space for all
the All Saints Church Community Project

FUNDRAISING LAUNCH
February 2020
OUR VISION

As a church community at All Saints Wokingham we have developed a vision of what our church could be like in the coming years.

When we started, we saw that the building was restricting possibilities for sharing God’s love and God’s welcome. What began with the seed of realisation that the church building needs adapting for modern use; has grown into a vision of how changes to the church building could become a blessing to many people and groups in the town. The need for action has become clearer. We are more aware of the needs in the community, have discerned God’s promptings, and seen the opportunities for sharing God’s love and hope by our response as a church.

The spaceforall vision involves making repairs and changes to our church building and its surroundings which are costly. This brochure provides the justification for making those changes to meet real needs.

I write now to invite you to make your personal commitment to give. After a three-month long period of prayer and preparation, we have reached the time when, as ordinary individuals, we need to do the extraordinary thing of making significant donations to this project.

When we began to scope this project, we did not know its extent as fully as we now do, and which is explained here. It is a journey which enters a new phase as we raise the funds to realise the vision.

What we also know now is that spaceforall is more than simply a building project. It is a journey into our calling as the church in this place. The Bishop of Oxford describes it as becoming a more Christ-like church for the sake of the world.

The expansion and changes to the town, and the needs of today in the community, give us an opportunity, not only to repair and improve our church building, but to make the most of it in order to share the light and love of Christ.

It means that as well as doing the building changes, we must also commit to making other new things happen which will bring positive benefit and change for people in this parish; and create more opportunities for more people to encounter the grace of God.

We know too that this period of garnering the wide support and engagement we need to raise the funds will take longer than the actual building works. So I see this phase as the building work which we can do, those of us who will not be wearing the hard hats!

Please join me in this work of building the support and the funds we need to realise our vision.

So, it is not as if nothing will be happening except fundraising in the coming months. We will be exploring the ways in which spaceforall can be the blessing for people that we want it to be. We will be engaging in conversations and building partnerships with people and groups in the community around us and trying out as best we can the sort of activities and events which will become the norm when we achieve this project in full.

Please read this brochure and consider your prayerful response.
Would you consider a conversation with a member of the fundraising team about how you will contribute? We would like the opportunity very much to ask you in person for your help.

Parish of All Saints Wokingham, Parish Office, The Cornerstone, Norreys Avenue, Wokingham RG40 1UE.
All Saints PCC is a registered charity, number 1127585
THE NEED FOR ACTION

The building and its surroundings need repair and sustainable conservation; and they need adapting for purpose in the 21st century

All Saints Church is a listed building of historic importance. It is the oldest public building in the town of Wokingham and contains many items relating to our local and national history. As a place of worship, including a churchyard still used as a burial ground, it carries associations for many residents, linking with family histories and key life events. It is a centre of spiritual expression for the town’s civic life, especially at Remembrance Sunday. It serves as the parish church for this area of Wokingham, offering regular Church of England services and prayers supported by a large and diverse community of worshippers, who are well-embedded in the local community. It is open every day and is visited often for personal prayer. The church offers a large and inspiring indoor public meeting space.

The building needs significant repairs:
- the 150-year-old lead roof over the main body of the church (nave) needs major repair or replacing because it lets in water
- repairs are needed to high-level rainwater goods
- many areas of the interior floor are degrading
- the chalk pillars draw up moisture
- the path approaching the main entrance under the Tower presents a trip hazard
- the current organ has reached the end of its life and needs replacing
- the warm air heating system needs replacing for both energy efficiency and building conservation reasons
- the existing lighting system is failing

There is a need to make alterations to meet the requirements of a functioning public building in the 21st century:
- there is no suitable entrance accessible to those with additional mobility needs
- the ability to offer hospitality, drinks and simple food is very limited
- there are very few spaces for circulation or gathering or for display materials and exhibits
- the large area of fixed pews offers no flexibility for different seating arrangements or creating open spaces as needed
- there are no toilets within the building
- there is a need for an integrated audio-visual system, with Wi-Fi and internet connection
- more storage is required to house modern equipment

There are redundant sections of the building which need to be removed or repurposed.
To maximise the building’s usefulness, it needs linking to The Cornerstone so that the two buildings can operate in a complementary way.

It is important in this climate emergency to make the building and churchyard a positive contributor to reducing carbon emissions and restoring the environment. Our large roof area and our churchyard offer opportunities for this.

To sustain the conservation of the building in the future, a step-change is needed in the level of interest in and engagement with the building by all sections of the local community. There is a need to ensure the future of the building through this century not only in terms of its fabric but also by growing an engaged community to support it.

