

St Mildred's Church, Lee

A time to build

**Prayer Week
11th to 17th October 2015**

**Gift Day
Sunday 18th October 2015**



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WHAT IS THE PRAYER WEEK ALL ABOUT?

The existing church hall at St Mildred's is very close to the end of its life. The replacement of the old hall with a welcoming, multi-purpose building is vital to the continuation and development of God's work at St Mildred's in the years to come. A costly building project is absolutely necessary but is a very big undertaking for us as a church. It is therefore important that we make decisions about it carefully and with much prayer.

"Commit to the Lord whatever you do, and your plans will succeed." (Proverbs 16:3).

We are at the point of deciding whether to proceed towards a planning application based on the current design proposals for the new building. These design proposals are as presented to the church by our architects in November 2014, now incorporating amendments to address comments and suggestions made by church members following that presentation.

Before making a decision to proceed, the PCC is keen to know whether the church is happy to support the building project, both financially and in prayer.

The Prayer Week will provide different ways in which the whole church family can get involved with the building project and learn more about it. The timetable for the week is intended to provide something for everybody. The point is that through all of the different activities in the week, we pray together with a common purpose. The Gift Day at the end of the Prayer Week will then provide an opportunity for each of us, as families and individuals, to make our own commitment to support the project.

PLEASE PRAY:

- that God will show us what building will best serve his Kingdom
- that we will get a clear sense of whether the current design proposal is the right one
- that God will guide us through our applications for planning permission and other consents
- that consultation with our neighbours will be positive and create good connections
- that our generous God will provide all of the funding that we need, at the right time
- and that the existing hall building can continue to be used until we are ready to replace it.

IMPORTANTLY: please also pray that God will show each of us how we can contribute to the building project and help to make it happen.

PRAYER WEEK TIMETABLE
Sunday 11th October to Friday 16th October 2015

	Morning	Afternoon	Evening
Sunday 11 th October	10.00am All age morning service		6.30pm Evening service:
Monday 12 th October	9.30am prayer meeting		7.00 pm– 8.30pm The Grid
Tuesday 13 th October	Parent and Toddler Group	Parent and Toddler Group	Tuesday evening Home Groups in usual location
Wednesday 14 th October	9.30am Service of Holy Communion		8.00pm prayer meeting in the church combined with Wednesday evening Home Groups
Thursday 15 th October	7.30am – 8.30am Commuter prayer meeting Café Nero, SE1 Details on leaflet	3.00pm “stay at home” prayer meeting	Thursday evening Home Groups in usual location
Friday 16 th October	8.00am – 9.30am prayer breakfast at 21 Winn Road Friday morning Home Group in usual location		6.30pm – 8.00pm X-Stream

All activities will be held in the church unless indicated otherwise. Further details will be available on separate leaflets, on the church web site or by email to developmentproject@stmildreds.org.uk.

PRAYER WEEK TIMETABLE

Saturday 17th October 2015

The Church will be open all day on Saturday 17th October, from 8.30am to 8.30pm. Please come along and pray – with others or on your own. There will be prayer activities for children between 10am and 11am.

Part of the purpose of the Prayer Week is for each of us to seek the Lord's guidance as to our own commitment and contribution to the building project, so the church will be arranged so that there is space for quiet reflection and listening as well as an opportunity to pray in groups.

There will be an invitation to fast from bed-time on Friday 16th October until the evening of Saturday 17th October, as an expression of our dependence on God. We will "break the fast" with a very simple meal together on the Saturday evening. The meal is for everyone, not just those who are fasting. "Fasting" is of course optional and can take many forms, as Tom explains in the October newsletter.

Please come along for some of the day on Saturday 17th October – even just half an hour – whether you are planning to fast or not.

<p>THE CHURCH WILL BE OPEN FOR PRAYER ALL DAY BETWEEN 8.30AM AND 8.30PM.</p> <p>PLEASE COME ALONG FOR ANY PART OF THIS TIME</p>	<p>8.30am – 8.45am Short service of morning prayer</p> <p>10.00am – 11.00am Prayer activities for children and families</p> <p>2.00pm – 3.30pm Prayer walk around the parish, starting at the church. The church will remain open during the walk.</p> <p>4.30pm – 5.30pm Music for reflective prayer</p> <p>6.30pm – 8.00pm Simple family meal: all welcome. No ticket or payment is required, but please sign up so that we can make sure that there is enough food. Please bring your own drinks.</p> <p>8.00pm – 8.30pm Short evening service</p>
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WHY DO WE NEED A NEW BUILDING?

