



A six step route map for a major church building project

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Step 1: Are you agreed & convinced of the biblical basis?

Faith and strategy combined:

As in Joshua - in taking the land

The role of spies and obedience and the role of faith

The biblical basis:

Psalm 127:1 - Unless the Lord builds the house...

Luke 14:28-30 - Estimate the cost or run the risk...

The faith journey for the church people:

God is more interested in people's faith development than the exact details of the building or the funding

The faith journey for the people around the area:

What will be your witness?



Step 1: Are you agreed & convinced by the biblical basis?

An 'holistic' journey together:

- Be prepared for a battle!
- Be firm in holding to your vision
- A building facility is simply 'a tool' for ministries that God uses to change lives
- Integrate every aspect into your journey plan – biblical teaching, prayer days, finances, leadership changes, communications, witness to the community, contacts with those 'in authority', meeting dates....

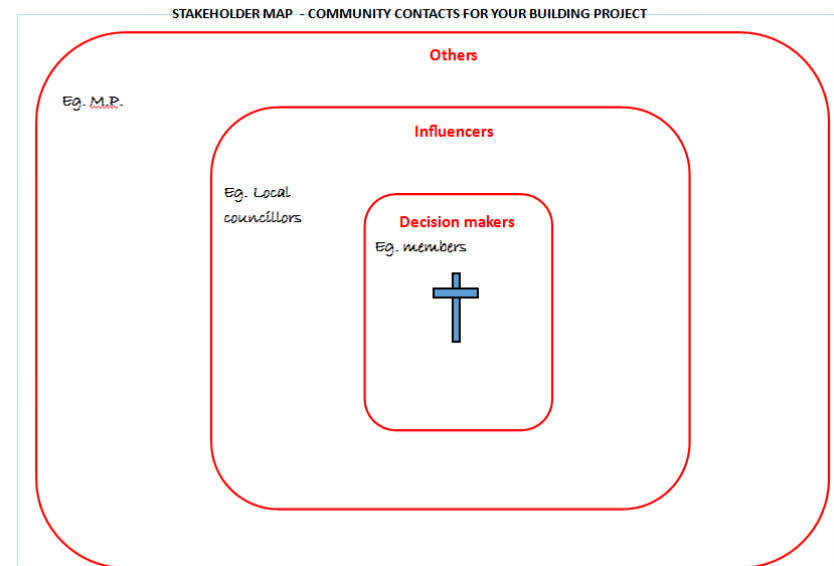


Step 2: Knowing the community you serve

Do you really know the community needs?

Bring together your community data

- Surveys
- Public open day event
- Internet research
 - cultural
 - religious
 - social/economic
 - employment
- Stakeholder map



Step 3: Your team and your structure

Have clearly **defined roles** for everyone on **the group**

- The roles needed during the journey:

Chair person

Finance person (not your treasurer!)

Internal and external communicator

Liason with the architect

Fundraising overseer

Administrator

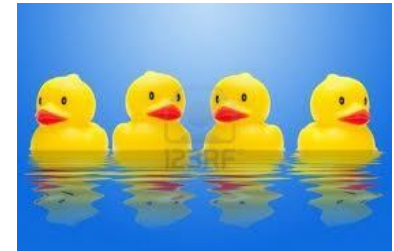
Researcher

Fit out planner



Get very organised, or put it another way...

Get your ducks in a row!



Step 3: Your team and your structure

You will need **a professional team:**

Architect managing a team of:

Quantity Surveyor – they do the maths/estimates

Structural engineer – they make sure it stays up and drains

Mechanical & electrical consultant airflow, heating & switches!

Acoustic engineer – advice on the design of a worship space

Do you have the **right legal structure** for what you are planning to do?

Are you currently a CIO or incorporated charity?

Do you need a development company?

Do you need a trading company?

Get it right before you start the journey...



CHARITY COMMISSION
FOR ENGLAND AND WALES



Step 4: Formulate a compelling vision?

A vision that is clear, well communicated, engaging, exciting, life changing for individuals & communities and understood and owned by at least 80% of the current congregation.

Is your vision compelling? Does it sum up the life changing nature of your ministry and service?

What is the heart beat of your ministry that demands a different facility?



Step 5: The business/ministry plan

Luke 14:28...Jesus warned: Estimate or get laughed at!

Most donors will want to know *some* of the detail

Some donors will want to know *a lot* of the detail

You need a spreadsheet as a tool to monitor progress

You need to know if the model can be sustained when you open the doors – capital and running costs - sustainability

How much and when is the income and expenditure coming?

What is your contingency?

When 'in faith' do you ask for builders to come on site?

What loan arrangements can you have? The BU are great!

What is your sustainability model?



Step 5: The business/ministry plan

Consider phasing a major build.

Consider all aspects of costs: building, landscaping, fees, fixtures and fittings, internal furnishings.