Photos by Rodney Hart
Our local community has specific needs, and our church could meet these

New housing areas and apartment blocks being built in the parish mean the number of households within a short walk or cycle ride of the church is increasing significantly. The population of the parish will have increased by 50% in 2025 compared to 2010. The church is centrally located in relation to all three major new housing areas. None of these areas will be served individually by a community space as large as All Saints Church offers.

The Cornerstone and other community centres in the town centre are already experiencing more demand for meeting spaces than can be met with existing provision, and none have the large seating capacity or flexibility of use that the church could offer. Therefore, there is a need for a larger public community venue close and central to all the new housing areas, so the opportunity exists for All Saints Church to provide for that need.

The town centre has been regenerated with new retail and leisure facilities to meet the needs of a growing population and create an attractive visitor destination. Many of the new leisure facilities, including a relocated library, are to be situated on the side of the town centre more distant from the new housing areas than the church is. Therefore there is a need for flexible spaces for community and voluntary groups to run activities and events closer both to the new housing areas and the existing area on this side of the town; and the opportunity for All Saints Church, given its central location, to offer this provision.

The built-up area of the town has increased with many new dwellings of a compact design. So the need for accessible green spaces is stronger. In the demographic profile of Wokingham, people have, on average, longer life-spans. There is a high demand for healthy living favouring facilities within walking or cycling distance. Many residents have more leisure time creating a rising demand for arts and cultural activities, including local heritage interest.

All Saints Church, as an historic building with the attractive green space of its churchyard can offer the opportunities for engagement by residents in both heritage and environmental conservation. The church can also meet the need for more arts and music events as a spacious and inspiring venue located close to the expanding areas of the town.

There are needs arising from general social issues affecting Wokingham

Generally, isolation and loneliness have increased in society and Wokingham is no exception to this trend. Isolation and loneliness are not restricted to older residents. Longer life-spans have increased the number of people living with dementia. And in general, mental health is a growing concern.

There is increased inequality in society generally with a higher incidence of poverty and homelessness even in a town like Wokingham. There are more people than average living in Wokingham with learning disabilities. So, there is a need for safe and welcoming spaces for people to meet, help each other and access support services. All Saints Church when adapted could meet this need as a community hub and drop-in centre.

The climate emergency and environmental degradation is driving changes to more sustainable lifestyles, reduced commuter travel and more use of working from home. This also creates a need for more community spaces to be accessible locally and flexible to use.

Patterns of spirituality especially among the younger generations have changed. There is less engagement with organised religion reflected in lower church attendance especially for inherited worship. Expectations of worship amongst these who do or may attend church are changing; with more emphasis on the use of audio-visual media, personalised and interactive engagement in worship, and higher expectations around hospitality, which require more flexible spaces and modern facilities.

This need for more flexible spaces and modern facilities to support a greater variety of worship can be met by the proposed changes to the building. The need for new connections to be made by the church community with members of the wider community, including the new residents, can be met through additional community activities which the changes to the church building will facilitate.
Proposed plan for changes to the church

- Canopy linking the church
- New Parochial room seating 30 people, with glazed corner windows overlooking the churchyard
- Labyrinth design, picking up a very ancient tradition for contemplation
- Entrance through new power assisted door with level access
- New boiler room for the church in current external toilet
- Utility area with lots of storage, and as near cleaners and Flower Guild spec as possible
- Current screen will be opaque glazed
- Position for new organ/console
- Timber walls and floor and screens that slide across windows as black out if using projector
- New entrance to clergy vestry
- Entrance
- Entrance below tower as now, but no ramp
- One of the three unisex toilets – 2 disabled
- Up to mezzanine for choir storage and assembly and occasional meeting room above the utility area
- New screen adding privacy to the Lady Chapel, to match screen to utility area
- Memorial stones moved to make more visible places in Lady Chapel and side aisles
- New doors (similar to C18 ones) to south porch, where screens etc. will be stored
- There will be a moveable dais and altar rails
- New screen for choir storage and assembly
- There will be a moveable dais and altar rails
- Howe 40/4 chairs in oak
- Fonts
HOW THE SPACEFORALL PROJECT WILL ADDRESS THESE NEEDS

Addressing the repair and sustainable conservation of the building

Roof and other repairs
Repair or replacement of the nave roof, pillars and rainwater goods and drainage are included in the spaceforall project. First, we will investigate more fully the works needed on the roof and then either patch the roof or do a complete replacement and insulation job. Only when we have done the first investigation will we know the benefits of doing the full amount of work. We will also repair the downpipes and gutters. We will retain the current west door entrance below the tower but replace the unsafe cobbles and widen the paved area outside.