Current activities.... and much more

The purpose of the new building is:

- to provide a safe place in which to carry forward the activities that are currently happening within the existing hall on Sundays and during the week;
- to help us to develop existing ministries further, for example, by accommodating a larger number of children and young people for Sunday morning activities; and
- to provide opportunities for additional ministries extending significantly beyond the expansion of existing activities.

Good news!

Our mission statement is “to make and equip disciples of Jesus Christ locally and globally in the power of the Holy Spirit”. We are called to share the good news of Jesus and to be of service to others. An attractive, welcoming, new building will make a significant difference to the way in which we are able to demonstrate God’s love to those around us. It will provide a vital practical resource both for the church and for the local community.

A place for young and old

The poor state of repair of the existing church hall building is impeding our work with children and young people and holding back its development, at a time when need and demand are increasing.

Most Sundays, activities for young people from toddlers to teenagers operate in the existing hall concurrently with the morning service. However, the current building is too small and dilapidated to accommodate the growing number of children in the church.

During the week, the parent and toddler group is oversubscribed and needs larger, better space. This group provides opportunities for friendships to be made and for good parenting skills to be discussed. The good news of Jesus is shared through singing, story-telling and celebrations at significant points in the church calendar.

The church offers relevant and accessible Bible teaching through “X-Stream” (for 7-11 year olds) and through “The Grid” and “Sofa Club” (both for 11-14 year olds). These groups also provide children and teenagers with fun and laughter, friendship and mentoring and a safe place in which to discuss and learn about “life” issues. We need suitable facilities to enable us to continue this work in the future.

“We will tell the next generation the praiseworthy deeds of the Lord, his power, and the wonders that he has done.... so the next generation would know them, even the children yet to be born, and they in turn would tell their children.” Psalm 78: 6

Our existing church hall currently houses Rainbows, Brownies, Guides, Beavers, Cubs and Scouts catering for local children and young people between the ages of 5 and 16. A better space would benefit all of these groups.

St Mildred's also has a thriving ministry to older people. A new building will provide a more suitable facility for our ministry to the over-sixties and (with willing and able manpower) the potential for a lunch club for elderly people who might otherwise be alone.

In the range of activities that we run, we aim to address the diverse age-groups and backgrounds represented within the church and the local community. Our groups and activities are open to all.

Addressing community needs

An appropriately designed new building will help the church family at St Mildred's to respond both to short term "crisis" issues and to longer term community needs. For example, the building could be used for food bank or credit union facilities and there may be space for one or two small rooms that would be suitable for counselling. The current design proposal for the new building provides internet facilities and space for "coffee shop" type uses such as job clubs for the unemployed. The aim is to make the building flexible enough in its layout to allow for future church and community uses that we cannot yet foresee.

Making connections

A new, well-designed building will serve as a tool to help us to make connections with the community, be it through church activities, uniformed groups associated with the church, church outreach or external activities. We should see the new building as being a multi-purpose meeting place for the Church, for the parish and for the wider locality.

We wish to provide a place in which relationships are created and developed and in which those who feel isolated will find a welcome.

Lee is an area without an obvious community "hub". A new building attached to St Mildred's will create something of this sort, if it provides (by way of external hire) a facility in which people can meet, learn and celebrate. A building in which local people can mark significant events and celebrate the good things of life will help us to build bridges into the community. We want to make lasting connections that will enable us to stand alongside people: to weep with those who weep and to rejoice with those who rejoice.

Investing in the future

A new church hall building will be an investment in the future of our church and our community.

We should consider it both a privilege and a necessity to be of service to the people in our local area. It is an important part of our "message" that we seek to give to the community and do not expect the community to support the church in return. In that spirit of giving, we need to invest creatively and sacrificially in a new building to replace the existing church hall to assist us to serve our community effectively in the name of Christ for the years to come.

HOW MUCH WILL THE NEW BUILDING COST?

The cost of the new building will depend upon the design ultimately chosen. We are currently developing the design proposals presented to the church by our architects in November 2014. Copies of a booklet explaining the plans for the new building are available at the back of church. Those plans are being amended to address feedback by church members following the architects' presentation.

