

Christ Church, Cockermouth (1865)





Current Situation

Congregation

- ~70 per week
- Mostly aging
- New families starting to come

In and around Cockermouth,
11 churches in a Mission Field



- Shared resources
- Shared clergy/ministers
- Targeted application
- Dedicated youth minister working with all schools across the Mission Field

Heating of church
building pre 2020

- Towards end of 2019, treasurer announced that church could no longer afford to heat the church building
- Church never reached desired temperature during the period October to March
- They planned to closed the church, and run all regular services in the church hall during the winter period
- And then COVID arrived, so plans put on hold



Heating of church building post 2021

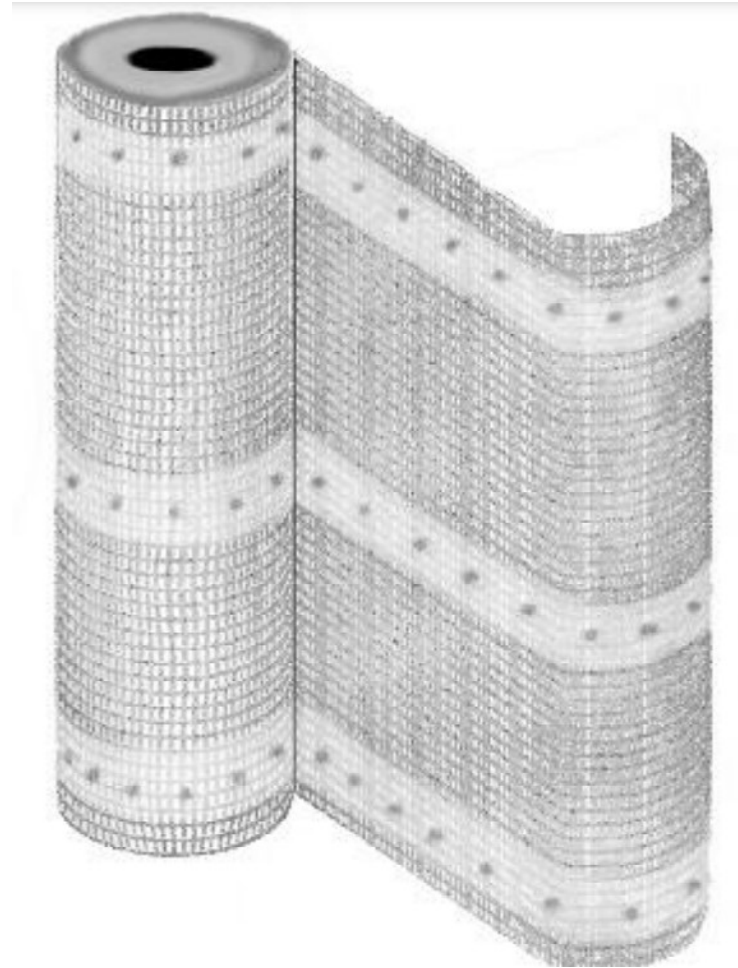
- At a prayer meeting
- Installed tent – takes ~ 4 hours to do
- Church reaches temperature - ~ 2hrs to temperature
- Savings more than 60% - gut feel from the Treasurer
- No coats
- Fans not radiators

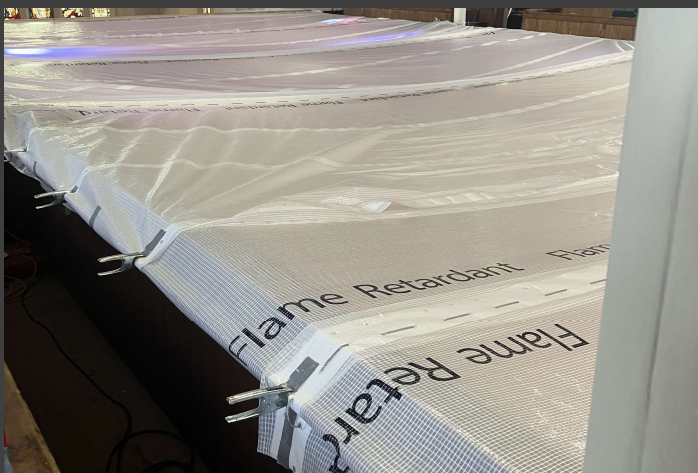
Ecclesiastical Insurance

- Concerns over materials to be used:
Used only fire retardant materials
- Concerns over access/egress:
Locked off access to all balcony sections
- Flame Risk:
Reduced candle size and undertook full Risk Assessment



Info	Detail
Specification	175 Gsm
Length	45m
Width	3m
Colour	White
Fire Retardant	Yes
Standard	CPAI 84 SECTION 3.2 (AMERICAN SPEC)
Pack Size	150cm x 25cm x 25cm
Weight	23.625Kg









