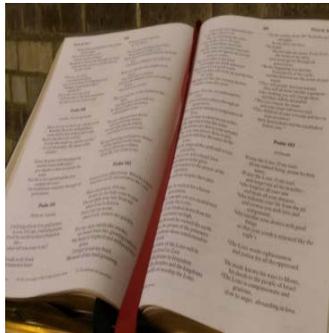
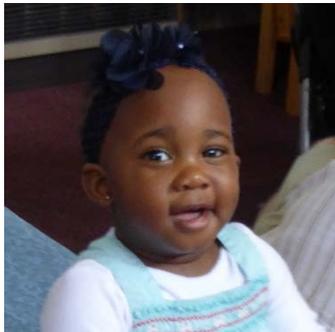


St Mildred's Church, Lee

VISION STATEMENT

relating to proposed new church hall and community space

April 2019



Vision Statement for proposed new church hall and community space

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Vision Statement for proposed new church hall and community space

INTRODUCTION

St Mildred's Church has been serving its parish and the wider area of Lee since it was established in the 1870s. The church is currently running various activities to serve the needs of local people, both young and old and regardless of background and religious belief. A number of external groups also use our buildings to run activities for the local community. We are committed to continuing current activities and to extending the ways in which we can serve the local area in the future.

Our existing church hall is too small and in an extremely poor condition. It is critical to the ongoing life and ministry of the church – and, in particular, to our ability to contribute positively to the local community – that we have a new hall building which meets current needs and is sufficiently flexible to accommodate future requirements.

We propose an attractive, modern building for use both by the church and by the local community. The new building will be welcoming and accessible to all.

The planning application of which this Vision Statement forms part follows a pre-application submission in 2017. We have adjusted the designs for the proposed new building to address planning officers' helpful guidance at pre-application stage. The design proposals now submitted also address feedback provided by local residents at a public consultation held in December 2017.

The proposed new building will be funded through donations of church members, supplemented where possible by charitable grants. We currently have about half of the total funding required. This significant project will be challenging for the church, but we see this as an important investment in the future of our community.

We commend this project to the Council.

Revd Tom Lake, Vicar – St Mildred's Church



HOW IS THE EXISTING CHURCH HALL USED?

As at April 2019, the existing hall is still in use most days of the week despite its poor condition, though (as explained below) it is likely soon to be decommissioned and replaced by interim accommodation.

Annex B sets out a complete timetable of all activities run by the church and by other groups who use church premises. The list includes activities which currently use the main church or happen off site, some of which may be more appropriately sited in the proposed new building.

The groups and activities which use the existing hall most regularly and the benefits that these bring are described more fully in Annexes C, D and E. These Annexes also explain how the shortcomings of the existing building impact upon these church and community activities and constrain their growth.

Worship and teaching on Sundays

On 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 to accommodate the growing number of children and young people who attend church. The numbers of children and young people involved in Sunday activities are shown in Annex C.

The large number of pre-school age children makes crèche provision in the limited space extremely challenging. Our primary school age children all meet in the main hall which creates an extremely noisy environment inhibiting age-appropriate discussion. The groups that meet in the existing church hall have to put up with cold and damp conditions inside the building. Our younger teenagers were until recently meeting in a decrepit portakabin adjacent to the church hall, but this portakabin has now been put out of use due to worsening damp. The younger teenage group now meets on Sunday mornings in a room previously used as a store above the church vestry, but this space does not have proper heaters and is poorly ventilated. The older teenage group meet in a church member's house. Moving this group off-site part way through the morning service affects continuity and creates practical and safety issues.

Church-operated community activities

Various activities with a community focus are run by the church during the week, as set out in Annex D. These include a parent and toddler group which operates mainly for the use of people outside the church. This group has been oversubscribed for several years and needs more appropriate space. It has until recently been operating in the existing church hall, but due to the damp and uncomfortable condition of that building, this activity has recently been relocated into the church. Since this group has been using this more spacious and welcoming environment, parents have commented that they have been more willing to invite friends along and numbers have increased further.

In the range of activities run by the church, we aim to address the diverse age-groups and backgrounds represented in the local community.
Our groups and activities are open to all, regardless of religious affiliation.
All activities are offered free of charge or for a very modest contribution to costs.

We run a range of activities for older children and teenagers which ought to take place in the church hall, but generally do not due to the poor condition of the hall building and its lack of space. Instead,

these activities use the main church. This is not a suitable space for them because it puts the fabric of the church and specialist equipment at risk and because the church cannot easily be set up to meet the needs of these groups. Heating the church for these groups also involves unnecessarily high energy costs and associated environmental impact.

St Mildred's also has a thriving ministry to older people, both through pastoral visiting and through "Horizon", a monthly social meeting. This group currently meets in the main church (given the access difficulties with the existing hall building) but would be more comfortably and more appropriately accommodated in a new hall.

Community Groups

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. These groups are run externally (rather than by the church) and most of the children involved are from families outside the church. Annex D sets out details of the uniformed groups which currently use the church hall.

Until 2016 a singing group for toddlers was being run in the church hall on Fridays. This ceased to operate due to a decline in numbers, related in part to the unsatisfactory condition of the building.

The existing church hall has until the last few years been available for external hire for parties and meetings, but we no longer make the hall available for this purpose due to its poor condition. We still get enquiries about external hire despite the fact that the church website makes it clear that this service is not available.

WHY IS THE EXISTING CHURCH HALL BUILDING INADEQUATE?

The decrepit state and cramped layout of the existing church hall building are preventing the church from serving the community effectively. Annexes C, D and E explain how the shortcomings of the existing building impact upon current church and community activities and constrain their growth.

Layout and facilities

Access: the existing hall has its own entrance (accessed via several steep steps). It is connected to the church by way of a narrow corridor negotiated via a further set of large steps. However, this connecting corridor has now been blocked off for safety reasons: see below. Access to the church hall is therefore challenging for the elderly and infirm and for parents of small children in buggies. Wheelchair users can only access the existing hall by specific prior arrangement, using an emergency exit door on the far side of the building. The corridors in the existing building are also very narrow, resulting in congestion.

Layout: the existing hall is tucked away to the side and rear of the main church. First-time users of the building have frequently complained of difficulty in finding it. The "hidden" location of the main door to the church hall makes it an intimidating prospect in the dark and we have been aware of occasional "rough sleeping" in this area.

Facilities: the existing hall comprises one large room plus two smaller rooms, one of which can be subdivided. The main hall room is very gloomy because the main window is boarded up for safety reasons due to deterioration in the wooden window frame. There is an extremely small kitchen with a sink but no cooker. The kitchen space is not up to current food hygiene standards and is unsuitable for food preparation. None of the toilets are adapted or accessible for disabled persons. The power

supply is outdated, inappropriate for modern use and now compromised by water ingress. The dated heating system is stretched due to poor insulation.

The hall building is unavoidably cluttered because it has insufficient storage to accommodate existing uses. This clutter creates both practical and health and safety issues.

Annex A compares the facilities within the existing church hall with those to be offered in the proposed new building.

Structural condition

The existing church hall was constructed in the 1960s and is now very close to the end of its useful life. There are large cracks in the walls in all areas of the building and significant movement is visible in parts of the floor. To address the danger presented by rotting timber within the two large windows in the main section of the hall building, one has been boarded up since 2012 and the other is protected by a metal grille to prevent glass from falling out. The roof is badly cracked and the building regularly suffers serious water ingress.

A building surveyor who carried out a detailed inspection in December 2011 advised that the hall was unlikely to remain usable for more than two or three years from that point. The building has been gradually deteriorating since then.

In the summer of 2016, geotechnical investigations were carried out in order to ascertain more detailed information concerning movement in the ground, largely as a safety precaution. These investigations identified seasonal contraction of the soil (due to moisture demand from nearby trees) as the most likely cause of structural damage to the building.¹ The geotechnical report (submitted as part of this planning application) shows this movement occurring down to 2 metres beneath ground level. The same study indicates that the foundations of the hall building are only 0.8m deep at their deepest point and significantly shallower in other parts. The minimum foundation depth permitted in equivalent conditions under current Building Regulations is 2.22m below ground level. The existing foundations are therefore wholly inadequate.