A lot of detailed development needs to be done on the designs before we can apply for planning permission or select a contractor. The designs will continue to be reviewed regularly as they are developed in order to work out the most cost-effective means of construction.

Assuming that we proceed with the current designs, the total cost of the project is likely to be in the region of **£2 million to £2.5 million**. We believe that God will provide the necessary funding if this is the right building for us to build.

WHERE WILL THE MONEY COME FROM?

A large proportion of the cost of the new building will need to be provided by gifts from church family members. Sacrificial giving will be essential, and this will need to be in addition to church members' regular giving to St Mildred's. Without a commitment of this sort the project will not go ahead.

Page 8 of this booklet provides details of the different ways in which money can be given. Please consider carefully and prayerfully how much you can offer to support God's work at St Mildred's in the future by contributing to the building project.

As an encouragement to us:

An anonymous charitable trust has recently offered to match, pound for pound, any gifts to the Development Fund made or pledged between September 2015 and the end of 2015, up to a maximum of £500,000. The matching funds will be provided at the point at which the money is actually paid into the Development Fund. With the addition of Gift Aid tax relief, this will help significantly. So, for example:

If somebody pledges on Gift Day to give £50.00 per month for 5 years then when each monthly payment is made the charitable trust will pay an additional £50.00 per month. If Gift Aid applies, the government will add another £12.50. This means that a monthly commitment of £50.00 becomes a monthly contribution of £112.50. Over five years this will grow to a total sum of £6,750.00.

This offer of matched funding could make a very significant impact on our ability to proceed with the building project, so we thank the Lord (and the charitable trust!) for this generous offer.

“Whoever sows sparingly will also reap sparingly, and whoever sows generously will also reap generously. Each person should give what he has decided in his heart to give, not reluctantly or under compulsion, for God loves a cheerful giver.” 2 Corinthians 9: 6-7

While asking church members to give, we will at the same time be pursuing other possible sources of funding including fund-raising activities and grants from trusts and other charitable bodies. The fund-raising policy settled by the PCC allows us to apply to charities and other grant-making bodies for funds, provided that:

- (a) funds are not generated from sources that we would not be comfortable with;
- (b) no inappropriate conditions are attached, e.g. as to how our building should be used; and
- (c) no “permanent” acknowledgement of the source of the grant should be required.

These conditions will prevent us from applying for National Lottery funding.

The PCC may consider a loan when we are ready to start building. However, it will only do so with extreme care, because a loan does not actually provide funds, it simply postpones to a later date the need to find the sums which have been borrowed. At the point at which we are otherwise ready to start building but have insufficient funds, the PCC might seek a loan from a suitable bank or institution or might welcome interest-free loans from members of the church family. However, we are unlikely to borrow an amount in excess of sums pledged to be given over the next few years. To borrow in excess of sums pledged could impose an excessive burden on St Mildred’s in the future.

Put simply: we cannot start building until all of the money required has been provided or promised.

HOW WILL THE MONEY BE USED?

All gifts of money – large and small – will be received gratefully and used with care.

All money given for the purposes of the building project will be allocated to the St Mildred’s Development Fund. This is set aside for the replacement of our church hall. If we are unable to raise enough money to construct a new building broadly as set out in the current design proposals we will be required to use the Development Fund either to construct a more modest replacement building or to make significant additions or modifications to our church buildings.

Money in the Development Fund can only be spent for the purposes of a new building or building alteration project. This will include fees for preliminary activities such as preparing designs and producing a planning application as well as the cost of construction works, the payment of rent on alternative space while works are being carried out and the purchase of furniture and equipment. The Development Fund may not be diverted to address any shortfall in the regular income of the church.

A tithe of 10% is set aside annually on all gifts paid into the Development Fund (including any interest accrued and any tax relief payments). Distribution of this tithe will be at the PCC’s discretion but with the expectation that the money might be applied towards a suitable mission project requiring capital funding.

“Bring the whole tithe into the storehouse, that there may be food in my house. Test me in this, says the Lord Almighty, and see if I will not throw open the gates of heaven and pour out so much blessing that you will not have room enough for it.” Malachi 3:10

WHAT CAN I DO?