Concerns

Older members

Initially against, now the biggest fans

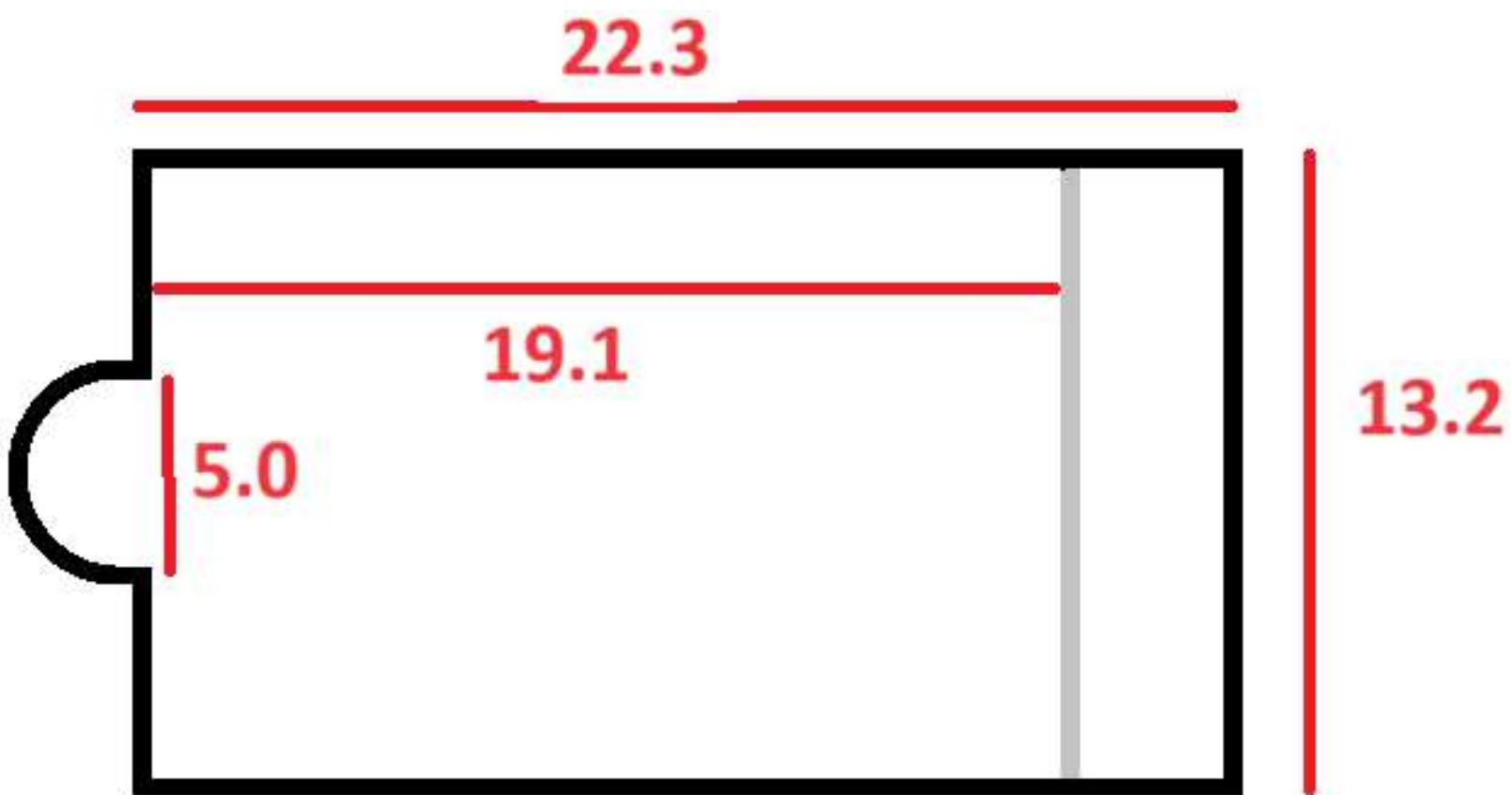
Cockermouth Harmonic Society

- Concerned about change in acoustics
- Church removed tent
- Outside temp $\sim -10^{\circ}\text{C}$, not much warmer inside
- Poor attendance
- Now leave tent in place and accept acoustics will not be perfect

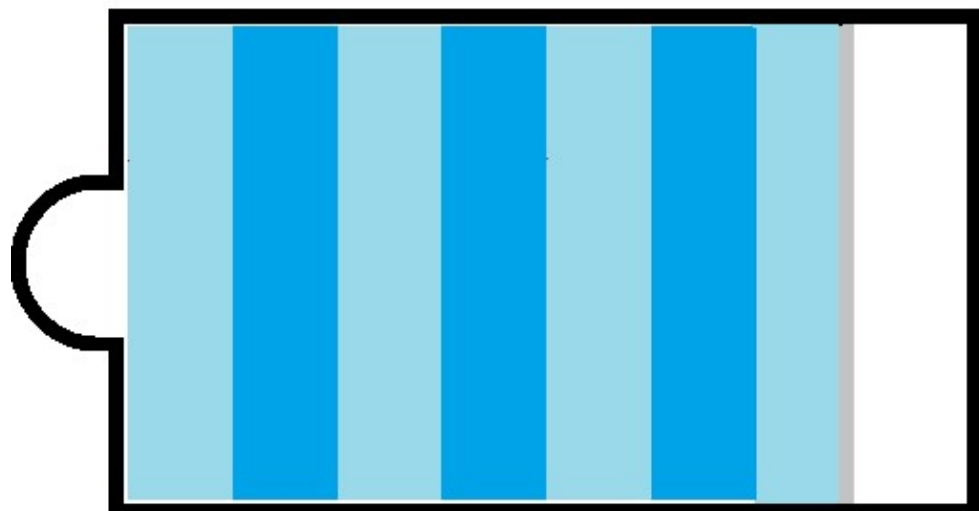
Moving alter, 'covering-up' East Window

Due to immediate impact of change in environment, this has not been an issue at all, despite fears it would be a significant change that would not be accepted

- Total cost of materials around £1,000
- Payback less than 4 months
- No faculty – ITV news – bit of a blind eye as Diocese looks on in interest
- Took the opportunity to up grade low level lights and installed TV screens rather than projector in 2023 – approx. £1,500 spend







BASIC RULE OF THUMB

3 x rolls scaffold sheeting £ 450

3 x stainless steel kit for gardens £ 90

4 x 5m wooden battens £ 30

£ 570



EVEN MORE BASIC

1 x Roll scaffold sheeting £ 150

2 x Large crocodile clips £ 30

9 x 5m wooden battens £ 70

£ 250

Class B Engineering Brick Smooth Blue Solid 65mm



Keswick Methodist Church (1863)



Replacing the window was too high to consider

Needed to retain street view

The external damage needed to be eased

Heat loss through windows was a concern



Internal
Secondary
Glazing



Polycarbon external protection

Keep design simple – cost and maintenance

Where possible go for one piece for external

Keep as square as you can internally

Could not give me the cost

– included within a bigger project

JR estimate ~ £500 per m² for both



We have challenged ourselves and reflected on our purpose and calling as Christians in Keswick. This led us to revisit our vision for Keswick Methodist Church for the 21st century: "Vision 21". Our vision is to follow and serve as disciples of Jesus Christ:

To be a loving and serving Christian presence at the heart of our community – a welcoming community where everyone can belong.

To contribute to solutions for Keswick's lack of affordable housing by releasing some of our land.

To particularly welcome and serve the needs of our local population.

To provide Christian hospitality for the thousands of visitors to the town each year.

To enable the wider mission of the Church through "God for all" in partnership with all Christians in the area.