As an essential safety precaution the existing hall has been surveyed professionally twice a year for the past six years. When the building was inspected by CTP Consulting Engineers (our appointed structural engineers) in August 2018 significant further deterioration was observed in the part of the building linking the hall to the church. Following that inspection, a decision was taken by the PCC in September 2018, on CTP's advice, to stop using the corridor link section of the church hall. For safety reasons this part of the building is now permanently blocked off.

On an additional inspection carried out on 18 October 2018 CTP observed further deterioration to both the wall structure and the roof of the hall building since the August visit. The reports produced by CTP following the August 2018 survey and the 18 October inspection, together with the report of an update survey carried out in February 2019 are submitted as part of this planning application. Inspections will now be carried out quarterly as a safety precaution.

Temporary accommodation is urgently required to facilitate church and community activities pending construction of the proposed new building. A planning application was submitted to the London Borough of Lewisham on 5 April 2019 seeking temporary consent to locate two double decker buses and a mobile toilet block or trailer on the church car park as an interim accommodation. All Sunday morning activities that currently operate within the church hall will be relocated to this temporary

¹ Ground investigation report by Clarkebond (UK) Limited, September 2016

accommodation as soon as it is available. The uniformed organisations which currently use the church hall will be invited to use the buses for their activities if the space available meets their needs. All of these groups have been advised that they will not be able to continue to operate within the existing church hall beyond July 2019 due to deterioration in the condition of the building.

Some of the shortcomings of the existing hall could be remedied at a superficial level by the expenditure of significant sums, but this would not be a good use of money given the level of structural deterioration in the building.

The condition of the existing building is also referred to in our Heritage Statement. Copies of recent building survey and structural engineering reports can be made available on request.

The main church building

The main church building is in generally good condition and provides a large space that can be used flexibly since there are no pews. We currently use the main church for some of the activities that would work better within a purpose-built hall but which cannot be accommodated within the existing hall at present due to space and access constraints and due to the poor condition of the building.

Given the very significant expense involved in construction of a new building, we have given serious thought to whether the existing church could be adapted to serve the purposes for which the new church and community space is required. We have started to use the main church building for some activities which were previously using the hall, but this is only a temporary arrangement. For the following reasons the church cannot be used to accommodate all activities which have been operating within the church hall:

- The main church provides a large space in which it is difficult to run more than one activity (without distraction or interference) at the same time. The church is not divisible and has no small rooms which could offer “cosy” accommodation suitable for small groups. There is a chapel but it is quite large and is not separated or sound-proofed from the main church. By contrast, the proposed new building will have a number of different rooms and spaces which can be used separately where required, so that conflicting uses can be managed in parallel.
- Many activities need to run at the same time. Sunday morning activities for children and young people run at the same time as the main service in the church, and a number of midweek activities run concurrently.
- The main church can only be heated as a large single space which (where smaller numbers of people are involved) is disproportionately costly and not environmentally responsible. To rearrange systems to allow small parts of the church to be heated independently would be neither practical nor cost-effective. Investing in modified heating arrangements would also not remove the need for separate meeting spaces for different activities that need to run concurrently.
- The church is consecrated for Christian worship. We are keen for it to be used flexibly, but some activities of non-church groups and external bookings may be incompatible with the use of this space for worship. Further, when the church is used as a flexible space all furniture and equipment has to be rearranged for Sunday worship services. This is not insurmountable but it would not be practicable to impose this requirement on external users.

- There is very limited storage space in the church. We are already challenged by the amount of equipment that has to be stored in the church, potentially encroaching upon worship space. The new hall building will help us to maintain the church as uninterrupted worship space.
- It is not possible to create within the church building an office that is readily accessible by visitors. A pleasant modern office is vital for the activities of our church. This office should be in an obvious and accessible place for visitors.

Could the main church be adapted, as an alternative to building a new hall?

Before deciding to seek consent for the construction of a new building, we explored the possibility of adapting the main church to accommodate the activities that currently take place in the existing church hall. In particular, we considered whether the height of the church building could be used to create an upstairs level to accommodate meeting rooms and other facilities. We decided that this would not be a viable alternative, for the following reasons:

- The introduction of an additional floor would have a seriously detrimental impact on the architectural value of the church and its use as a worship space, particularly through reduction of natural light and the creation of acoustic issues through the lowering of the ceiling. One of the beautiful features of our church building – often commented on by visitors – is the height of the ceiling in the nave. This feature should be preserved for the benefit of future generations. A mezzanine floor would destroy it.
- There is not enough space above the church to provide all of the new meeting rooms and associated facilities (toilets, kitchen and office) required. The church has a wide footprint and impressive height. However, the side aisles have a much lower ceiling level, so the full height available to accommodate an additional level extends only to the width of the central nave.
- The introduction of an upper floor would require part of the rear area of the church to be adapted to provide access to this upper level. Space would be required for a lobby, stairs and lift for disabled access, presenting additional challenges (and associated costs) including reducing the worship space available in the church.
- It would be difficult to soundproof the upstairs meeting rooms from the church and vice versa. Additional meeting rooms will not serve their intended purpose if they cannot be used for (potentially noisy) children’s activities running concurrently with worship, prayer and teaching in the main church.
- Meeting rooms and other facilities on an upper level within the church building would be difficult to make available for independent private hire.
- Additional rooms on an upper level within the existing church would not be visible or inviting to the community. Rooms which are “hidden” present potential safeguarding challenges.

Could the existing hall be refurbished rather than demolished?

We do not believe that it is possible to refurbish the existing hall, given the level of deterioration in the structure. The present condition of the building is such that it is difficult to see how a refurbishment could be carried out safely, given that all of the walls and the whole of the roof require replacement. Most critically, the foundations are grossly inadequate, as confirmed by the geotechnical reports carried out in 2016. As detailed in Section 2, part of the hall has been blocked off due to its dangerous condition and the remainder is well beyond any possibility of economic repair.

Mr Navdeep Kang, the quantity surveyor engaged for the building project, has advised as follows:

“Attempting to refurbish [the existing hall] will not come without significant challenges and cost. Addressing the point about the current building not being fit for purpose, we would potentially have to extend it anyway in order to provide the flexibility the Church is looking for from the building, to meet the brief. I actually think (in this particular case) refurbishing the existing and extending it could take longer to complete than demolishing and rebuilding. This is because so much of the existing structure would need to be replaced, including foundations and ground floor slab. In essence nothing (or very little) would be left anyway to salvage for refurbishment so this begs the question – why do it? In addition, and perhaps more significantly, refurbishing the existing building and extending it is likely to increase risk for the Church. For example, risk of discovery [of unforeseen obstacles/hazards] resulting in additional costs and potential change to design detailing during the construction phase.

It’s important to note that if you were trying to meet the current brief by refurbishing the existing building, it would have to be extended on a larger footprint to meet the brief. This, I believe, would be more complicated and potentially more costly, if you were comparing on a like for like basis.

In summary, I consider the course of action taken to date is likely to be the most economical both in terms of cost and design. I believe it offers the best all round solution equipping the Church with greater flexibility for providing opportunity for a wider variety of community engagement which in turn will help support the on-going revenue aspirations to help maintain the estate as a whole which is a major community and religious asset. The design team will no doubt support me when I say this building is being designed with intent to last a much longer life span and with a flexible structural design to cope with movement below ground which led to the deterioration of the existing church hall building in the first place.”

Could we use any other buildings in the local area?

In the context of the intended decommissioning of the existing church hall, we have recently considered the viability of using Baring Road School (which is approximately 300m away from the church) as “overflow” space to accommodate children’s and young people’s groups which run concurrently with Sunday morning services. Baring Road School currently has a policy of not renting out space to any third party users, so the use of the School by St Mildred’s Church would require the governors to change this policy.