Architects fees can be done two ways:

- % of build costs (usually about 5-6%)
- Amounts agreed for each element
- Avoid the temptation to engage an architect too early

Team of professionals – add 4-5% approx.



Step 5: The business/ministry plan

Set a timeline...with all the different elements

	A	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
2	TR=Trustees PCC=Parochial Church Council								2018								
3	JH=Consultant SD=Steve Dodman	2017							2018								
4	Item	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
6	Agreeing aims & route map																
7	Visit from Jim Hammett as consultant					28th											
8	Capital Appeal																
9	Building committee dates		11th		20th		14th		10-Jan	13-Feb	13-Mar	18-Mar		02-Jun			
10	PCC dates								15-Jan	19-Feb	19-Mar	APCM 23rd	22-May	18-Jun	16-Jul		
11	Definition	2017							2018								
12		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
36	PCC review Go/No																
37	Outline Design	2017							2018								
38		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
39	1st Fundraising event (Capital appeal)																
40	Agree/publish appeal dates																
41	get internal materials printed																
42	Submit planning permission (lasts 3 years)																
43	Planning permission agreed																
44	DAC consulted and faculty granted																
45	Community consultation																
46	Communication plan external																
47	Discuss with architect his team selection (appoint QS)																
48	Fundraising events - internal																
49	Fundraising events - external																
50	Budget review																
51	estimates from architect refine budget																
52	estimates from QS refine budget																
53	Technical Design (RIBA Stage 4)	2017							2018								
54	Commission architect to start work on RIBA Stage 4																
55	Set up development company to get back your VAT																
56	Preselection of potential tenderers																
57	Select companies for tender bids																
58	Tender Process																
59	Choose successful tenderer (PCC)																



Step 6: Funding

3 biblical principles:

Sacrificial giving

The widows mite was about everyone making their sacrifice (Luke 21:1-4)



Faith and strategy

Back to taking the Promised Land (Numbers and Joshua)



Invest to gain

Or the parable of the talents



Step 6: Funding

3 elements:

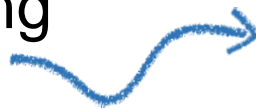


- Internal fundraising



- Capital gift days
- Monthly giving
- 'Internally organised events
- 'Give as You Live' style income

- External fundraising



- Individual initiatives – sponsored
- Community events – Artaxerxes giving!
- Trust applications & landfill grants
- Statutory bodies

- Loan elements



- The BU Corporation
- Commercial/charity bank
- Congregational loans



More help....

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Church Building Projects – Welcome
making church buildings missional

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Welcome to ChurchBuild

"We shape our buildings,
...and afterwards our buildings shape us."
Winston Churchill

God ↔ building ↔ People

Welcome to ChurchBuild

This site has grown out of the belief that your church building has a significant impact on the life of your church, and that your building should fit well with your ministry. Our aim is to equip you to make better use of your buildings for the glory of God.

If your church is considering undertaking a building project you will find a wealth of useful information in the ChurchBuild Project Guide under the 'How To' tab - this provides a framework for developing and running a project. Look also at the Downloads section, where you can access free resources, including those referred to in the Project Guide.

Browse through the other sections of the site where you will find a Blog and discussion of other resources. If you find something useful here, or have suggestions for improvement, please let us know via the Contact page.

New Publication: Check out the new Buildings for Mission handbook, just



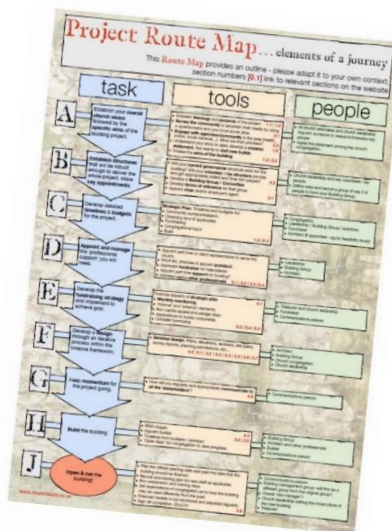
FREE Resources

Click here for access to free downloadable project resources

Our Principles

1. Our belief that a church's buildings have a profound impact on its ministry;
2. Our aim: to equip churches to make the best use of their buildings for the glory of God;
3. Our hope: to share what we have learned to save you time, money and heartache;
4. Our vision: a Church using its buildings.

www.churchbuildingprojects.co.uk



CHURCH BUILD

Home How To Blog Publications

How To 4. Processes

Welcome | 1. Principles | 2. Partnerships | 3. People | 4. Processes | 5. Technical | 6. Finance | Project Route Map

4.1 Strategic Plan | 4.2 Governance - Who Are You? | 4.3 Land Acquisition | 4.4 Construction Process | 4.5 Communication - the Mess



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