Floors and lighting
There will be a new level stone floor with an underfloor heating system. The fabric of the church will be warmed more gently. Switching the screed from concrete to permeable limecrete will stop the pillars acting as wicks sucking moisture out of the ground. They will be redecorated and should retain a good appearance for much longer than previously. The project includes a new lighting system for the church ensuring energy efficiency, flexibility, and easier maintenance.

Organ
A new organ will be needed for a church of the size and role of All Saints as a large town church and a venue for arts and music. A figure is included in the project costings. A final decision on the type of organ is not yet made, though extensive research on the options has been carried out.

Sustainability
We are disappointed not to be able to use a renewable form of heating, but we had to rule out ground source heat pumps because of the lack of available ground area required to use this type of heating in a building so big. However we will seek to install the maximum possible number of solar panels on the church roof. We will apply a sustainability checklist to the repair and adaptation works on the building covering everything from cycle racks to air conditioning in the Parish Room. We will be using LED lighting everywhere and local stone as far as possible. We will develop a long-term conservation and activity plan for the churchyard.

Heritage
We will apply to the National Heritage Lottery Fund and, if successful, work under their guidance. We will celebrate the heritage of the building, developing a range of activities to increase significantly engagement by all sections of the local community in the heritage and conservation of the building, and especially from groups currently under-represented, such as those with learning disabilities.

Addressing the need to make the building fit for purpose in the 21st century

New entrance
To make the building accessible and inclusive we will provide a new entrance on the north wall with level access and automatic doors.

An improved pathway will give lit access to the new north door from the new paved area outside the west door; linking to the current Gathering Space, which will be retained and made good, and a new door in the link foyer between the church and a new Parish Room (see plans). A covered, but open, walkway will link the church and The Cornerstone.
Open floor space
We will remove the fixed pews in the nave creating a large open floor; making space to be used flexibly, allowing for welcome areas, displays, activities, room for circulation and different configurations of seating including around tables. The seating solution will be a system of stackable chairs of natural materials.

Café
There will be a servery in the south-west corner of the nave providing the ability to offer café facilities. Accessible toilets, sinks and storage units will be installed in the area currently used as a choir vestry.

Audio-visual system
There will be an integrated audio-visual system which will be designed for ease of use by different users and volunteers.

New extension
Meeting the needs for flexibility and adaptability to multiple uses, as well as the demand for more meeting space in the town, we plan to build an attractive new self-contained room at the north-east corner of the church (a Parish Room). It will be accessible from the church and have its own entrance from the churchyard; and serve for multiple uses including meetings, break-out sessions, a green room for performances, and smaller prayer and worship groups. It will be linked to The Cornerstone by a new covered walkway.

A quiet chapel
Additionally, the chapel in the south-east corner – the Lady Chapel – will be enhanced as an area permanently designated for prayer. A new screen with door will be installed giving some separation from the main church and opening the existing side door on the south wall to allow for separate access.

Storage
Additional storage space will be provided in various locations on the periphery of the building, and to increase secure storage we will enclose the south porch to provide a large storage area.

Safety
Fire safety will be improved by the new exits in the north wall, in the Lady Chapel south wall and in the current vestry through and out at the new Parish Room link foyer.
Addressing the needs and opportunities in our local community

New venue
The improved church building will provide a large and flexible public space meeting modern requirements. It will be a community venue close and central to all the new housing areas whilst continuing to serve the existing residential areas of this part of Wokingham. The new Parish Room and mezzanine room above the current vestry, as well as the openness of the main space for multiple use, will meet the need for more meeting rooms in the community. The clear open floor area of the main church will provide for a greater range of gatherings, activities and events.

The greater accessibility and functionality of the building will increase the range of groups able to use it. Its location central to new housing areas will provide for sustainable access by walking or cycling and improve outreach opportunities by local groups and services to residents on this side of the town. We will promote the opportunities the building offers to the community in conjunction with the Cornerstone, and plan to employ a community engagement worker to establish it.

Community hub
We will work to reduce loneliness and increase general well-being and community connections, by building partnerships with other local groups to create a community hub based in the renewed church building. This process of partnership building has already been started with conversations ongoing. We will seek to create a safe and welcoming environment. It will be open every day with café facilities and a drop-in ethos. We will encourage more community groups to work together and with the church community. We will bring people together and increase the access to support for local people by encouraging different voluntary and statutory support agencies to run “pop-up” events and activities to meet community needs.

Cultural centre
We will meet the need for more locally based arts, cultural and music events by building partnerships with groups and artists of various kinds to stage exhibitions, presentations, and concerts. We have trialled and proved the value of this through our recent concert programmes. We will also seek to promote the use of the building for learning and personal development activities.

