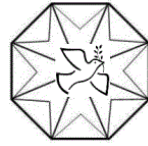


St James' Parish Church, Teignmouth



Briefing Paper #2

May 2024

Preparing for the next 200 years by renovation and reordering...

The Objective

The objective of all the work described here is “**to provide a flexible and accessible worship space within St James’ that can be easily converted for wider community use, whilst retaining its primary purpose as a Christian church.**”

Nave Ceiling & Main Roof

Following work to find the source of leaks in the roof, our friends from West Access Conservation have patched the holes in the ceiling to prevent further falls of plaster. The holes will be repaired once we are satisfied that work on the outside has been effective.

The Archdeacon has approved work to upgrade the lead coverings on four of the hip rolls¹ but while we were seeking quotes to carry out that work it emerged that a better and more effective, albeit much more expensive, solution will be to replace the lead behind the nave parapet in shorter bays. At present, this lead is continually splitting and many of the temporary repairs are now failing, allowing water to run down the inside of the nave walls.

¹ The wooden abutment where the segments of roof meet.

There is some disagreement at present around the effectiveness of replacing the lead on the hip rolls but replacing the lead behind the parapets will without doubt make a significant improvement.

The cost of this work is estimated at around £170,000 but can easily be carried out a segment at a time to spread the cost.

Lantern

The Archdeacon has approved the lantern renovation works and we are currently raising funds to pay for this work.

Internal Reordering & South Porch

Rev'd Carol held an open afternoon on Tuesday, 5 Sep 2023 to share thoughts on internal reordering, and our wider plans. The event was well attended and feedback on the plans indicated support from the wider community for the sorts of things we want to do inside the church.

We currently find ourselves in the position of feeling that we cannot do *anything* until we can do *everything*. In order that we might start building some momentum on the internal reordering, we will adopt a more Agile² attitude to project management. This will enable us to be more flexible in planning and implementation especially where there is less clarity of what we'd like. It will also allow us to benefit from improvements to the building, whilst other work is planned or continues.

What do we want to achieve?

The starting point of this project must be with thinking or analysis of the “needs” that a solution is trying to meet. A high-level view of the most pressing needs that this stage of reordering would seek to meet are:

- a) Accessible worship area for the less mobile.
- b) More space for the PopUp café.
- c) Flexible auditorium space to enable wider community use (including fundraising).

² Borrowed from software development the Agile project management ethos advocates delivering small regular updates or changes, starting with the least that can be done that will bring real benefit without blocking off future options.

Starting the Journey

As we set out on this journey of reordering, the PCC have approved (with the Archdeacon's blessing) the dismantling of pews from the platform at the right-hand rear section (under the Ten Commandments board) to create more unencumbered space for the use of the PopUp Café. Some of the dismantled pews will be used to line the area to prevent trips and falls, the others will be stored until their disposal is authorised.

The arrival of Rev'd Dave Wilkie as part-time Children & Families Mission Enabler for the Team will also enable us to also be more flexible in the ways in which we offer our worship, adopting styles of worship more accessible to our wider community where appropriate. At their meeting in March 2024, the PCC agreed unanimously that it would be acceptable, and will benefit the mission of the church, for Rev'd Dave not to have to wear special robes for leading services at St James.

Both changes are really quite significant, but both are essential steps on the journey of St James' as we minister to and in our community.

A New Cross on the Tower

Work on preparations for installing a cross on the West face of the tower continues. The PCC have agreed the final design of a stainless-steel cross with a green "sea-glass" nimbus (circle). The new cross will be discretely back lit against the tower wall at night:



This new cross will be a witness to our commitment to Christ and will provide clarification that this unique building is a Christian Church (and has been for the greater part of a thousand years!).

How do we pay for it all?

Although we might feel helpless and overwhelmed by the scale of this undertaking it is essential that each of us play our part by supporting every stage of the programme in prayer: the planning, designing, fundraising and the work itself; as well as all those who will use the church in the future.

We have reached out to Marsha Cox at [MMC](#) consultancy to help us to develop a fundraising strategy, and to mentor us through the process of raising funds for these projects as well as the ongoing cost of running the church.

We know, and hope, that most of the cost of these projects will come from Trusts and other large donors, but we can also raise significant amounts by our own small fundraising activities:

- The recent Smarties Appeal raised over £250.
- Refreshments at the recent Folk Afternoon raised over £85.
- There is an ongoing small sale of collected seeds.
- Some Coffee Mornings are being planned.

Please think about what little ideas you can suggest, and possibly lead, because everything counts towards the total project cost!

And please consider if you could help applying for grants. The role would be supported by guidance, training, and mentoring, and could be quite exciting! Please chat to Andy Harding, Hon Treasurer if you're interested.

So, can we do this?

The simple answer is "Not on our own!". This is a massive programme of work, but we recall Jesus' words: "with God all things are possible".

22 May 2024

