

CHRIST CHURCH, WEST WIMBLEDON

CONSULTATION NOTE: DEVELOPMENT OF HALL - June 2017

FROM THE PRIEST-IN-CHARGE AND CHURCHWARDENS:

Dear Christ Church members,

Last year we had to abandon our plan for a partnership scheme with the Diocese to create a new church and community hall plus a new vicarage, on the site of our current hall and rear garden. This was a major aspect of our Mission Action Plan and of our ambition to strengthen links with the wider parish and local community. It would also have provided a parish office and a physical link between church and hall. Now that we have a new priest-in-charge, it is time to take stock and decide what we want to do with the hall and its site.

This note briefly sets out the options we have identified so far and invites your views about how we should proceed. It is a big decision and we need views from the whole CCWW community. Thank you for taking the time to give your opinions - and please don't hold back from sharing further thoughts with us and with PCC members.

Below we summarise where things stand and outline the main options we have. Please answer the questions and write in any extra comments you have. Thank you!

Mike, Julie, Sal.

Church hall site: the current state of play

Planning permission: this has been secured for a purpose-built house to be used as a vicarage by the Diocese and for the building of a new hall for our use. Permission was granted in March 2015 and is valid until March 2018.

Faculties: The Diocese granted a faculty for a glass link to be built between hall and church and for a new hall to be built.

Current hall: Since the withdrawal of the Diocese from the building project, we have set up a new Hall Committee and re-started bookings. The hall has also been made watertight and other repairs have been made.

Parish office: The redevelopment plan included a new parish office in the new hall. Our parish administrator is mainly working from home.

Finances: Christ Church has approximately £400k in investments, some or all of which could be available for building costs for a new or upgraded church hall. (Note that we also have other future calls on available funds, e.g. organ repair, church redecoration, roof renewal.)

Possible options for the hall

The various options that have been discussed are summarised below. The costs depend on the details of each option, but a rough estimate is given for each approach:

1) **Refurbishment of current hall** [c £300 - £500k upwards, plus VAT]

There are several options for refurbishment of the current hall. These might involve a complete redesign of the interior. We could also have a new or refurbished hall attached to the church by a linked building/welcome area or covered way.

2) **Building a new hall** [c £850k but no VAT]

We could consider applying for revised planning permission to demolish the existing hall and build a new hall on the existing site (or part of it) without a new house. Parking spaces could be created.

3) **Development of a new hall** (i.e. a commercial development, linked to construction of a new house on the site) [c £2.8m]. The hall would be landlocked and there would be no parking.

All options involving *commercial* development would lead to the sale of land to a third party. The construction project would need to be developed as a joint project with a builder/developer. However, we could do the development ourselves, renting or selling the final house and retaining any profit.

QUESTIONS FOR MEMBERS OF CCWW

Please write in your answers - all responses will be treated in confidence. Feel free to add any further points you want to mention on page 8.

1. We could renovate the existing hall using CCWW investment funds and a fundraising appeal. This could involve repairs on a like-for-like basis; and/or it could involve a combination of like-for-like repairs and replacements, plus changes to the fabric, facilities and layout. For instance, we could make changes, i.e. adding a parish office and removing the stage, while keeping the building and site intact.

How do you feel about this option? :

Strongly in favour

Somewhat in favour

Don't know / Not sure

Somewhat against

Strongly against

If you would like to make a further comment, please write in here:

2. We could demolish the existing hall and build a new one, using CCWW investment funds and a major fundraising appeal. This option would redevelop the hall site but would *not* involve building a separate private house.

How do you feel about this option? :

Strongly in favour

Somewhat in favour

Don't know / Not sure

Somewhat against

Strongly against

If you would like to make a further comment, please write in here:

3. We could demolish the existing hall and build a new one, using CCWW investment funds and a major

fundraising appeal, *and* we could also develop the site by building a separate private house, either on our own or in partnership with a developer

How do you feel about this option? :

Strongly in favour

Somewhat in favour

Don't know / Not sure

Somewhat against

Strongly against

If you would like to make a further comment, please write in here:

4. Whether we refurbish the existing hall or build an entirely new one, we could create a link between it and the church.

How do you feel about this option? :

Strongly in favour

Somewhat in favour

Don't know / Not sure

Somewhat against

Strongly against

If you would like to make a further comment, please write in here:

ANY FURTHER COMMENTS:

Name (optional): _____

PLEASE RETURN THIS TO THE CHURCH BY
SUNDAY 2 JULY 2017. THANK YOU.