We have concluded that it is not practical to use Baring Road School for meeting space, even in the interim period prior to completion of the proposed new hall building. The logistics associated with moving children and young people off site during the Sunday morning service present significant

safeguarding issues and would hinder the integration of children into worship. Relying on space off site would hamper our ability to operate current activities and would make it impossible to expand our outreach into the local community.

Other facilities nearby (such as St Winifred's School) carry the same problems but with the even bigger issue of being the other side of the very busy South Circular Road. Crossing this road with large groups of children without an easily accessible pedestrian crossing would not be feasible.

WHAT ARE WE PROPOSING TO BUILD?

We plan to demolish the existing church hall in order to construct a new hall building in its place for church and community use.

The application of which this Vision Statement forms part includes plans, elevations and computer-generated 3D images showing the proposed new building. These materials have been prepared by JBKS, the architectural practice engaged by St Mildred's Church.

The existing hall building is adjacent to the church, occupying the south-eastern part of the site. It is set back from the church and neighbouring buildings and not very noticeable from St Mildred's Road (the A205 South Circular).

The new building is proposed to occupy the site of the existing hall and extend further forward to wrap sensitively around the apse at the east end of the main church, making it more visible from the road. This deeper footprint is an essential element of the design, intended to ensure that:

- the new building is **welcoming**: visibility and "public presence" are critically important if the building is to be recognisable as a resource for the local community;
- the new building is **accessible to all**: an expanded footprint allows us to keep the main part of the church and the entire ground floor of the new building on a step-free single level;
- vulnerable users are **safeguarded**: bringing the building forward towards the north allows a secure outdoor space to be provided at the rear for children's play;
- the new building is as **flexible** as it can possibly be, providing space for multiple and varied activities in the present and in the future.

The design and layout of the proposed new building will celebrate and respect the architecture of the Victorian church, as described in the Heritage Statement submitted with this application.

The proposed new building will be linked to the main church in two places but is designed with its own "identity" and so that it can be used completely independently from the church. It will have a separate entrance, and its own kitchen and toilet facilities, including full disabled provision.

The arrangement for the proposed new building includes one large room suitable for gatherings of up to 80 people (seated to eat) or 120 people (standing) plus four further meeting rooms of varying sizes. The large room is intended to be capable of sub-division into three separate rooms. Foyer areas and circulation space are provided and will be sufficiently generous to allow for café-style and informal meeting use in order to provide maximum flexibility. An enclosed garden area will be created at the

rear to provide some green “space” for a variety of outdoor and leisure uses away from the noise and danger of the busy South Circular road.

These proposals are set out in more detail in the accompanying Design and Access Statement.

WHAT IS THE PURPOSE OF THE NEW BUILDING?

We aim to provide a multi-purpose meeting place for the church, for the parish and for the wider locality.

The purpose of the proposed new church and community space is:

- to accommodate the activities that are currently happening within the existing hall on Sundays and during the week and which have outgrown the current space;
- to provide the opportunity for all of these activities to be expanded and developed;
- to enable the church to serve the people of the local area, both through existing activities and through expanded and additional services to address present and future community needs; and
- to provide a good quality community facility for use by local activity groups and for private hire.

The new building is intended to be capable of being used both flexibly in connection with the church itself as well as completely independently from the church. The proposed design facilitates these objectives.

HOW WILL THE NEW BUILDING MEET OUR VISION?

The proposed new building will be used for Christian worship, prayer, teaching and other church activities both on Sundays and during the week. It is fundamental to our vision that the building should be used to serve the local community, both through activities provided by the church to address community needs and as a stand-alone facility available for external hire. Charges for external hire will where possible cover ongoing costs such as maintenance and cleaning. Where appropriate, we may seek to subsidise the cost of hire for some community groups.

Community engagement

At St Mildred’s we believe that 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. We are serious in our commitment to this, as demonstrated by our community engagement over recent years. This includes an annual family-oriented “fun day” every Easter Saturday, at which typically 300/400 people enjoy free coffee and hot cross buns plus games and crafts for children. In November 2017, in collaboration with Lewisham Borough Council, St Mildred’s hosted a service to commemorate the 50th anniversary of the 1967 Hither Green train crash. On Remembrance Day in November 2018 with support from the Metropolitan Police we marked the centenary of the Armistice at the end of the first world war with a service held partly in the church and partly outside at the war memorial on the South Circular road.

This service was well-attended by members of the local community as well as by regular members of the church.

The community events referred to above have primarily used the main church building, but (for the reasons noted above) this is not suitable for the full range of activities that we would like to provide. We need a new hall building because the church does not have the space or facilities that are necessary to facilitate a broader level of community support. The sacrificial donations made to our building fund to date by the church family demonstrate our commitment to providing a good quality building to expand our ability to serve the local community. We currently have approximately half of the funding anticipated to be required for the project outlined in this document.

The activities which are currently run by the church with a community focus and the benefits that they offer are described in Annex D. All of these groups are open to all, regardless of faith or background, and operate in addition to Sunday and weekday activities for church members. Further community activities run independently by groups associated with St Mildred's are detailed in Annex E.

We wish to see all of these community activities continued, developed and expanded. The proposed new building is vital to this.

Current priorities

The population of the local area has grown over recent years and community needs and priorities will change over time. We consider that the most pressing current social issues within our immediate locality are:

- Issues associated with lone parenting
- Childhood poverty and general poverty
- Knife crime and other anti-social behaviour associated with marginalisation of young adults
- Loneliness among older people.

Data to support these conclusions is set out in Annex H. As a church, we wish to do whatever we can, with the resources available to us, to address the needs of the community.

Our "Horizon" group provides older people with an opportunity for contact and friendship. We would like to develop this ministry further (for example, potentially into a lunch club) but to do this we need suitable space and facilities, as explained in more detail in Annex D.

We also seek to make a positive contribution through our ministries to the young and their parents and carers. Our Parent and Toddler group provides opportunities for supportive friendships to be made and for good parenting skills to be learned in a safe, fun and nurturing environment. This is a particularly valuable resource for lone parents and for those who are isolated. The fact that this group has been oversubscribed for several years shows that there is potential for this ministry to be developed further. Annex D explains how the condition and limited facilities of the existing hall are hampering our ability to run and develop these groups.

As a church, we are committed to maintaining and developing what we offer for children and young people and we employ a full-time Children and Youth Worker as an investment in this work. Regular weekday activities run by the church for children and young people are listed in Annex D. The Friday evening group for 7-11 year olds is particularly aimed towards children from families who do not

attend the church. These groups provide opportunities for mentoring and friendship, and a safe environment in which children and young people can have fun but also learn about serious issues from a positive, Biblical perspective.

St Mildred's has strong links with nearby Baring Primary School. We value this relationship and we have for many years made our space available for use by school groups on special occasions and where appropriate to curriculum requirements. The new building will help us to continue to offer space for use by Baring Primary School.

"As young people enter their teenage years, transition into adulthood and develop both personally and socially they are naturally faced with significant life choices, begin to move to independence and alter their relationships with parents or carers, society and their peers. It is crucial that during this time all young people are empowered to make well-informed decisions that will put them on a path to achieving positive life outcomes."²

Future ministries and changing needs

Over the longer term, 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 in a way that our current accommodation will not allow. For example, the building could be used for the provision of meals, befriending services, debt counselling or refugee resources and we hope to provide one or two small rooms that will be suitable for pastoral counselling.

The current design proposal for the new building incorporates internet-equipped space for "coffee shop" type uses such as job clubs and after-school homework clubs. 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. We are guided by the experience of St Michael's Church in Blackheath, where the flexibly laid out hall building constructed in the early 1990s is (regularly and consistently) used far more extensively than anticipated when this project was initially conceived.

There is potential for the church to offer additional services and ministries to address present and future community needs. Some suggestions as to what might be offered by the church within a new building are included within Annex F. We have considered all of these but are unable to develop ideas into specific proposals until we have appropriate space and facilities. Flexible space will provide a suitable base to enable the church to address community needs as these change and develop, with the resources available to us at the relevant time.

Providing a community facility

We also see the proposed new building as a vital practical resource for the local area, providing a base for activities which are not specific to particular "needs" or "issues" but which will assist in creating a positive sense of "community". Lee is an area without an obvious "hub". A new building attached to St Mildred's Church will create a community facility of this sort.