Current Situation

Congregation ~ 35

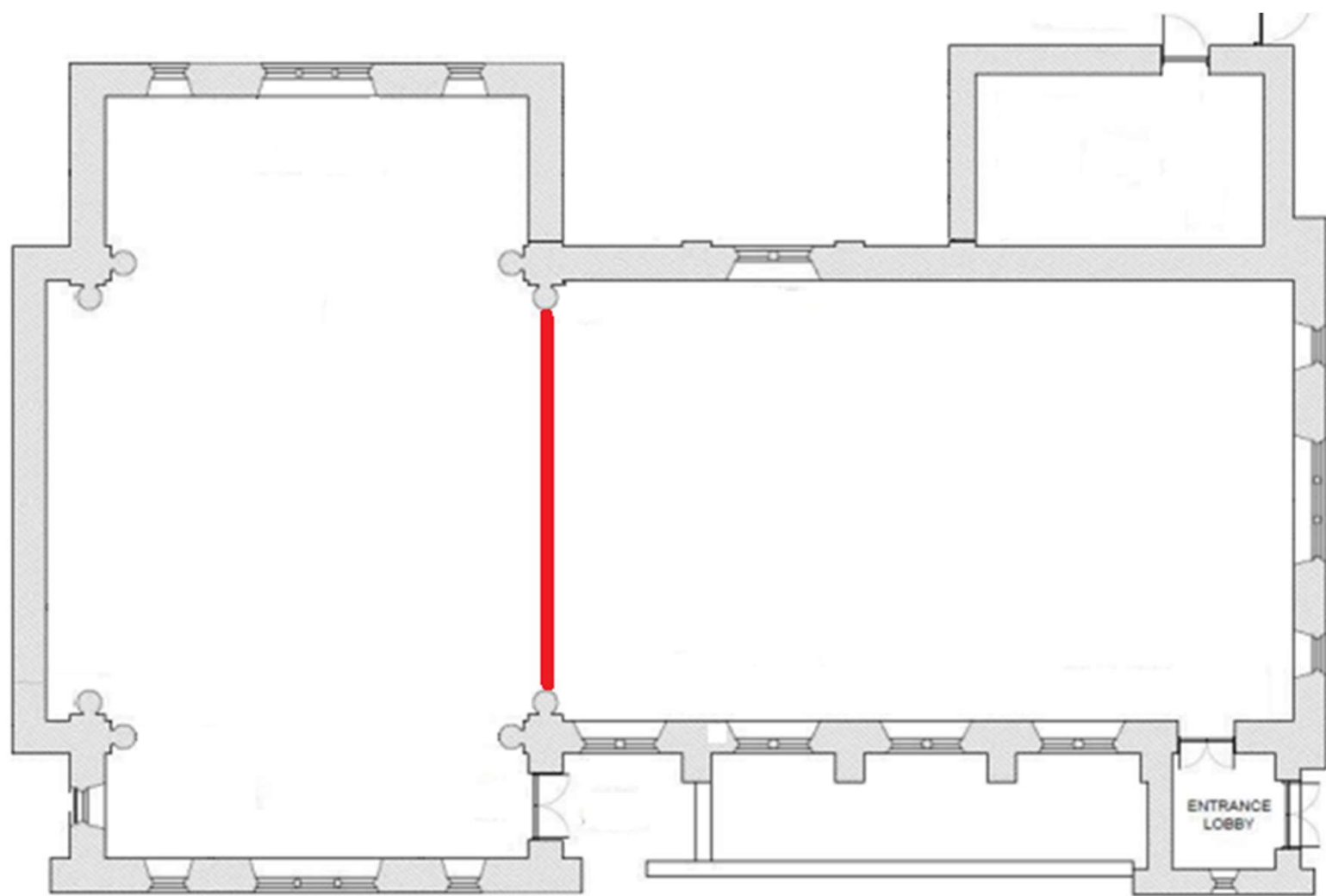
- ~ 25% visitors
- Aging
- No Children

3 weeks in year

Keswick Convention take-over







Have a Plan

- Stay as you are
- Growth
- End of Life

Strengths

- Motivated by faith
- Core purpose of Worship
- Strong local historical presence
- Strong individual links to local institutions and charities (outward looking)
- Pastoral concern and support for each other and beyond
- Smaller groups to nourish and engage
- Inclusion – welcome for all
- Our location
- Car park
- Willingness to evolve & learn
- Stable membership and growing attendance

Weaknesses

- Age profile
- Lack of younger people
- Signage
- Current space and organisation is inappropriate for the present and the future
- Premises are shabby & deteriorating
- Facilities do not engage with future potential partners

Opportunities

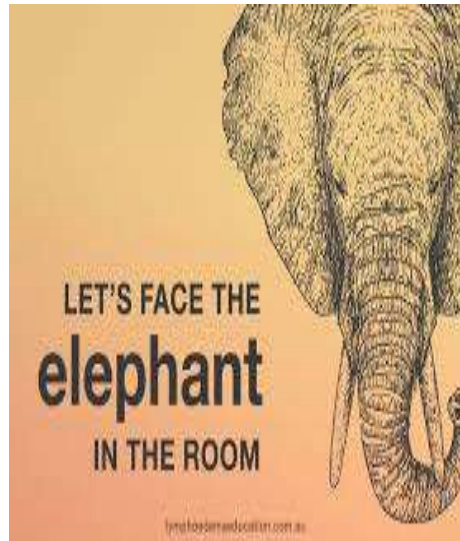
- Desire to create a church community & building, fit for the future
- Embracing new technology
- Mission communities – “God For All”
- Partnerships
- Opportunities for discipleship development and learning
- Opportunities to enrich, explore and expand worship – especially music
- Our new leadership
- Sharing resources
- Continue to grow in numbers
- Growing as a circuit
- Moving of the Keswick Ministries headquarters
- Define our vision: What does God want?
- Involvement in community events
- Improvement of facilities to be appropriate for the future

Threats

- Ageing congregation
- Failure to embrace change and renewal
- Dysfunctional buildings
- Inability to raise sufficient funds

Chose End Of Life

SWAT told them that you can have lots of Strengths and Opportunities, but this is lost where change constantly acts as an anchor and there is little enthusiasm and/or desire to alter from the known



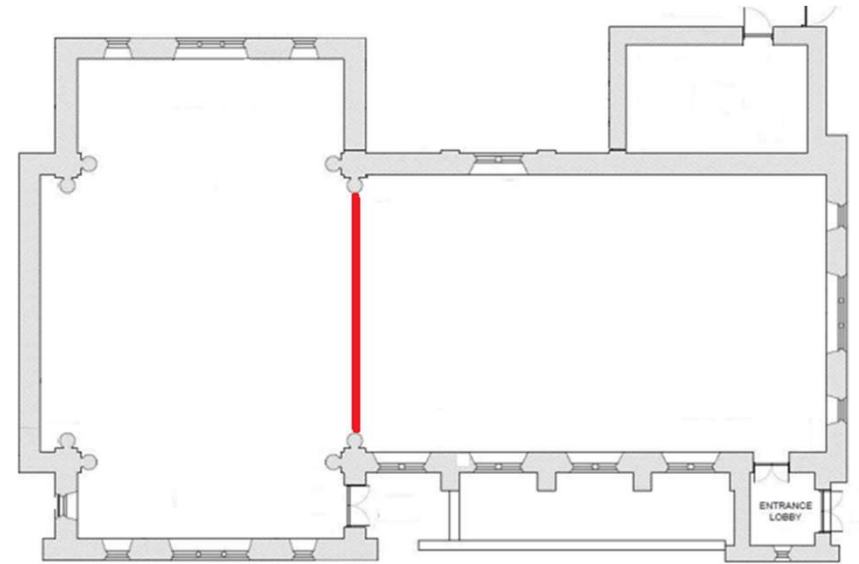
If it was not for the Keswick Convention, the Church in its current format would need to close – lack of funding and inability to pay their way was a major, constant, concern

The building as it stands clearly has no potential for further development nor is the cost of maintaining and running it sustainable for the local congregation.

However, they had time to choose what was the best way forward

Careful consideration of the space available and discussions demonstrated that it would be possible to redevelop the current worship area to provide improved facilities which would be sustainable and energy efficient in the long term.

The development provided two spaces with much more flexibility for worship which, whilst retaining something of the grandeur of the present space, is more intimate, comfortable, welcoming and warm.





The End of Life plan was to have a building that people could continue to use into the future – which may not include Christian services

Short to mid term and beyond, they would still need to accommodate the Keswick Convention – major financial consideration

Space that the occasional larger than normal services – such as weddings/funerals would require.

And what if God has plans.....

The overall cost of the project was £500k

The building has provided:

- **significant savings in expenditure due to a smaller building together with highly increased energy efficiency and usage**
- **significant increase in premises related income though increased bookings and a wider range of users**

Change use of building

Don't do anything until you know

Consult, consult, consult

Plan

Repeat

Do not use consultants or professionals until you have things sorted out in your own mind

For their project, they spent nearly £45k – around 9% of total costs – which upon reflection was money not well spent

Find out what they want rather than tell them what they will be offered

- They felt that this was significant in the planning – as you always find good ideas from people who are not churched and you may be limited by what you know.
- Give them a blank sheet of paper
- Don't limit who you contact – you will be amazed who will want to help