First, please pray for the progress of the building project – and commit to continuing to pray. Next, please consider whether you can give financially. All of our circumstances are different but every gift is important, however small.

There is (as at September 2015) about £300,000 in the Development Fund, for which we give God our very grateful thanks. If the total cost of the building project is in the region of £2.5 million we need to raise a further £450,000 each year for the next 5 years.

Regular gifts

A promise to give a specific sum to the Development Fund regularly for a stated period will assist the PCC in forward planning. It would be particularly helpful if you could make a commitment to contribute financially for a specific period, ideally 5 years.

Regular gifts can be made by bank standing order. A standing order can be cancelled at any time if circumstances change. Standing order forms are available from the Giving Secretary, Chris Coutts.

One-off gifts

Gifts of money can be made immediately or pledged to be made on a particular date or on the occurrence of a specific event. For example, a stated sum could be promised to be given when we receive planning permission for the construction of the new building. Gifts can be made by cheque payable to “St Mildred’s Church Development Fund” or by direct bank transfer to account number 71835475 at HSBC Bank, 85 Lewisham High Street, London SE13 6BE, sort code 40-04-15. For gifts of loose change, small plastic cash boxes will continue to be available. Gifts can alternatively be made in cash in the collection plate in an envelope clearly marked “Development Fund”.

Whether you are 21 years old or 101, it is important to write a will. This provides an opportunity to consider a legacy to St Mildred’s. A separate leaflet will be provided soon to explain more about this.

Gift Aid

If you pay tax and sign a Gift Aid declaration, St Mildred's can reclaim 25p from the government's "Gift Aid" scheme for every £1 that you give, turning your gift into £1.25 at no extra cost to you. The only requirement is that in the relevant financial year you have paid at least 25p in UK income or capital gains tax for every £1 that you give through Gift Aid.

If you pay tax at the higher rate of 40% or 45%, St Mildred’s can still claim Gift Aid tax relief at the basic rate, but you will be entitled to reclaim the difference between basic and higher rate tax. If you are taxed in the 40% band and you wish to give £100, the best way to do so is to donate £133.33. You will then be able to claim £33.33 back through your tax return and St Mildred’s will be able to claim an additional £33.33 by way of Gift Aid. This makes a total gift to the Development Fund of £166.66.

Commitment

When you have decided what kind of commitment you can make to the building project, please complete the form on page 9, put it in a sealed envelope and bring it to church with you on Gift Day. Alternatively you can give your form to Chris Coutts at any time. All completed forms will be kept completely confidential. If you are unable to make or promise a gift of money at this time, please consider using the form to indicate your commitment to praying regularly for the building project.

If you can contribute in any way at all... a very grateful THANK YOU!

MY COMMITMENT TO THE ST MILDRED'S CHURCH BUILDING PROJECT

Name(s):

Address:

PRAYER

I/we commit to praying for the building project.

REGULAR GIFTS TO ST MILDRED'S CHURCH DEVELOPMENT FUND

I promise to give the sum of £..... monthly, commencing on(date) and continuing until further notice/until(date of last payment). [NB: it will be extremely helpful if you can commit to give regularly for a period of 5 years, to the end of 2020. If this is not possible please specify a different period.]

I have already set up a standing order for this regular payment.
OR:

Please provide me with the form that I need to set up a standing order.

ONE-OFF GIFT(S) TO ST MILDRED'S CHURCH DEVELOPMENT FUND

I enclose a cheque in the sum of £..... made payable to "St Mildred's Church Development Fund"

OR:

I have made a direct bank transfer in the sum of £.....

OR:

I promise to give a sum(s) as follows:

£..... on (date/event)

£..... on (date/event)

£..... on(date/event)

GIFT AID

If you are a UK tax payer and would like your donation to be Gift Aided, please tick the box below.

Please treat as Gift Aid donations all qualifying gifts of money made to St Mildred's Church, Lee (including all payments made into the St Mildred's Church Development Fund) in the past 4 years and in the future unless I notify you otherwise. I confirm that I have paid or will pay an amount of tax that all charities that I donate to will reclaim on my gifts for that tax year.

Signature:.....

“And in this place I will grant peace, declares
the Lord Almighty.” Haggai 2:9

The Parish Church of St Mildred, Lee in the Diocese of Southwark
St Mildred’s Road, London SE12 0RA
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