² "Lewisham Children and Young People's Plan" 2012 – 2015, Chapter 4 page 76

The proposed new building will be suitable for use by other community groups and available for private hire, subject to sensible restrictions on noise and disturbance, to protect local residents. Potential community hire activities are suggested in Annex F.

The new building proposed by St Mildred's will create for the community a facility in which people can meet, learn and celebrate. We wish to provide a safe place in which relationships are created and developed and in which those who feel isolated will find a welcome.

There are a few alternative spaces available for hire locally in other locations as listed in Annex G. However, all of these are outside the St Mildred's parish (see plan in Annex I) and some of them have only very limited availability. Space tends to be booked up several weeks ahead.

Most of the rooms and halls listed in Annex G are already heavily committed to existing users and there is very little availability for regular group bookings, particularly on weekday evenings.

Location

The St Mildred's site is the ideal place for a new community facility. Located on the boundary between the Lee Green ward to the North and the Grove Park ward to the South, it is appropriately situated to address the needs of both areas. The site is very easily accessible by public transport, being served by three different bus routes and less than 10 minutes' walk from a mainline railway station.

CONCLUSION

The condition and layout of the existing hall building at St Mildred's church prevent us from serving the community as we should, and as we believe we are called to do. Our existing building needs to be replaced as a matter of urgency.

The immediacy of the requirement for a replacement building is evident from the condition of the existing hall, which is expected to be decommissioned by July 2019.

We have worked hard with our architects to produce a proposal for an attractive new building which will enhance the streetscape and celebrate the architecture of the existing Victorian church. The new building will offer attractive, welcoming facilities for existing and future community uses and private hire and will significantly enhance the ability of the church to play a constructive role in the local area, to the benefit of all.

**Vision Statement
for proposed new church hall and community space**

Annexes

Annex A
Proposed new building compared with existing church hall

Facility	Existing church hall	Proposed new building
Large main hall room	112 sq metres Not divisible Capacity 75 people seated and 110 people standing	119 sq metres Divisible into three separate rooms Capacity 80 people seated and 120 people standing.
Other meeting rooms	2/3 rooms plus decrepit portakabin	Four meeting rooms in addition to large main hall room.
Kitchen	5 sq metres No fridge, cooker or food preparation space	28 sq metres Semi-professional catering kitchen.
Toilets	Ladies: 2 cubicles Gents: 1 cubicles and one wide urinal No disabled provision No space for baby changing	9 unisex "superloos" (one suitable for ambulant disabled) each with wash basin, two with baby changing provision. Separate disabled toilet facility combined with shower and adult "changing places" facility.
Office:	None	25 sq metres – sufficient space for 3/4 people to work in parallel.
Storage:	19 sq metres	51 sq metres
Corridor space	Narrow and dark, with steps. No space for buggies resulting in congestion at events involving small children.	191 sq metres of circulation space suitable for "mingling" and informal meetings. Entire ground floor to be step-free.
Windows	Most windows are not openable making ventilation a challenge. Windows glazed with regular glass.	Windows will be designed to allow for secure ventilation. Safety glass will be used.
External space	No usable outdoor space (open to main road)	Secure garden 105 sq metres
Entry/security	Poor visibility, hidden from road No entry/exit system, making the building difficult to keep secure while in use. No CCTV or security lights. No fire detection or alarm system.	Secure visible well-lit entrance Entrance video phone or similar security feature will be included. Security lights will be fitted. Smoke alarms will be fitted.
Accessibility and disabled provision	Steps create access difficulties for wheelchairs and buggy users and for the elderly.	All ground floor on single level; lift and stairs to upper level meeting rooms at rear.
Energy efficiency and sustainability	No insulation Single 30 amp ring main power supply with no circuit breakers	Insulation to modern standards Multiple ring main modern power supply with circuit breakers.

Annex B Timetable of activities

This form provides a detailed list of all Church run and church hosted events running currently and in recent years.

Day	Frequency	Time	Activity name	Description	Numbers involved	Age group	Rooms used
Sunday	Weekly	10-11/ 11.30am	Sunday morning service	Alternately morning worship/holy communion & all age worship	80-150	All	Church
Sunday	Weekly	9.30-45 am	Leadership prayer	Pre service prayer with all those involved in running service that morning	4-10	Mainly adults	Church – side chapel
Sunday	Weekly	8-9.50am	Band practice	Worship band practice	3-6	adults	Church
Sunday	Weekly	11am-12pm	After service drinks	Hot drinks & catchup time	80-100	All	Church
Sunday	Weekly	11am-12pm	Prayer ministry	Chance for people to be prayed for quietly	15-20	All	Church - side chapel
Sunday	Weekly	11-11.30am	Counting	Treasurer/counting team counts collection & sorts expenses	1 or 2	Adult	Vestry
Sunday	Weekly	10.15- 10.25am	Kool kidz music	Children's songs led by a small rota of musicians (guitar or keyboard)	30-45	Under 18's + leaders	Church hall
Sunday	Weekly	10.25- 11/11.30am	Crèche	Crèche involving story, music, activity & playing	5-8	1-3 yr olds + leaders	Middle church hall room
Sunday	Weekly	10.25- 11/11.30am	Bubbles	Children's group story & activity	4-9	3-5 year olds + leaders	Church hall
Sunday	Weekly	10.25- 11/11.30am	Splash	Children's group story & activity	6-10	5-7 year olds + leaders	Church hall
Sunday	Weekly	10.25- 11/11.30am	X-stream	Children's group story & activity	6-10	7-10 yr olds + leaders	Church hall
Sunday	Weekly	10.25- 11/11.30am	The Grid	Young people's group	6-10	11-16 yr olds + leaders	Tower room
Sunday	Monthly	10.15-11.30	Cafe Group	Meeting for older teens	3-6	16-20 year olds	Church member's home

Sunday	Monthly	6.30-8.30pm	Leadership Support Team Prayer Meeting	Leadership Support Team meet for prayer	8-11	Adults	Church
Monday	Weekly	9.30am	Morning prayer	Prayer meeting	5-12	Adults	Church
Monday	Weekly	6.15-7.30	Cubs	Uniformed organisation	20	7-10 year olds	Church hall
Monday	Weekly	7.45-9.15pm	Scouts	Uniformed organisation	25	11-16 year olds + leaders	Church hall
Monday	Weekly	7-8.30pm	Crossroads (formerly Grid & Sofa club)	Youth Club	5-9	11-16 year olds + leaders	Church
Monday	Weekly	7.30-9.30pm	Youth home group	Bible study and shared meal	4-9	15-20 year olds	Church members' home
Monday	Each term	8-10pm	Home group leaders meeting	Planning meeting for homegroup leaders	8	Adults	Church members' home
Tuesday	Weekly	10.30am-12pm & 1.30-3pm	Parent & Toddler group	Playgroup with crafts, games, puzzles, big toys, snacks and drinks, singing and story time.	AM: 40-70 PM: 30-50	Pre-school children & adults	Church
Tuesday	Weekly	6.30-8pm	Brownies	Uniformed girls' organisation	24	7-10 year olds + leaders	Church hall
Tuesday	Fortnightly	8-10pm	2 Homegroups	Adult bible study	6-15 x2	Adults	Church members' homes
Tuesday	Monthly	8-10pm	Leadership Support team meeting	Leadership support team meet to plan and pray	8-11	Adults	Vicarage or Church
Tuesday	Monthly	8-10pm	PCC meeting	PCC meet to discuss matters arising, funding and planning proposals	15-25	Adults	Church
Wednesday	Weekly	9.30-10.30am	Midweek communion	Communion service	6-12	Adults	Church
Wednesday	Fortnightly	8-10pm	2 Homegroups	Adult bible study	6-15 x2	Adults	Church members' homes
Wednesday	Fortnightly	8-9pm	Prayer meeting	General prayer meeting	12-15	Adults	Church