Heritage and environment
We will promote greater engagement with the heritage and environment of the building and the churchyard by developing a range of opportunities for different people, especially under-represented groups, to get involved. We will develop the knowledge base about the history and the significance of the building and increase public access to it by creating a range of interesting materials such as a virtual museum, augmented reality heritage trails, digitizing our archives, eg the parish magazines of the last 170 years; new guides to the church and the churchyard; as well as a programmes of specific events and activities focused on heritage and the environment.

Variety of worship
We will use the opportunities the more flexible spaces offer to explore a variety of worship events and formats; expanding the options for our current Messy Church and Family Services, and new formats such as “café church” and the wider use of audio-visual and the arts in worship. We will retain our inherited worship offer for as long as there is support for it, though also explore the opportunities a renewed building gives to enhance and evolve it to meet the needs of the worshipping community.

Social justice
We will develop the existing community action which our church supports (e.g. night shelter provision) while promoting social justice topics that matter to us (e.g. climate emergency, food poverty.)

Quiet prayer space
We will always promote the Lady Chapel as a designated space for private prayer or prayer ministry; encouraging access, when the main church is busy, through its own new independent access door. The Lady Chapel has been used as a centre of prayer and prayer ministry for some years.

Exploring spirituality
The renewed and extended building will give the chance to offer events and activities which meet the broader spiritual needs of different groups in the community, such the Millennial generation, or the younger half of the “Baby-Boomer” generation now coming into retirement, (both of which groups are generally absent from current church services) and specifically relating to new residents in the town.

Our mission
Our developments will be guided by our mission as a church. We seek to increase those relationships and connections which improve well-being and flourishing across the community. We aim to increase the number of people engaging meaningfully with our church community, giving opportunities for people to choose to encounter and explore Christian discipleship.
THE BIG NUMBERS

How much will this all cost?
We will have firm numbers for all the construction costs before we decide definitely to go ahead, and elements of the design can be tailored if we believe the price is too high or we do not have the funds. These numbers are best estimates.

<table>
<thead>
<tr>
<th></th>
<th>£000</th>
<th>Basis of estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building costs</td>
<td>1,200</td>
<td>This is the 2019 estimate from the Quantity surveyor, increased for inflation and including a 10% contingency.</td>
</tr>
<tr>
<td>Fees and investigations</td>
<td>250</td>
<td>Most of our fees are quoted as a percentage of the building costs</td>
</tr>
<tr>
<td>VAT on these</td>
<td>90</td>
<td>It is not yet clear on what we will have to pay VAT. We are getting advice on this and lobbying our MP over the possible removal of the VAT grant for work on listed buildings</td>
</tr>
<tr>
<td>Additional contingency on above at c. 15%</td>
<td>230</td>
<td>This could cover additional VAT, for example</td>
</tr>
<tr>
<td>Repairs (incl fees and any VAT liability)</td>
<td>500</td>
<td>This is a budget number which has been agreed in principle by the conservation architect. We will do further investigations to provide a firmer number</td>
</tr>
<tr>
<td>Chairs, audio and other aspects of fit out</td>
<td>180</td>
<td>Provisional sum, based on quotations from three AV companies and our preferred choice of chair, with estimates for appliances etc</td>
</tr>
<tr>
<td>Cost of fund raising</td>
<td>35</td>
<td></td>
</tr>
<tr>
<td>Celebrating heritage</td>
<td>60</td>
<td>This will be developed as part of the NLHF development phase work</td>
</tr>
<tr>
<td>Organ</td>
<td>280</td>
<td>There are still discussions on the details of the organ construction</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,825</strong></td>
<td></td>
</tr>
</tbody>
</table>

Numbers agreed by the PCC on the understanding that everything at the moment is an estimate

WAYS YOU CAN HELP

By prayer and our prayer chain
Join the prayer chain whether as an individual, family or group, praying how you want, where you want and when you want, in church, at home, when at work, when out walking, in quiet solitude, or even pushing a trolley along the aisles of a supermarket.

There are written prayers to guide and inspire, but mostly we want to encourage you to share your prayers and we will be installing a prayer post box at the back of the church where written or typed prayers can be posted, and we will have occasional Prayer Gatherings in the church.

By offering your time and talents – as you might imagine, a big project like this requires all sorts of talents and lots of time both during the work phase and afterwards so we are sure there’ll be something you can do to be involved and help make this happen. If you’d like to get involved as a volunteer in one of the many small groups working on aspects of this project please email spaceforall@allsaintswookingham.org.uk and you will be directed to the right person.
WHERE WILL WE GET THE MONEY?

