host events on a regular basis. The first will be in June 2023 and is being called St John's Community Skills Workshop.

This is a key time for St John's, for us to be seen to be at the heart of the community, for us to meet with those people in our building and for us to spread the Good News. If our Youth House was out of action because we could not repair the roof this would be significant.

The Youth House is central to our fulfilling our core aims of Worship – Learning and Caring – Service and Evangelism.

**Missional Vision** – Without our Youth House our work as a church and fulfilling our mission as a local church and the Circuit would be difficult in our area. St John's is the only larger church left in the North of our Circuit with a Hall. It is key in the local area. It is a significant source of income that keeps St John's viable. It is at the heart of God's work in this community.

**Growing Disciples** – We would be unable to hold our Little Boat Club without our Youth House. This is the start of reaching the youngest in our community to sow seeds to nurture, not only in the very young children but their accompanying adults.

**Sharing Stories** – We hold our T-Junction in the Youth House with our monthly mid-week communion. It is here stories are shared and we look after on another. This is the first step in reaching people and from this venture we have people who have joined our worshipping congregation on a Sunday. It is also a key space for our existing members. We have offered this as a Warm Space and we have shared the

Good News in this space. The Memory Café for those with dementia also operates out of our Youth House. Without the Youth House being available this valuable resource that is a life line for those who use it would find it difficult to continue. When the kitchen was being refurbished a few years ago we met in the church and those with dementia really struggled with the Café in this space.

Passionate Contextual Worship – Without the use of our Youth House for both Evangelistic Opportunities and income it would put in jeopardy the future of the Methodist Church at St John's and this would be another community that would cease to worship. St John's is one of few churches in our circuit that offers a slightly different worship experience with our worship band and more modern songs.

Long Term Sustainability – The long term sustainability of the church in this location is heavily intertwined with the Youth House. Both as a resource for the church itself but as an income stream that just keeps the church viable.

Connexional – If this site were to close it would be one fewer church to spread the word of God. It would also be one fewer contributing to our Circuit, our District and our Connexion.

Environmental – While we need to maintain the roof of our building to keep it fit for purpose. This is an opportunity to improve the insulation. This would cost a further £4305.60 as quoted. This in the long term would keep our heating bills down and be good for the environment. St John's is keen to be an Eco Church and considers all things environmental. We recycle everything we can. We reuse and repurpose. We work with our circuit environmental steer Karen Dunn and take looking after our environment very seriously. A grant would help us in this regard as it would be hoped we would be able to not just replace the roof but also improve the buildings insulation.

### MAKING YOUR PROPERTY FIT FOR MISSION

The premises a number of years ago were tired and needed a revamp. The central part of the building has been worked upon and the two buildings linked. There was work done on the Hall back in 1990.

In 2003 there was work completed to replace the windows in the Hall.

In 2010 a major project to review the whole of the Worship part of the building was undertaken. The result of this was a renewal of the Church Windows. In 2013 a major refurbishment of the building started on all other outstanding areas. The roof of the Sanctuary was retiled. In 2014 and 2015 there were projects to refurbish the inside of the Sanctuary. The pews were removed and the sanctuary turned into a flexible area with chairs. The front of the Church had the old wooden doors and entrance area removed to be replaced with glass doors and the area opened up so people outside could see we were open and worshipping. The regular worship area was turned through 90 degrees and TV screens put on the wall. The organ was removed and this was turned into a small kitchen to serve coffee and tea to the congregation after the service. In 2019 the main Kitchen was refurbished with a state of the art catering kitchen. These projects were all funded by St John's including loans from the circuit which have been paid back.

The final phase would be to save up for a new Youth House Roof as the original tiles are on there since the building was built around 60 years ago. The church plan was to save and raise money for this to be done in due course. We had been told we have a few years of life left in the existing tiles and should be fine to undertake this in due course. Unfortunately, a tree that is situated next to St John's in a neighbours garden over hangs our grounds. The close proximity of the tree to the Youth House roof

means the tiles have deteriorated quicker than predicted and are porous in spots with the rest following fast. We have now been advised we need to replace these tiles as a matter of urgency. The failure to do this would potentially mean that all the internal work that was done renewing the inside of the hall roof at the time the kitchen was renewed would be damaged and lost.

Our premises are very much fit for purpose and the renewal of the Youth House tiles is the final phase of refurbishment for the whole building. However, this has arrived just after the pandemic and much sooner than expected which means the Church are not in a position to immediately fund it without help.