Wednesday	Weekly	6-7.15pm	Beavers	Uniformed organisation	20	5-7 year olds + leaders	Church hall
Thursday	Fortnightly	8-10pm	Homegroup	Adult bible study	6-15	Adults	Parishioners home
Thursday	Weekly	6.15-7.15pm	Rainbows	Uniformed girls organisation	15	5-7 year olds + leaders	Church hall
Thursday	Weekly	7.30-9pm	Guides	Uniformed girls organisation	20	10-16 year olds + leaders	Church hall
Thursday	Monthly	Evening	Mens' night out	Social gathering for men usually involving a beer & curry!	10-15	Adults	Pub
Friday	Fortnightly	10am-12pm	Homegroup	Adult bible study	6-12	Adults	Parishioners homes
Friday	Weekly	6.30-8pm	X-stream Friday	Youth group with games, activities, snacks & drinks, & talk	25-35	7-11 year olds + leaders	Church & church hall
Friday	Monthly	10.30am-12.30pm	Horizon Group	Christian outreach social group Quiz/speaker/nostalgia/musical performances. Light refreshments/hot food occasionally	20-35	60 yrs +	Church
Saturday	Monthly	9.30-11am	Bring-a-dad	Toddler group for male carers NB: not currently operating but may be reinstated.	20-25	0-7 yrs and Adults	Church
Friday	Quarterly	Evening	Horizon Planning meeting	Meeting to plan events at Horizon Group	5	Adults	Church members' home
Friday	Before each school term	Evening	X-Stream Friday planning meeting	Planning meeting for following X-stream term to organise theme & activities.	20	Adults + youth leaders	Church members' home
Monday	Before each school term	Evening	Crossroads planning meeting	Planning meeting for following Crossroads term to organise theme & activities.	8	Adults	Church members' home or church
Tuesday	Before each school term	Daytime	Parents & Toddlers planning meeting	Planning meeting for following Parents and toddlers term to organise theme and activities.	8	Adults	Church hall
Thursday	Every 6 weeks	Daytime and evening	NHS blood donation	Blood donation session open to the general public.	100+	Adults	Church

<u>Occasional/ad hoc activities</u>							
Saturdays			Weddings		50-300	All ages	Church
Weekdays			Funerals		50-400	All ages	Church
Sunday		Afternoon	Baptisms/ Thanksgivings		Up to 50	All ages	Church
Saturdays, Sundays and weekday evenings		Evening sessions	Various study and training courses	For example: evening talks/discussions during lent; courses to learn more about the Bible & Christian living, HTB series of marriage talks & discussions, Safeguarding training for all who work with children or vulnerable adults; Youth training day for people working with children & young people.	20-40	Adults	Church
No set day		No set time	Marriage preparation	Marriage preparation organised on ad hoc basis	Varies	Adults	Church or vicarage
Sunday			Baptism preparation	Course to prepare people for baptism/confirmation	Varies	All ages	Church hall
Sunday		Yearly	AGM and meal	Annual general meeting incorporating bring and share lunch	50-100	All ages	Church
Saturday	10am-2pm	Yearly	Easter Fun day	Open free community event, games, face painting, bouncy castle, hot cross buns & refreshments	Up to 400	All ages	Church and church hall
Friday	Yearly	9am-1pm	Women's World Day of Prayer	Churches together service celebrating Women's World Day of Prayer	20-35	All ages	Church & other locations
Saturday	6-10.30pm	Yearly	Christmas Party	Christmas party for church family & friends, including live music.	Up to 160	All ages	Church
Saturday	Various	Ad hoc	Fundraising events	For example: farmers' market style event selling food, crafts and hot lunches; plant sale; classical music concert and recital, "pop up" restaurant.	Up to 200	All ages	Church
Weekday	Afternoon	Yearly	Baring school nativity play	Play performed by Baring School pupils for parents.	200	All ages	Church
Saturday	All day	twice yearly	Band set up/practice day	Updating of AV equipment and practising for band members	6-10	Adults	Church
Saturday	8.30-10.30	one off	Women's breakfast	Breakfast and a talk	70	Adults	Church

Annex C
Sunday morning activities for children

Group	Benefit to users	Challenges of current space
Babies and toddlers		
<p>HotTotz (Crèche)</p> <p>A supervised play space for children up to 3 years old, while their parents participate in the Sunday morning service.</p> <p>Average weekly numbers:</p> <p>2015/2016 – 11 children 2016/2017 – 5 children 2017/2018 – 5-8 children</p> <p>Growth in numbers over recent years means that this group has at times been overcrowded, with very active older toddlers competing for space with small babies. We desperately need space to allow two age group to meet in separate rooms. This problem has eased off temporarily in recent months because some 3 year olds have moved up into the next group but this issue is likely to recur. More babies are currently expected and some small babies are now approaching the age where their parents will use this group.</p>	<p>Children are provided with a safe and engaging time of play and an opportunity to learn about Jesus and the stories of the Bible in an age-appropriate way.</p> <p>For (busy/tired) parents, it is extremely important to have the opportunity to relax and focus on the service with the security of knowing that their children are being well cared for in a safe space.</p>	<p>This group has been meeting in a room within the existing church hall which is poorly lit and heated.</p> <p>One heater in this room has been taken out of use due to water ingress into the power supply.</p> <p>The roof to the hall is in very poor condition in the area where the HotTotz group meets. This results in the carpet being soaked during periods of heavy rain. This has created serious health and safety issues, given that there is nowhere else for this group to meet.</p> <p>Cracking in the walls frequently causes plaster to become loose and fall on the floor which prevents the relevant area being used until it can be cleaned thoroughly.</p>
Pre-school and school age children		
<p>KoolKidz</p> <p>A series of age-specific groups run in the existing church hall during Sunday services:</p> <p>“Bubbles” (Nursery to Reception) “Splash” (Year 1 to Year 2) “X-Stream” (Year 3 to Year 6) “The Grid” (Year 7 to Year 11)</p> <p>Average weekly numbers:</p> <p>2015/2016 – 32 children 2016/2017 – 38 children 2017/2018 – 30 children</p>	<p>These groups aim to provide fun, engaging age-appropriate teaching of the Christian faith through a variety of activities and resources. They aim to provide a meaningful and child-oriented experience of church for the children while their parents participate in the church service.</p> <p>“We are like a family and we all look after each other” (KoolKidz child)</p>	<p>The current church hall building is not big enough to accommodate all of these groups and its condition and lack of flexibility seriously constrain the quality of the activities that can be run.</p> <p>The three youngest groups have to meet in the main hall room at the same time, on separate tables. The resulting noise (enhanced by the shape and acoustic of this large room) and other associated distractions make it very difficult for the groups to run effectively.</p>

	<p>“You are free to say what you want and are not judged.” (KoolKidz child)</p>	<p>A new, flexible space would improve the learning environment and facilitate more creative activities.</p> <p>The older group has been meeting in a small portacabin outside the hall. This is severely damp and very poorly heated. This not only makes for an unpleasant environment for the young people, but also presents a potential health and safety risk. The damp in this space is so bad that some of the furniture has recently has to be disposed of due to mould, and the mould on the walls has to be washed down regularly to keep it at bay.</p> <p>Aside from the poor condition of the portacabin, the Year 7 to Year 11 age group that uses it has increased in numbers such that there is not enough space.</p>
<p>Teenagers</p>		
<p>“The Café”</p> <p>This group meets once a month for teenagers in Year 12 and Year 13.</p> <p>Average weekly numbers:</p> <p>2015/2016 – 3 teenagers 2016/2017 – 3 teenagers (but this can increase to 6 week by week) 2017/2018 – 3-6 teenages</p> <p>Note: no earlier figures available because this is a relatively new group, demonstrating the growth in overall numbers of children and teenagers attending the church regularly.</p>	<p>This group aims to provide a resource for teenagers which bridges the gap between children’s groups and full participation in adult teaching and worship. A small group discussion format is used for exploring Bible themes and “life” issues.</p>	<p>“The Café” has to meet off site in a local house due to the lack of meeting space in the church hall. This creates logistical and safety issues in moving a group of young people under time pressure part way through the morning service. It also cuts down the time that can be spent usefully by the group.</p>