We have identified five different elements for our fund raising and based each on both our experience (for example from raising finance for The Cornerstone) and advice from professionals

<table>
<thead>
<tr>
<th></th>
<th>£000</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing funds</td>
<td>370</td>
<td>From careful stewardship of legacies over many years and £15,000 of donations already received from the congregation</td>
</tr>
<tr>
<td>Individual donors</td>
<td>790</td>
<td>Based on advice from professional fund raisers and our experience of raising funds for The Cornerstone</td>
</tr>
<tr>
<td>Heritage Lottery</td>
<td>950</td>
<td>We are hopeful of this funding but we have two stages of application still to get through</td>
</tr>
<tr>
<td>Other grants</td>
<td>980</td>
<td>From a wide range of sources, including both local and national</td>
</tr>
<tr>
<td>Activities and events</td>
<td>150</td>
<td>These will be run not just to raise funds but also to increase awareness of the spaceforall project with the whole community in Wokingham. This will include things like “sponsor a chair” but they will not start until part way through the fundraising programme</td>
</tr>
<tr>
<td>Contingency</td>
<td>-415</td>
<td>over 10% allowed against one or more of these being optimistic</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3,240</td>
<td></td>
</tr>
</tbody>
</table>

Numbers agreed by the PCC on the understanding that everything at the moment is an estimate

WHEN WILL WE START THE WORK?

The programme is not yet firm as we have so many permissions still to get and the money still to raise. This will come from a range of sources and if we are fortunate enough to be awarded National Lottery Funds, the earliest we can start is January 2022, and if we don’t get their funds, our own the fundraising will certainly need to continue in earnest right through that year.

<table>
<thead>
<tr>
<th>Year</th>
<th>Month</th>
<th>Events</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>July</td>
<td>Planning permission granted</td>
</tr>
<tr>
<td></td>
<td>July – December</td>
<td>Detailed design work</td>
</tr>
<tr>
<td>2020</td>
<td>February</td>
<td>Application to the Diocesan Advisory Panel for the next stage of Diocesan permission. They have agreed in principle but not yet to any of the details of the design.</td>
</tr>
<tr>
<td></td>
<td>March to June</td>
<td>Discussions with the DAC and develop working drawings for contractors</td>
</tr>
<tr>
<td></td>
<td>June</td>
<td>Apply for lottery funds</td>
</tr>
<tr>
<td></td>
<td>Summer</td>
<td>Go out to tender</td>
</tr>
<tr>
<td></td>
<td>Autumn</td>
<td>Apply for faculty</td>
</tr>
<tr>
<td>2021</td>
<td></td>
<td>Continue investigations of roof fabric and structure, the development of our plan for working with the community and fundraising</td>
</tr>
<tr>
<td>2022</td>
<td>Spring</td>
<td>Start work</td>
</tr>
<tr>
<td>2023</td>
<td>Spring</td>
<td>Reopen church</td>
</tr>
</tbody>
</table>
HOW TO GIVE

By donation
You can give money in one lump sum or by spread your donations over a longer period. Choose the way that suits you best.

• by cash or cheque payable to All Saints Church in a blue envelope, clearly marked “spaceforall”
• direct transfer by BACS, quoting your name as reference to the special appeal account:

   Account name: All Saints PCC
   Account number: 91342061
   Sort code: 40-47-09

• using KindLink from this QR code
• by standing order – there are forms at the back of the church and on the church website
• through the Parish Giving Scheme (PGS) – email spaceforall@allsaintswokingham.org.uk for a form
• using a credit card - at the back of the church during services, or in the Parish Office during office hours

The first £300,000 we raise will be allocated to support the design work and up-front investigations for the project; subsequent gifts will be used to pay for any construction, fit out and refurbishment and on-going maintenance to enable the church buildings to offer a community space for all.

How much should you give?
Only you know the answer to that through prayer and careful consideration.
We have based our target on our experience of raising money for The Cornerstone and are hoping for some really big gifts of more than £20,000, several hundred gifts of £1000 or less, and at least 100 gifts of £3,000 or more to get to our target.

We will acknowledge all gifts of over £100 so long as we have contact details, but we will not publish a list of donors.

Gift aid
If you are already a gift aid donor at All Saints you do not need to fill in a separate form, but as with any gift aid you can only claim gift aid on.

What if we do not raise enough money?
We will still have a project but it may be delayed, phased or reduced on scope.

THANK YOU FOR WHATEVER SUPPORT YOU CAN GIVE THIS PROJECT