

Last time I stood up here and spoke to you was 21/22nd January. You remember, I spoke to you on two important points for the Parish and its community – namely The Parish Centre and the Church Fabric.

Following that presentation – we asked you to tell us what you considered to be the PRIORITIES...which project should we do first. Over 108 people expressed their view and as one would logically expect, 106 people said that the repairs and maintenance of the Church was to be addressed first. The Parish Centre is still wanted by the Parish, but the Church must come first.

What people were asking was :

**HOW MUCH will each project cost ?
WHEN will the Centre be Ready ?**

We did not want to rush and quote you figures that months down the line would prove to be wrong, so we held back on quoting “How much” until we consulted the professionals.

We asked AED Practice – a firm of Architects to carry out a new survey of the fabric of the Church and the Friary. Their report called the Quinquennial – QQ-report because it is a 5-yearly report, was to update us on how bad things were.

The last QQ-report WAS done in 2002 and had not been acted on. The 2007 survey was not done. This AED survey was completed in April, and their report can now be seen on the Website. The basic costs quoted had to be complimented to reflect current trade charges, professional fees, decorating the Church and Friary, a contingency amount and VAT.

The Parish was also asking for the cost of building a Parish Centre.

By last January, The Centre Project had progressed nicely to the point when we needed a professional indicative cost for the project. The Diocese Architects provided us with a figure. The Parish Centre committee wanted a second professional opinion of the Cost. This required an accurate architect's scale drawing of the Centre, to work out a reliable quote. It would have cost us £1000 just to commission a drawing, so for the time being, we'll take the figure that the Diocese estimated the Parish Centre will cost. We were also advised that it would take 18 months from the time we commissioned the building of the centre, to the time we had an inauguration ceremony.

The next hurdle for both the Church Repairs and the Parish Centre was FINANCE.

Unless we discover a Philanthropist here in Ascot, or maybe strike oil in the Friary Garden, the financing of the Restoration work needs to be organised in the Parish.

We are now able to answer the two top questions on Parish projects, the HOW MUCH and WHEN.

As you can see, neither project would be cheap. !

£168K is needed for jobs classified as urgent to be completed in the first 12months. £120K is estimated to be needed to finish the rest of the identified work outside the 12-month emergency timeframe.

We cannot wait to repair the church roof and the other prioritised work, required to be completed in the next 12months. We will need to ask the Diocese to lend us money to enable us to get on with the priority work identified as urgent in priority window of the QQ-report.

Whatever money the Diocese might consider to loan us will have to be paid back, and Peter Hermon will speak to you about that in a minute.

The Parish Centre is a project that we the parishioners will have to fund. Although the Parish will still work towards building the Centre, regrettably, now is not the time to raise the funds for that project.

The £288,000 we need is a lot of money, but when one considers that St Francis and the Friary have not had any major or significant routine maintenance work done for well over fifteen years, it is not a surprise. Some of the damage is directly related to lack of maintenance. Water from the leaking roof, together with age related floor bitumen fractures are judged to be the cause of the extensive dry rot across the church flooring.

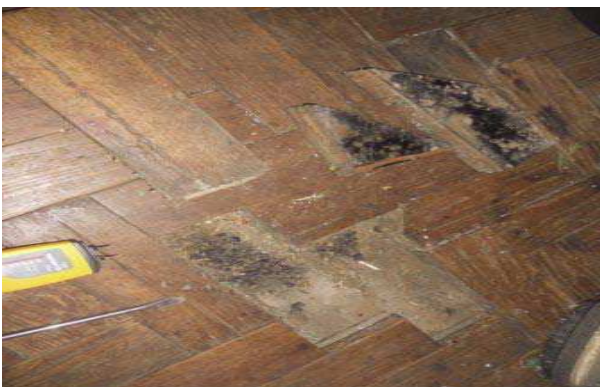
Some of you may not have internet, or may not have yet seen some of the scenes from the report..... I hope you are ready to see some of the items that will need this degree of expense.....



Damaged roof gutters



Damp Proof course damage – rising damp



Dry Rot damage



Rusty Sacristy basin



Dry rot damage on balcony post



Friary Chimney damage



Example of rising damp



Woodworm damage on window support lintle



Damp patches from leaking radiator



More Woodwork damage in the Friary



Weeping wall and damp damage in the Boiler room under the Narthex

That is only a sample of some of the damage that you are not expected to see on your weekly visit.... Other damage you may have spotted ,... the paintwork peeling off. The church has not been painted for over 15 years, and Fr Tom tells me that when it was last painted, they only did up to the base of the stations of the cross. !!

This is our Parish – it is our duty to keep it in good repair -

Another church, not far from here, was closed and eventually knocked down. The people there were asking for a chance to raise the money to repair their church.... But alas it was too late.

In a minute, Peter Hermon will speak to you about fundraising. Fr Tom have been asking you to buy a lottery ticket on behalf of the parish... he promised to refund you the stake money, if we won !. Maybe not enough of us have been buying tickets,

because there has not been any big breaking news of a any considerable winners !!.

Fr Tom mentioned the Kennel Wood Land a few weeks ago. It is time now to bring you up to date with what the Parish is doing on this matter.

The rumour was that the land was worthless. Covered with TPO trees, roaming with Badgers and Bat Boxes. The Diocese rep said it was not worth anything, it was a liability. On behalf of the Parish I have independently approached Property Developers and we have had two substantial offers for the land.

Like in most transactions of this kind, offers are subject to various caveats, but never-the-less if the Diocese Trustee will agree to the sale of the land, the proceeds will be enough to solve all our maintenance problems and even build us a Parish Centre.

We have asked the Diocese Finance & Planning committee to progress what we consider to be a good offer.... We waited..... This week I received back : Quote

The trustees have instructed us to give them comfort that the CALA offer represents full market value. In the first

instance it means that we need to obtain a professional opinion from a Chartered Surveyor to establish whether that is so. We are in the process of so doing and have to report back to the trustees' Finance and Property Committee at their next meeting on 3rd July. As soon as we know the content of that advice, we'll let you know what it is.

In reply to my comments that the money for the land was raised by the parishioners.... He replied....

You refer to parishioners who helped raise the money to buy the site. Our archives are completely silent regarding the acquisition other than the conveyance itself. I wonder whether you could get whatever supporting statements and (if any still exists) written material to document this? If and when the land is sold, that information will be very useful in ensuring that we account for the transaction properly.

Unquote.

Even if the Trustees agreed to accept the offer, (that we, the Parish, had obtained from developers), it will take up to eighteen months for the developers to obtain planning permission and to complete the sale transaction.

We cannot wait that long, the maintenance work needs to start in the next few months, and we aim to at least do the roof BEFORE the winter sets in.

So we still need to go cap in hand to the Diocese and ask for a bridging loan, on which regular repayments will need to be agreed.

I will now ask Peter (Chair of the Parish Finance) to tell you more on that front.

Thank you

June23 PRESENTATION SCRIPT Ver6