Annex D
Community activities run by St Mildred's

Group	Benefit to users	Challenges of current space
Older people		
<p>“Horizon” group:</p> <p>A monthly Friday morning social gathering for over-sixties, with emphasis on fun and friendship.</p> <p>This group is run by church volunteers but is open to both church members and the local community, at no charge.</p> <p>All sessions are open to all members of the local community, regardless of background or religious affiliation. More than half of the regular attendees of Horizon do not attend St Mildred's church.</p> <p>About 20 – 35 people attend this group regularly.</p> <p>A majority of the participants in Horizon live in SE12. Others come from SE6, SE9, SE13, SE26 and Bromley.</p>	<p>“Horizon” reaches out to the lonely and isolated in the parish. It provides opportunities for friendships to form and for informal chat over tea and coffee and homemade cakes.</p> <p>The group offers a varied programme of music, quizzes, games and interesting speakers, with a short spiritual reflection.</p> <p>“Horizon makes Friday morning a happy, friendly and welcoming morning. I've really enjoyed my time at Horizon.” (Horizon participant)</p>	<p>This group currently has to meet in the church due to the poor condition of the existing church hall and its inaccessibility for people with reduced mobility. A modern, well-heated new building with improved toilet facilities would be a much more suitable space. A smaller, purpose-built hall would potentially provide a more relaxed and welcoming atmosphere.</p> <p>The kitchen and other facilities proposed to be included within the new hall building will allow hot meals to be provided at special occasions and provide the potential for this group to be developed into a regular lunch club.</p>

Group	Benefit to users	Challenges of current space
Small children and their parents and carers		
<p>Parent and Toddler Group:</p> <p>Two half day sessions per week. Most of the users of this group are not church members. Regular attenders include parents of all faiths and backgrounds.</p> <p>Average weekly attendance:</p> <p>2013/2014 – 56 children* 2014/2015 – 53 children* 2015/2016 – 61 children* 2016/2017 – 74 children* 2017/2018 – 57 children</p> <p>*Parents and carers are not included in this number. The figures shown above are averages: weekly numbers are often significantly higher. Over the 2015/2016 year, over 250 children attended.</p> <p>All sessions are open to all members of the local community, regardless of background or religious affiliation.</p> <p>Most participants are from the immediately surrounding area but some come from neighbouring areas.</p>	<p>This group provides opportunities for friendships to be made and encourages good parenting skills.</p> <p>The good news of Jesus is shared through singing, story-telling and celebration.</p> <p>While small children are supervised in constructive play, relationships are formed over coffee and chat. This additionally provides an opportunity for parents and carers who are not confident in their use of English to develop language skills.</p> <p>Research shows that play and access to the music and the arts has many benefits for children and young people in terms of social, cognitive and behavioural development. Advantages associated include the development of problem-solving skills, social skills language and literacy.³</p> <p>“Thank you for all the support and kindness you and the team have given us over the last 18 months in this group. My children love coming here.” (Parent)</p>	<p>The morning and afternoon sessions are both over-subscribed. Parents frequently have to be turned away when attendance reaches the maximum number permitted.</p> <p>Demand is likely to increase due to the relatively birth rate locally (see Annex H). The capacity of the existing hall building currently limits participation and prevents us from welcoming more people.</p> <p>The Parent and Toddler Group meets in the main room in the existing hall, where buckets have to be used to catch rain in wet weather.</p> <p>A larger and more appropriate building would enable this work to thrive and grow, for the benefit of a broader section of the community.</p>

³ Lewisham’s Children and Young People’s Plan 2015-2018, HA6/page 19

Group	Benefit to users	Challenges of current space
Small children and their fathers and carers – NB this group is not currently operating but may be reinstated.		
<p>Bring a Dad</p> <p>One Saturday morning session per month.</p> <p>Attendance at each session: 2015/2016 – 6 - 17 children* 2016/2017 – 8 - 18 children*</p> <p>*Dads and carers are not included in this number.</p> <p>This group is run by the church but open to all members of the local community, regardless of background or religious affiliation.</p> <p>Most participants are from our local area within walking distance from the church. More than half of those who attend not members of St Mildred’s church.</p>	<p>This group operates in a similar way to the Tuesday “Parent and Toddler” group but with a particular focus on fathers and male carers. This group is open to children of a slightly wider age range than the Tuesday group, and ranges from babies to age 7.</p> <p>The group is primarily co-ordinated by male volunteers, and offers a chance for male relationship development and support.</p> <p>The group also offers an excellent opportunity for male role models to meet within the community, supporting each other in this important role.</p> <p>We would like to develop this group as a resource to single fathers on “access” days, in order to assist in the building of relationships between fathers and their children, supporting family cohesion and reconciliation.</p> <p>“I love Bring-A-Dad, it gives me a chance to have some time for myself’ (Mum of children aged 1 and 5).</p> <p>“It’s wonderful having a space to bring the children to play. I have as much fun as they do.” (Dad of twins aged 5 and another child aged 2).</p>	<p>This group currently uses the church rather than the hall, although a smaller space would be much more suitable and would avoid the need to alter the timing of meetings to accommodate weddings and other Saturday church events.</p> <p>This group aims to attract fathers and male carers by providing a good quality cooked breakfast. The kitchen in the hall has no cooking facilities and not even sufficient space for a decent sized coffee machine.</p> <p>Having a flexible multi-purpose area for multiple activities would provide the opportunity to develop this group further.</p>

Group	Benefit to users	Challenges of current space
Children and young people		
<p>“X-Stream” – a weekly Friday evening group for 7-11 year olds</p> <p>Average weekly attendance:</p> <p>2015/2016 – 35 children* 2016/2017 – 25 children* 2017/2018 - 25 children*</p> <p>X-Stream currently attracts around 25-30 children each evening. Over the previous five years average weekly attendance has been between 30 and 50 children.</p> <p>“Crossroads” – a weekly Monday evening youth club aimed at 11-16 year olds</p> <p>This group was launched in September 2016 and replaces two other groups. It has regular weekly attendance of 5-9 young people and has the potential to expand in the future.</p> <p>These groups are run by volunteers, under the leadership of the church’s paid Children and Youth Worker. All groups are open to children and young people of all backgrounds including those whose families do not attend the church.</p>	<p>These groups provide a variety of fun activities and games, and provide an opportunity for mentoring and building good friendships and interpersonal skills. Our leaders work hard to run engaging and active sessions that cater to a range of interests, while acting as positive role models consistent with the teaching of Jesus.</p> <p>The groups offer relevant and accessible Bible teaching in an open, informal and supportive environment. They provide a safe space in which to learn about discuss personal and social issues (such as justice, healthy relationships, life and death) from a Christian perspective.</p>	<p>The vision for both of these groups is to expand numerically, so as to increase the benefit offered to the children and young people in our community. However, the growth of these groups is constrained by our current accommodation.</p> <p>These two groups currently meet in the main church, due to the cramped accommodation and unsatisfactory condition of the church hall building. The church is larger and more comfortable than the hall building and it does not present the acoustic difficulties experienced in the church hall. It also has a functional kitchen (which the hall does not) to allow regular cooking activities. However, the church is not really suitable for these groups for the reasons noted on pages 5 and 6 of the Vision Statement. Use of the main church for youth club type activities also presents the risk of damage to numerous expensive and breakable features, such as sound technology, musical instruments and stained glass windows, limiting significantly the activities which these groups can safely undertake.</p> <p>The necessity of meeting in the church also significantly increases the set-up and pack-down times for these groups (for example, resetting all of the chairs in the church every Friday evening), which puts a further strain on volunteer resources.</p>
<p>Weekly Youth home group</p> <p>This group meets weekly to study the Bible and to discuss “life” issues. Its current membership comprises nine young people who regularly attend the church, but it is open to others.</p>	<p>A small group discussion format is used for exploring Bible themes and “life” issues. This group is operated as a useful resource to bridge the gap between groups for children and younger teenagers and adult study groups. It provides an opportunity for young people to talk and be listened to and to “be themselves”.</p>	<p>This group currently meets in the home of church members because there is not suitable small room within the church or existing church hall. If the group could meet in a more flexible environment then a broader range of activities could be undertaken.</p>