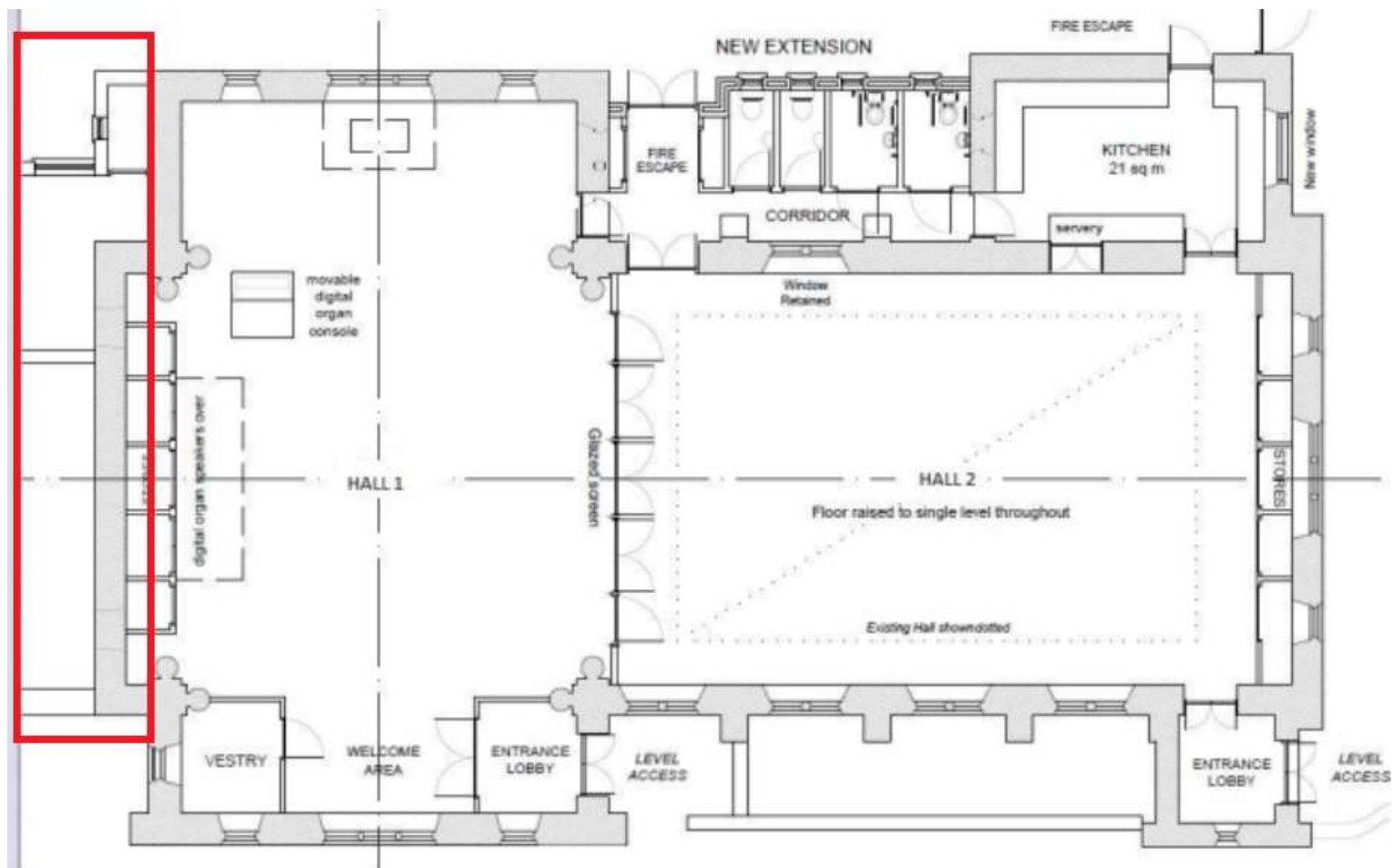
Use government approach

Let things out as a rumour and see what the reaction is

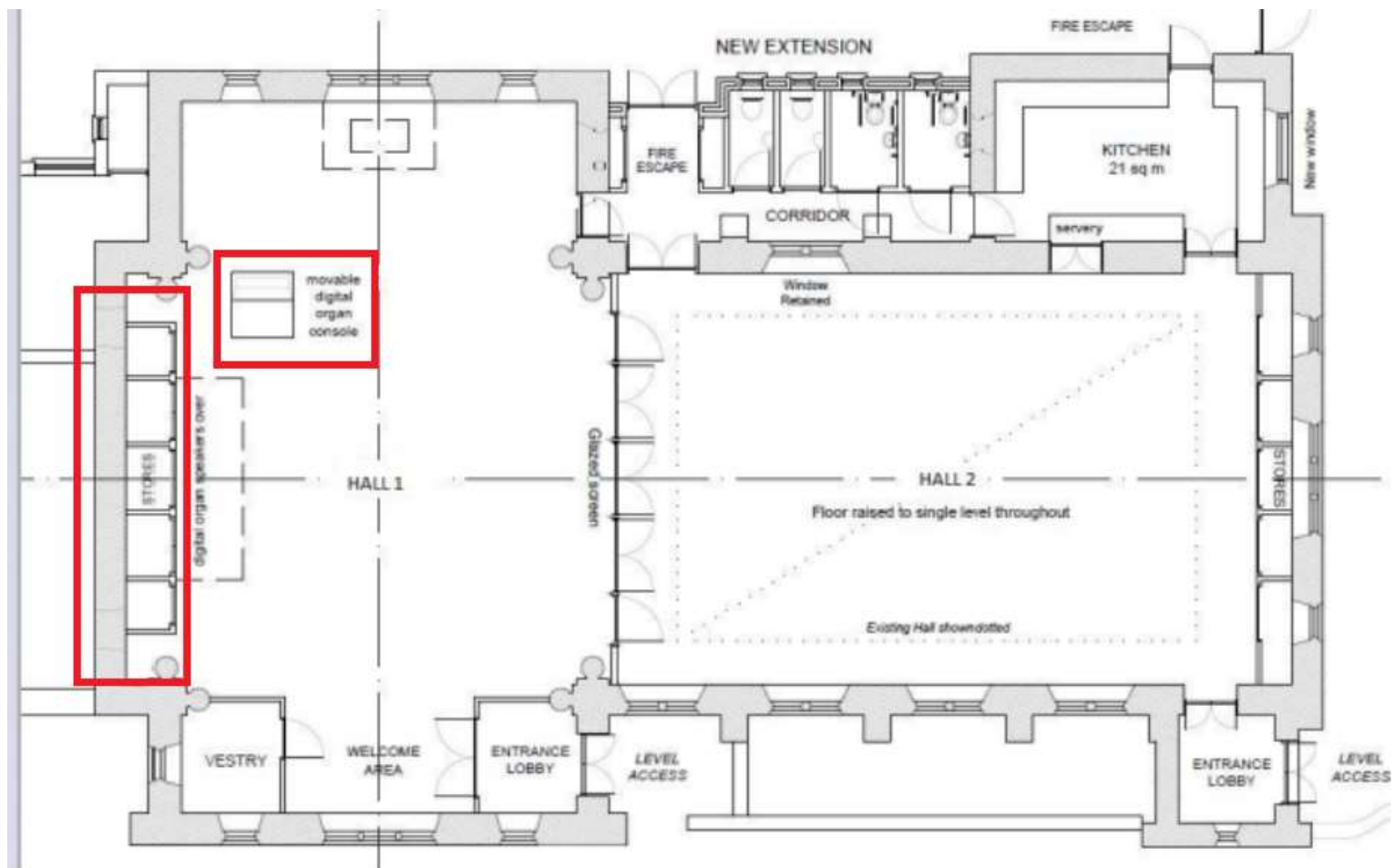
Do Not Rush this part of the process

~ 2 years – time well spent

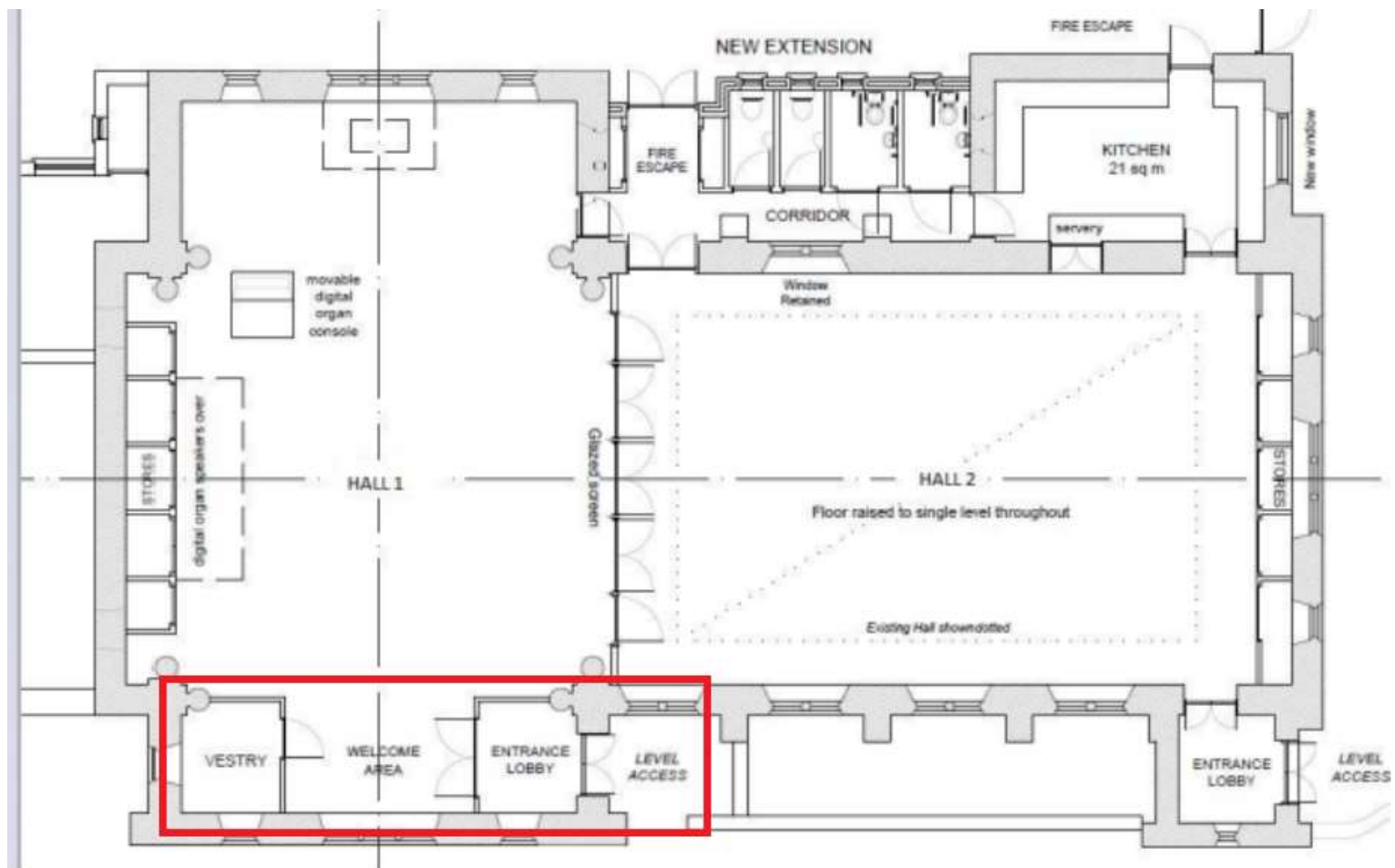
Caused a lot of interest and tie in



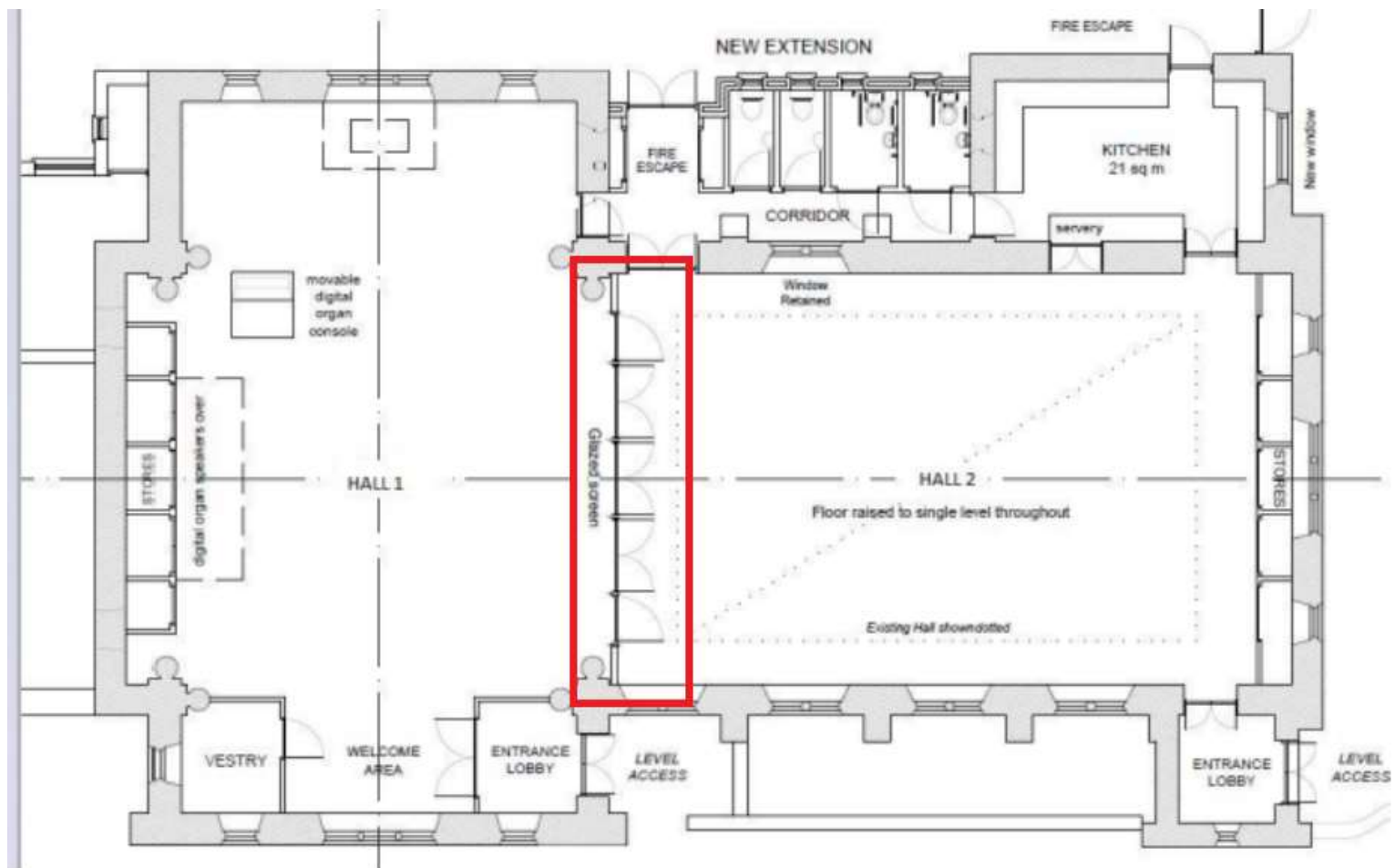


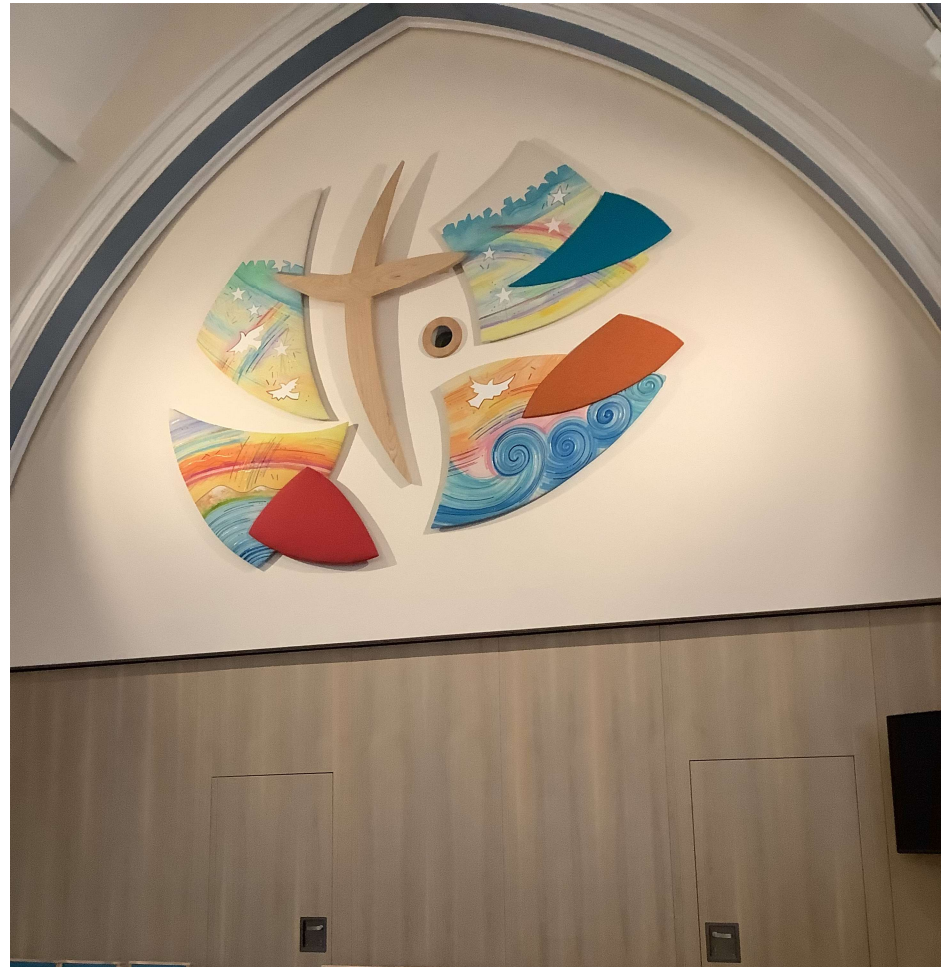






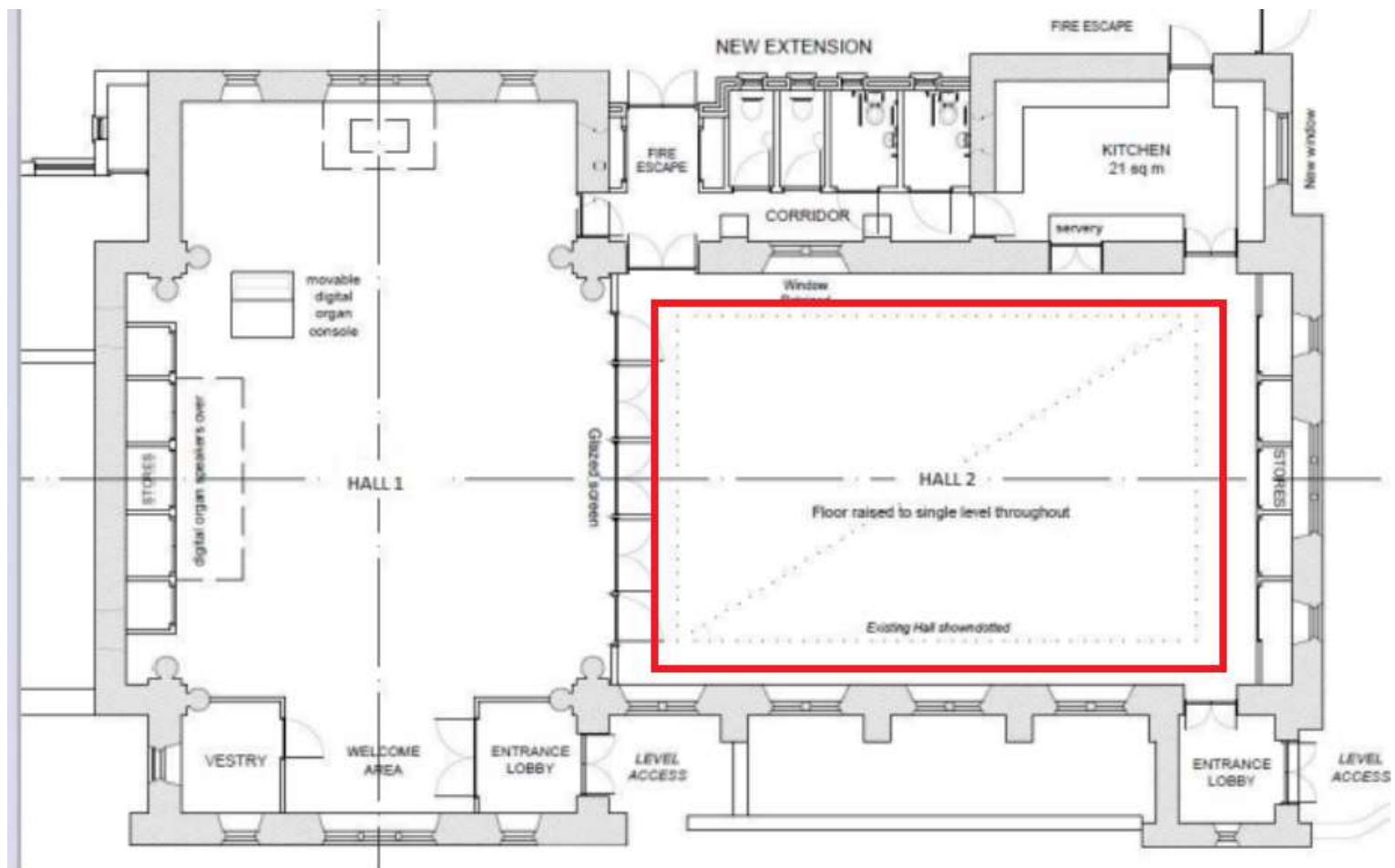


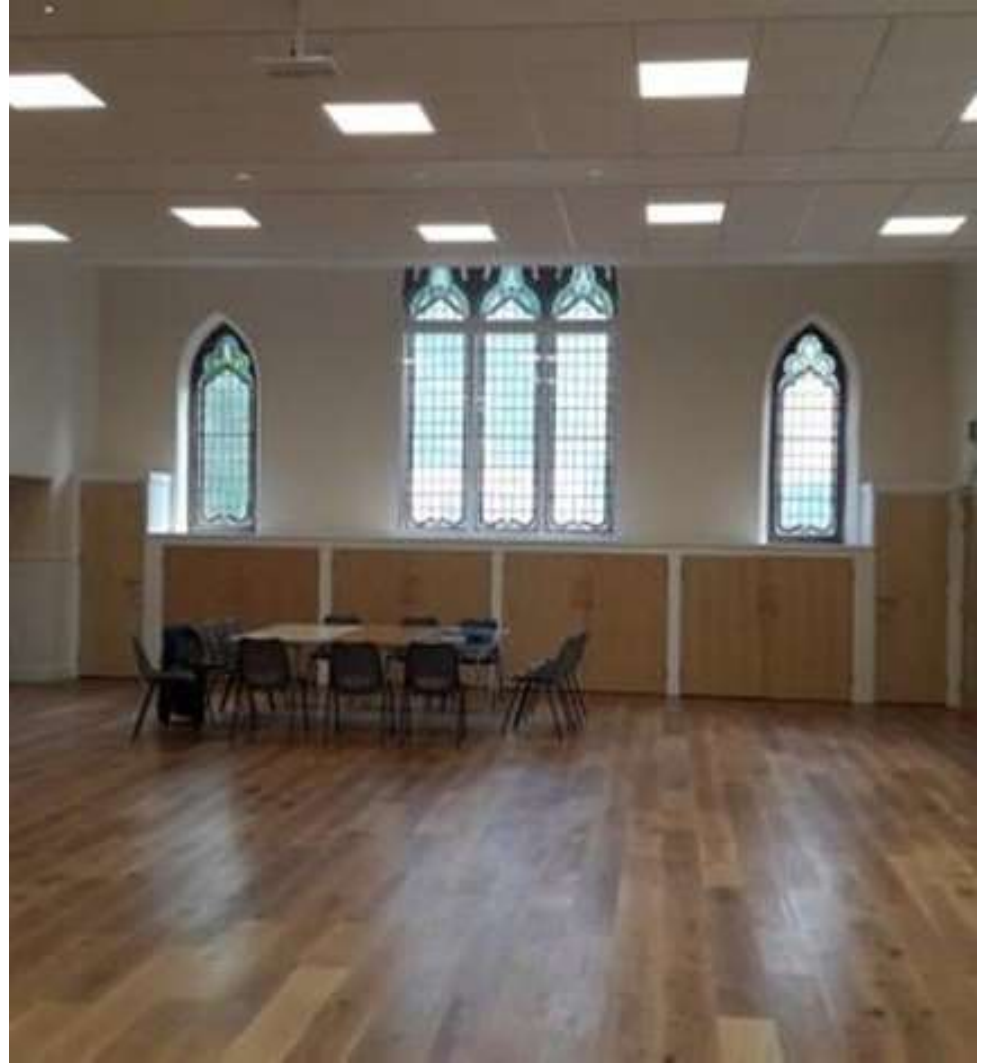