If the Youth House Roof Tiles are replaced our building will be totally adequate to support our plan for mission. If we loose the use of the Youth House it would not be an over exaggeration to say it puts the whole church in jeopardy.

While we are replacing the tiles this is an opportunity for us to upgrade the insulation in the roof to modern levels. This is only £4305.60 more but as we have a challenge to make the full re-roofing cost which is in the region of £38500 plus expert fee's this additional amount will be a further stretch. If we can find a way to improve this insulation this will help reduce our utility bills and reduce our carbon footprint.

At this stage other than maintaining our building this is the final phase of the site refurbishment that should stand the building in good stead for many years to come.

Our Circuit Governance Officer and our Church Treasurer have already established the Youth House does not fall within the conservation restrictions in the area and we will be able to proceed with the replacement.

The Circuit Meeting has agreed to support the project with an £18K grant in principle subject to our getting 3 quotes and relevant sign off's. This goes back to our next Circuit Meeting. St John's are currently awaiting Gift Aid Income for submitted claims for the years 19-20, 20-21, 21-22 and 22-23. These have all been presented and it is anticipated will bring in upwards of £25K. With our current church bank account funds only being at just over £10K it means with the ongoing running costs of the church without funding from elsewhere meeting the roofing cost is a struggle. Certainly a struggle to meeting the additional cost with regard to the further insulation. When we take into account our ongoing running costs, assessment and utilities we are unable to afford the £40K+ required even with the £18K help from the circuit.

We will also seek funding from any other possible sources such as Methodist Insurance, our Local Councillor and Landfill along with any other possible funding stream that will hear our case.

If we cannot obtain funding from elsewhere we will need to return to the Circuit for further financial support for this essential work.

## JOURNEY

We have worked hard to improve the St John's site over the last decade. The final part of this was to be the re-roof of the Youth House. This will enable this valuable community resource to be present for the future. It is a significant site in the North part of the Rotherham and Dearne Valley circuit as it is the only building in this area with a large hall.

In recent months we have seen a growing number of people using our building and there is Inspired Hope that we can continue to serve and grown God's Kingdom in this corner of his earth.

It is a priority to get the roof replaced before it does damage to the extensive work already done to the building over the last decade. We have considered delays and other options but as the tiles are becoming porous there is not realistic viable alternative.

Without a viable alternative currently in Swinton it is likely should we have to close the hall the activities and community work that is done would cease as there is no where else for the to go.

## TEAM

The Church Council are ultimately responsible and fully aware of the situation. From the Church the Property and Finance Team are the ones who have worked on the whole church refurbishment project. At this stage the treasurer Ron Cauwood, Angela Yardy who is a member of the Property and Finance Team along with the Circuit Governance Officer (David Ryan) have taken the lead in making strides to obtain quotes and to safeguard our building through this final stage Youth House Roof Replacement.

The church is close knit and those who are involved in the maintenance and up keep of the building are those who are involved in Worship, Little Boat Club, T-Junction, Memory Café, Bible Study and all other parts of our active church life.

As a church we are praying for our mission and all aspects of our church life.

## RISKS AND RESPONSES

The main risk is not getting this done before the porous nature of the tiles becomes so bad it causes considerable damage. This would bring considerable additional cost which we cannot afford.

This is why we are seeking funding from all possible sources to enable this project to go ahead as soon as possible so the final cost is kept as low as possible.

## FINANCES

The cost of the project at the cheapest quote will be £35790 for the re-roofing. The additional cost of the desirable insulation is a further £4305.60 bringing at total cost of £40095.60 plus any required professional fee's. We are seeking from the district 10% of this figure at £4009.56 as we understand this is the maximum we can apply for. However, any contribution would be gratefully received.

We will also be seeking funding from the circuit as detailed above at £18K.

We will be seeking to submit grant applications to Methodist Insurance along with any other funding source now we have 3 quotes and a framework to work too.

The biggest issue for us will be the juggle between seeking funding and the need for us to get on with the work as a matter of some urgency.

As a Church when our Gift Aid Claims come in we anticipate we would hold in the region of £40250. This means that it would take all our reserves to replace the roof. It is therefore vital that we find funding from some other sources to enable us to effect this repair and continue God's work in this place

#### OTHER INFORMATION

Added to the Methodist Consents Site under 51140

A cheque would need to be made payable to St John's Methodist Church, Swinton.

Our bank details are:

Account Name – Swinton St John's

Sort Code – 05-06-66

Account Number – 37945589