Annex E
Community activities run independently by groups associated with St Mildred's

Group	Benefit to users	Challenges of current space
Brownies and Guides – girls of various age groups		
<p>Rainbows:</p> <p>Weekly evening session for girls aged 5 - 7</p> <p>2017/2018 – 15 participants (which is the maximum number permitted with the helpers available). There is a waiting list. Over the past 3 years 37 different girls have been part of this group, which is the only “Rainbows” group in Lee and Lewisham.</p> <p>Brownies</p> <p>Weekly evening session for girls aged 7 - 10</p> <p>2013/2014 – 13 participants 2014/2015 – 15 participants 2015/2016 – 19 participants 2016/2017 – 23 participants 2017/2018 – 20 participants</p> <p>There is a waiting list of younger girls for this group.</p> <p>Guides</p> <p>Weekly evening session for girls aged 10 – 14. Young women aged 14-18 can train as young leaders</p> <p>2013/2014 – 12 Guides 2014/2015 – 14 Guides 2015/2016 – 14 Guides 2016/2017 – 16 Guides 2017/2018 – 20 Guides</p> <p>Current maximum number is 20. Uncertainty about the state of the church hall has prevented proactive recruitment of new members.</p> <p>Most participants are from SE12, but others attend from SE3, SE6, and SE13.</p>	<p>All of these groups offer girls the chance to develop their potential, engage socially and have fun. A safe, welcoming space enables girls and young women to try new things, help other people and discover their passions and talents.</p> <p>Rainbows learn by “doing”: they get their hands dirty, do sports, arts and crafts and play games. Through taking part in a range of different activities with girls of their own age, Rainbows develop self-confidence and make new friends.</p> <p>Girls in Brownies are helped to learn new skills and take on challenges as they work out what they want to be and do in the future.</p> <p>Guides are encouraged to challenge themselves and to make a difference in their community. Guides have a varied programme designed to inspire and challenge girls from 10-14 in their personal development.</p>	<p>Accessibility: the church hall is not accessible to wheelchair users. These groups are open to all but it would be very difficult to accommodate disabled participants in the existing church hall.</p> <p>Damp: when it rains, the roof leaks and the floors in the main hall and side room get damp. At these times it is not possible to sit on the floor and the necessity for buckets collecting water restricts other activities.</p> <p>Smell: the damp in the side room prevents this being used for breakout space. It would be really useful to have a separate room to use so that different activities can take place at the same time.</p> <p>Kitchen: there is a demand for cooking activities but the lack of a functioning kitchen means that these cannot be offered.</p> <p>Storage: there is very limited storage space in the existing church hall. The Guides have stopped applying to Active Kids vouchers to get new equipment as there is nowhere to put it.</p>

Group	Benefit to users	Challenges of current space
Scouts - boys and girls of various age groups		
<p>Beavers</p> <p>Weekly evening session for boys and girls aged 6 to 8.</p> <p>2013/2014 – 11 participants 2014/2015 – 24 participants 2015/2016 – 22 participants 2016/2017 – 27 participants 2017/2018 – 20 participants</p> <p>Cubs</p> <p>Weekly evening session for boys and girls aged 8 to 10.</p> <p>2013/2014 – 24 participants 2014/2015 – 28 participants 2015/2016 – 27 participants 2016/2017 – 20 participants 2017/2018 - 20 participants</p> <p>Scouts</p> <p>Weekly evening session for boys and girls aged 10 to 14.</p> <p>2013/2014 – 26 participants 2014/2015 – 19 participants 2015/2016 – 18 participants 2016/2017 – 23 participants 2017/2018 – 25 participants</p> <p>In addition to the participants listed above, there are currently 5 “young leaders” aged between 14 and 17 who work with 13 adults to run weekly sessions. Numbers have grown steadily over the past 3-4 years. There are 28 scouting groups in Lewisham district, of which the St Mildred’s group is the 5th largest. Most members are from the Borough of Lewisham, the vast majority from SE12 and SE13. Most members attend local schools.</p> <p>We believe that the growth of these groups is sustainable, being underpinned by a successful (ongoing) adult recruitment initiative and closer alliances built with parents.</p>	<p>Scouting offers affordable, non-selective adventure for young people.</p> <p>The Scout movement is the UK's biggest mixed youth organisation. Scouting aims to change lives by offering children and young people fun and challenging activities, new experiences and everyday adventure. Children and young people involved in scouting groups are given the chance to help others in order to make a positive impact in communities.</p> <p>Scout groups help children and young adults to reach their full potential and provide opportunities for positive interaction and the development of social skills and personal confidence. Participants have the opportunity to make friends and have fun while also learning about discipline and team work.</p> <p>Children involved in Scout groups are encouraged to develop skills including time management, leadership, initiative, planning, communication, self-motivation, cultural awareness and commitment. Young people learn to take responsibility and acquire skills that will help them to secure employment.</p> <p>Youth participation and involvement in uniformed organisations has been acknowledged to have a positive impact, providing the opportunity to build self-esteem, confidence and social skills⁴.</p>	<p>Accessibility: the church hall is accessed via steps and there is no ramp, so it is inaccessible to wheelchair users.</p> <p>Security: the absence of access control allows people to ‘wander in’. The location of the toilets means that young people need to be accompanied or observed when leaving the hall to ensure safety. Improved security would allow “sleepovers” and other activities.</p> <p>Light and heat: due to the boarding of the main hall window, there is very little natural light and the electric lights are of limited effectiveness. The heating system has also caused difficulties.</p> <p>Damp: when it rains, the roof leaks and the floors in the main hall and side room get damp, causing a lingering bad smell which makes the side room difficult to use.</p> <p>Storage: there is very limited storage space in the existing church hall and resulting “clutter” obstructs cupboards making them difficult to use.</p> <p>Kitchen: the existing church hall does not have a properly functioning kitchen. Working kitchen facilities would allow cooking activities to be offered.</p> <p>Breakout rooms: the use of a separate room(s) would allow different groups to work on different activities. It would also allow leaders to have planning meetings.</p> <p>Outdoor space: use of an outdoor area would allow additional activities such as tent erection practice.</p>

⁴ “Lewisham Children and Young People’s Plan” 2012 – 2015, Chapter 4 page 72

Annex F
Potential future community uses

Potential provision of community services by St Mildred's	
Mental health "drop in" and rehabilitation	Job clubs
After school/homework clubs	Debt Counselling and Money Management Courses eg as local centre for "Christians against Poverty"
Language classes, reading and writing skills training and befriending	Refugee clubs/counselling (St Mildred's is connected with "AFRIL" - Action for Refugees in Lewisham)
Meals for the elderly/isolated	Bereavement counselling/group
"Fun days"	Craft fairs/food markets
Other community groups and services	
Uniformed organisations for children and young people	"U3A" (University of the Third Age) and other learning/interest groups, eg local history
Choirs and drama groups	Dance and fitness classes
Credit Union	Food bank collection/drop off point
Polling station	MPs' and local councillors' "surgeries"
Blood donor sessions	Indoor "street parties"
Drug/alcohol rehabilitation groups	Health needs groups
Private hire	
Parties and family gatherings	AGMs and other meetings
Seminars and "away days"	"Pop-up" restaurant evenings

Annex G

Other community spaces in the local area (approx. 3 mile radius)