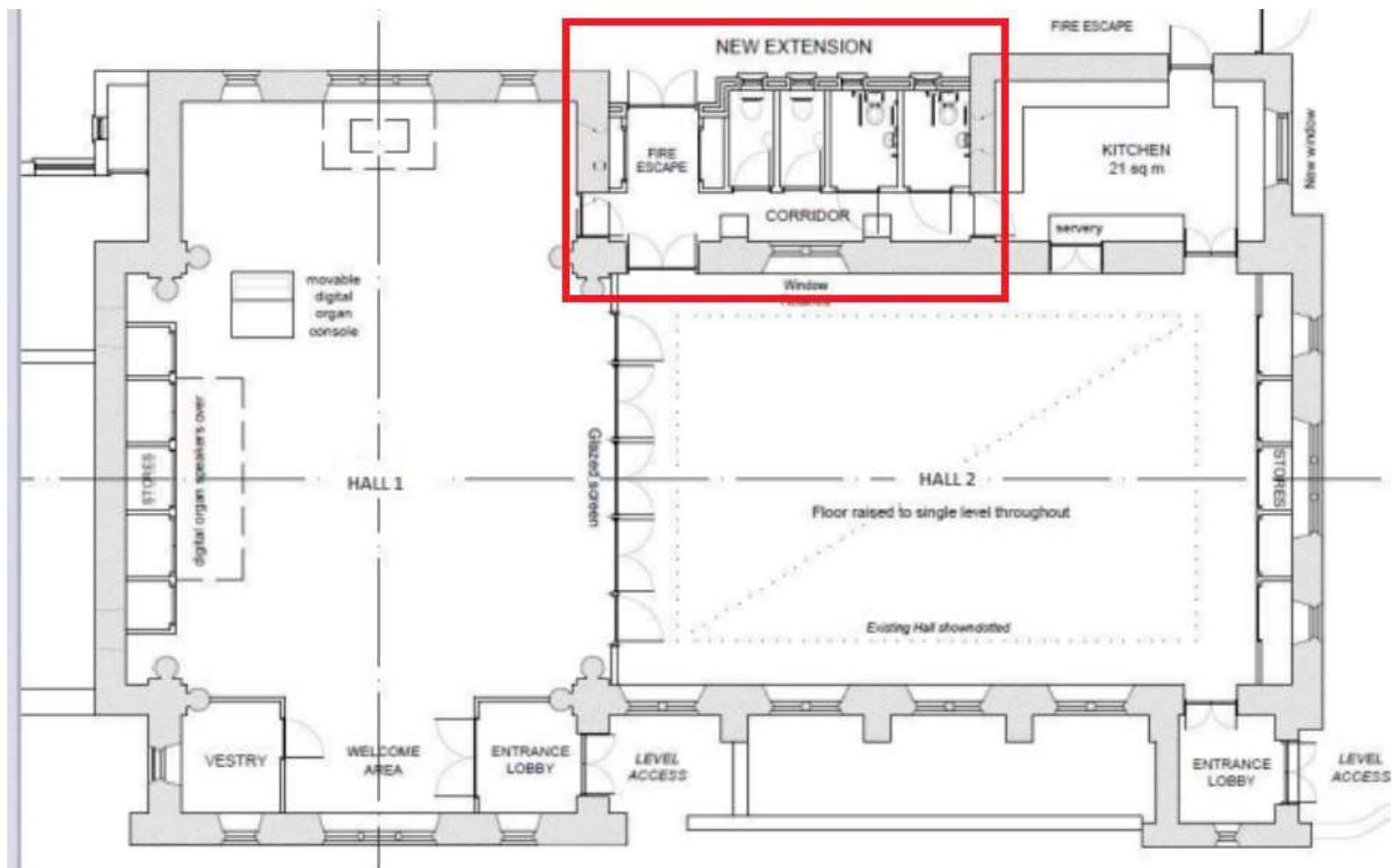


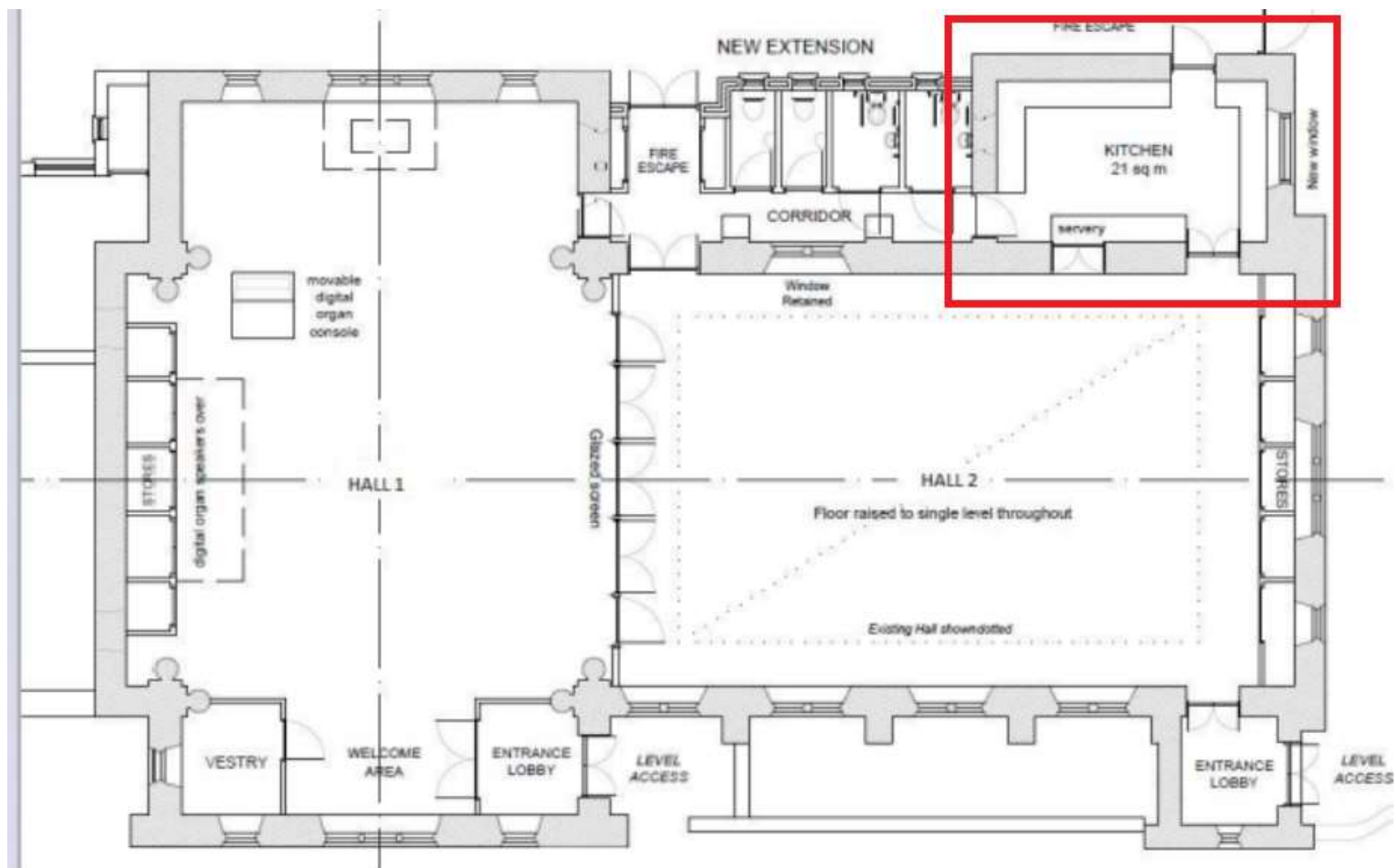














Whole building rewired and plumbing renewed

Carbon foot print significantly improved by design

The dividing door is designed to be a thermal barrier as well as an acoustic barrier. This is only opened out when required for larger church services.

The 'church' end of the building has a normal weekly usage of no more than 4 hours per week – so they chose to use warm air heating rather than radiators due to speed and cost