Venue	Facility	Availability	Distance from St Mildred'
Church of the Good Shepherd, Lee	Hall (capacity 120) Parish room (capacity 20)	Heavily booked in evenings, available some daytime slots	0.7 miles: outside St Mildred's parish
Horn Park Community Centre	Large hall (capacity 100) Small hall (capacity 50) Meeting room (capacity 10)	Heavily booked evenings, lots of daytime midweek availability	0.9 miles: outside St Mildred's parish
Ringway Centre	Various meeting rooms (capacity between 2 and 50)	Limited evening availability, some daytime availability	0.9 miles: outside St Mildred's parish
Lochaber Hall	Community hall (capacity 100) with small hall (capacity 20)	Limited availability both daytime & evening	1.0 mile: outside St Mildred's parish
St Peters, church, Lee	Hall	Limited evening availability, some daytime availability (subject to checking)	1.0 mile: outside St Mildred's parish
Manor House Library	Various meeting rooms, (capacity between 8 and 50)	Information not yet available	1.1 miles: outside St Mildred's parish
Colfeian Sports Club and Colfe's Leisure Centre	Sports hall (capacity 150/250), bar (capacity 150) and lounge bar (capacity 45)	Mixed availability for variety of rooms/halls	1.2 miles: outside St Mildred's parish
St Swithuns's Community Centre	Hall (capacity 150) Lower vestry (capacity 30)	Varied availability	1.4 miles: outside St Mildred's parish
Brandram Road Community Centre	Community hall (capacity 100) and ancillary facilities. Building is fairly old and tired.	Heavily booked in evenings, available some daytime	1.6 miles: outside St Mildred's parish

St Margaret's Church crypt and Kingswood Halls	Church hall (capacity 40/130) and crypt space (capacity 50/100)	Heavily booked daytime & evening	1.6 miles: outside St Mildred's parish
Age Exchange Centre	Community hall & studio (including performance and meeting space)	Information not yet available	1.7 miles: outside St Mildred's parish

There are no other community spaces available within the St Mildred's parish boundaries.

Annex H Community needs

We currently see as the most pressing needs within our immediate locality:

- Lone parenting
- Childhood poverty and general poverty
- Knife crime and other anti-social behaviour associated with marginalisation of young adults
- Loneliness among older people

Some data to support these conclusions is set out below. These needs have changed over time and will continue to develop as the local population changes. **We do not pretend that there are easy solutions to these issues. However, there are ways in which a community building run by committed volunteers can assist.**

Population growth

The number of households in the London Borough of Lewisham increased by 8,704 (a significant 8.1%) between the 2001 census and the 2011 census. Overall population growth in the Borough over the same period was 10.8%. It is predicted that the total population of Lewisham will increase by a further 13.6% between 2011 and 2020.⁵ Statistics for population growth specific to Lee/SE12 and/or St Mildred's parish are not available, but a significant increase in the number of households in the immediate area is evident from recent developments such as the block of 66 flats on the corner of St Mildred's Road and Baring Road, completed in 2014.

This population growth demonstrates the need for additional community facilities regardless of specific social need.

The "Lewisham Children and Young People's Plan" 2012-2015 pointed to a 34% increase in the birth rate in the Borough of Lewisham⁶ in the ten years to 2010. This is consistent with the 2011 census, which identified the proportion of the population ages 0 – 4 years as significantly higher than the national average and predicted a 15.9% rise in the number of children in Lewisham under 15 years over the following ten year period to 2020⁷. Population growth in the Borough is particularly marked in the under 12 age group⁸ and demand for primary school places is expected to exceed supply at least until 2020.⁹

⁵ The London Borough of Lewisham "Joint Strategic Needs Assessment (JSNA) – Young People in touch with the Criminal Justice System" 2014.

⁶ "Lewisham Children and Young People's Plan" 2012 – 2015, Chapter 3 page 11 and Chapter 4 page 65.

⁷ The London Borough of Lewisham "Joint Strategic Needs Assessment (JSNA) – Young People in touch with the Criminal Justice System" 2014.

⁸ "Lewisham Children and Young People's Plan" 2012 – 2015, Chapter 1 page 7

⁹ "Lewisham Children and Young People's Plan" 2012 – 2015, Chapter 3 page 18

Lone parenting

The 2011 census identified 359 lone parent households with dependent children in St Mildred's parish.¹⁰

Lone parenting is not of itself an "issue" but it can contribute to or co-exist with challenging issues. For example, Lewisham Borough Council has identified low income or lone parent families as significant risk factors that have a link with poor mental health.¹¹

Poverty

There are indications of significant deprivation in the London Borough of Lewisham. The 2010 Index of Multiple Deprivation ranked Lewisham 31st out of 354 local authorities in England compared to a rank of 39 in 2007.¹²

Lewisham has one of the highest rates of child poverty nationally.¹³ On the specific indicator of income deprivation affecting children, 35 (out of 166) of Lewisham's super output areas are in the 10% most deprived in the country, and 85 (over half) are in the 20% most deprived in the country. Lewisham Borough Council estimated in 2012 that 20,355 children (ages 0-18) were then living in poverty in the Borough."¹⁴

The 2011 census identified that there were 7,599 families in Lewisham where no adult was in employment.

Knife crime and other anti-social behaviour associated with marginalisation of young adults

Lewisham Borough Council has stated that the area continues to face a number of challenges with regard to young people's involvement in crime and offending.¹⁵ For the 12 months to September 2015 there were 255 incidents of Serious Youth Violence and 81 incidents of knife crime with injury for individuals under the age of 25¹⁶.

Published statistics suggest the following particular issues:

- **School exclusions and persistent school absence:** the "Lewisham Children and Young People's Plan" 2012-2015 points to high school absence rates (relative to the national average) and a rise in school exclusions.¹⁷ The 2015 – 2018 update to this plan suggests some improvement but primary and secondary school absence rates in the Borough are still higher than in neighbouring areas and higher than the national average.

¹⁰ Data sets for Lower Super Output Areas 016A, 016B, 023B, 023C, 023D and 023E.

¹¹ "Lewisham Children and Young People's Plan" 2012-2015, Chapter 4 page 38

¹² "Lewisham Children and Young People's Plan" 2012-2015, Chapter 3 page 11

¹³ "Lewisham Children and Young People's Plan" 2012-2015, Chapter 3 page 23

¹⁴ "Lewisham Children and Young People's Plan" 2012-2015, Chapter 3 page 11

The same report on page 23 estimates that 32% of children in Lewisham are living in poverty.

See also Lewisham Children and Young People's Plan" 2015-2018 BR2/page 10

¹⁵ "Lewisham Children and Young People's Plan" 2012 – 2015, Chapter 4 page 74

¹⁶ Lewisham Children and Young People's Plan" 2015 – 2018 SS2/29

¹⁷ "Lewisham Children and Young People's Plan" 2012-2015, Chapter 3 page 18

- **Youth unemployment:** The Borough of Lewisham has a youth unemployment rate which is higher than some neighbouring boroughs and significantly higher than the national average.¹⁸
- **Drug abuse:** estimates show that Lewisham has a higher number of young people who use drugs than the national average and data indicates that young people locally begin using substances at an earlier age.¹⁹

Lewisham Borough Council has identified the importance of providing children and young people who are at risk of low outcomes (ie young offenders, NEET, LAC, teenage mothers) the opportunity to take part in community activities in order to meet new people, learn new qualifications and raise their aspirations.”²⁰ Community activities need suitable accommodation.

Loneliness among older people

The 2011 census identified within the Lee Green and Grove Park wards (taken together) 3,127 people over 65 (24% of the total population) and 1,687 people over 75 (11% of the total population). Not all of these people will be lonely or isolated but many are likely to be in need of companionship and social contact. A report²¹ published on the Lewisham Joint Strategic Needs Assessment website recommends as effective interventions to tackle loneliness and isolation (particularly among older people) groups with an educational focus, shared interest support groups and health and fitness groups providing opportunities for social interaction. Groups of this sort similarly need suitable community spaces.

¹⁸ “Lewisham Children and Young People’s Plan” 2012-2015, Chapter 3 page 21

¹⁹ “Lewisham Children and Young People’s Plan” 2012 – 2015, Chapter 3 page 13

²⁰ “Lewisham Children and Young People’s Plan” 2012 – 2015, Chapter 4 page 72

²¹ “Loneliness and social isolation in Lewisham”:

<http://www.lewishamjsna.org.uk/Reports/18%2009%2014%20Loneliness%20and%20Social%20isolation%20report.pdf>

Annex I

St Mildred's parish