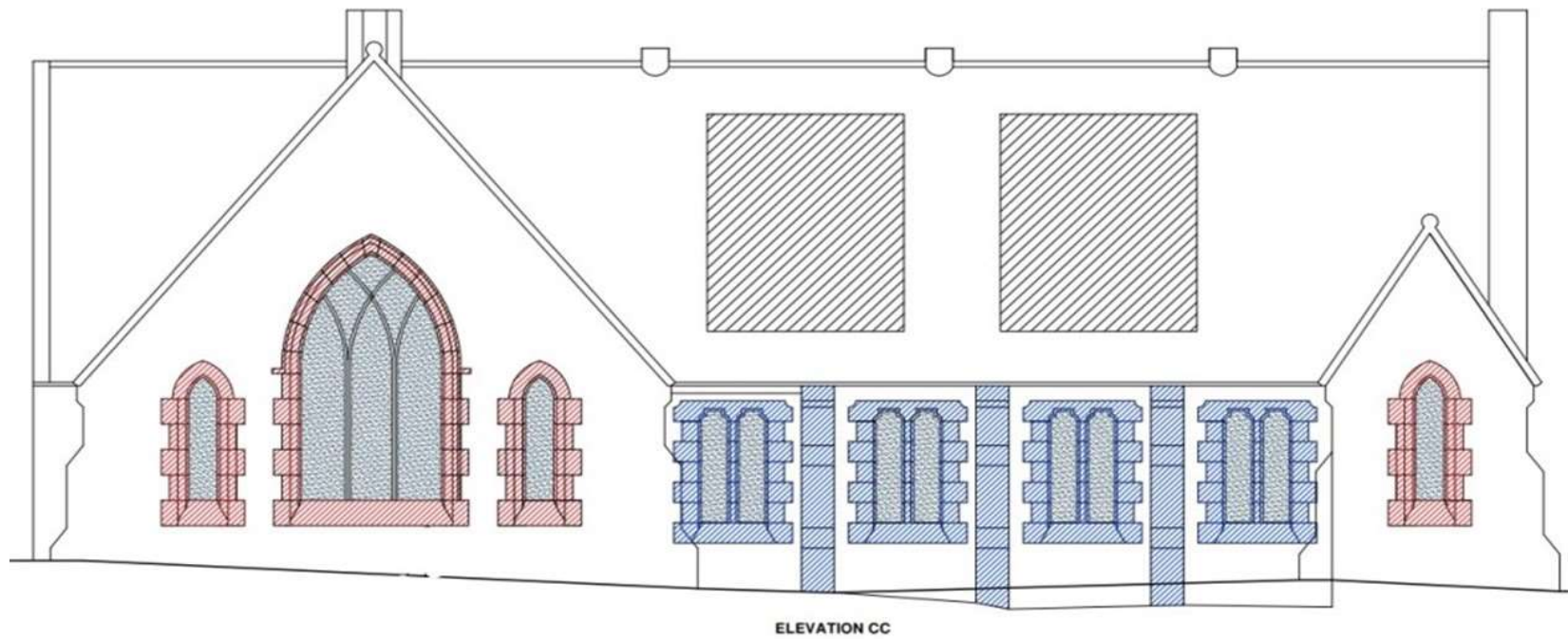
The community end of the building is currently used for around 60 hours per week. They have both radiators and warm air, and will use which ever system gives them the best outcome. They still need a boiler for hot water for the kitchen, but upgraded system is significantly more efficient.

The heating systems for both parts of building controlled externally, and takes about one hour per week for someone to plan its usage for the whole week.









Combined photovoltaic cells and batter storage

£20k to install – around 5 years payback

Using roof tile shaped interlocking cells to form 'panels' to minimise visual impact

Work to existing building	£125k	Asbestos removal	£ 7k
Extension	£ 35k	Repairs to existing structure	£ 9k
Mechanical and Electrical installations	£ 70k	Loose furniture and fittings	£ 15k
External Works	£ 8k	Organ disposal	£ 3k
New digital organ	£ 25k	Risks	£ 14k
Movable dais	£ 4k	Professional Fees	£ 45k
Main Contractor's Preliminaries (based on 39 weeks)	£ 49k	Planning and Building Regulations	£ 1k
		Relevant VAT	£ 78k

If you have funding already, plus some match funding – wait until you have just over 50% in place.

Don't say we need £500k at the beginning.

Instead, you can say, the total anticipated cost is £500k, but we have already raised £250k

Lots of people want to be involved with success.

