

# Timeline of Property Discussions 2004-2015

## March 2004 Summary of discussion at Church Meeting

### Future Ministry

Possums- How important is it?

Does the Church own this ministry?

#### **If they became involved what would we need:**

- Coffee shop for families to meet in rather than go elsewhere.
- crying room in the church building
- better signage connecting Possums with the church
- better car parking
- bigger facilities for an expanded Possums group
- better toilets facilities in the church building

### Church Services

the church building is closed most of the week

#### **Make it more user friendly:**

- change the front of the building so people can see in
- crying room or kids section
- replace pews with chairs for comfort and flexibility
- level the floor
- use the building for other purposes during the week
- review lighting and data projector facility
- reconfigure stage and pulpit area
- better toilet facilities in the building
- small meeting areas
- coffee facilities for after church rather than in the hall

## 2004

Property Committee exists consisting of: Elva Dyer, Mark Hibbins, Danile Hunt, Victor Milne, and Lindsay Smith

**March:** Church Camp holds elective to discuss future property needs.

**July:** Property Committee meets with Fred Batterton of Batterton Hartley Young Architectural firm and receives an outline for a Church Project Feasibility Study. Cost: \$6.600. **No action is taken.**

**August:** Rod Pell provides brief paper entitles *Buildings for Ministry Feasibility Study* which states the need to “ensure that our buildings and ministry facilitate [our communities] incorporation in the kingdom of God.” It also notes that “it is more than 30 years since there was any significant change in our facilities.”

## 2005

Church agrees by way of church meeting to purchase 18 Highbury Grove through the Kew Student Resident Association to the app cost of \$850,000. A bequest from the Boreham family of \$150,000 is given toward this end. Among other things proposed in the plan for property were:

- Move church offices to front of hall
- Glass in the hall driveway for a community lounge adjacent to new offices
- Modify rear of church into useful community facility such as childcare and 4yr kindergarten.
- Build new toilet facilities at rear of church building

## 2007 Deacons Retreat

“The possibility was raised of getting a group together to consider development of the buildings of the church.” **No action is taken**

## Nov 2011 Property Ideas from Community Leadership Night

By redevelopment of our property and land, Kew Baptist Community can be an attractive culturally accepted community hub: Sports (extremely important for meeting people, touching on the lonely and socially oppressed), Counselling facilities, meetings, local gatherings (parties, etc), Playgroup, babysitting service internal and external, coffee and cake, effective strategies for beggars and homeless

## Dec 2011 Deacons Meeting

“There was general consensus that it would be desirable to have **a group focusing on developing a ‘big picture’ property plan,** and another group looking at finance, although the finance group or others would be welcome to suggest ideas about property.”

## 2012 Timeline of Ministry Facilities Group

### January 2012:

One of the vision and purpose statements that emerged from our leaders retreat in Jan 2012 was:

***Imagining creative ways of using our facilities for ministry and mission***

### Church Meeting Agenda, 4 March 2012

Rationale for the Ministry Facilities Group presented to the March Church Meeting

- The recommendation that we set up a group to review and bring some recommendations regarding our properties has arisen for several reasons:
- The properties are underutilised – the church and hall are used minimally for ministry within the church except on Sundays, and for limited outreach activities into the community. ***There is a great potential we are not grasping.***
- Some aspects of our properties are now *not as suitable for ministry* as they were when they were built, and there is a fair bit of ‘waste’ space.
- There is a *‘disconnection’* in the layout of our properties for ministry and mission purposes.

- The cost of *maintenance* of our buildings will increase as the buildings age further, and the church does not have the money to provide for ongoing upkeep.

In recommending that we formalise this Ministry Facilities Group, we would be asking the group to:

- Look at potential ministry/mission directions and the role of our properties in them;
- Consider the financial needs related to the upkeep of our property and the church as a whole;
- Having developed some ideas for possible directions, to consult with people with expertise in the area, eg. architect, builders, council, etc..
- To come back to the church in July with initial recommendations. Such recommendations may comprise a variety of possibilities for consideration.

This led to the following recommendation being proposed and accepted by the church:

*It was agreed that [we form a] Ministries Facilities' Group to review our properties in view of proposed directions for our mission and ministry, to report back to the Church meeting with possibilities for potential development options by July 2012.*

## April 2012- Ministry Facilities Group Framework Proposed by SP

This group has been called together to take seriously our responsibilities to plan and manage our facilities moving forward. A simple goal statement is:

*The Ministries Facility Group will work towards discerning, identifying and planning more fruitful and beneficial ways of utilising our buildings and properties for mission and ministry".*

### **Some questions we are seeking to address:**

1. What challenges, gaps, impediments are there with our property/buildings?
2. What possibilities and options do we have for them?
3. What concrete steps and timeframe do we take to achieve these?

### **Things to be considered:**

- Modifying existing buildings
- Replacing existing buildings
- Augmenting and expanding existing buildings
- Exploring ways to generate income and funds for redevelopment, ongoing maintenance, and ministry possibilities

### **Some ideas canvassed over the year**

1. Use all of Res property and carpark on Mary ST to build 50 apartments and units for gaining income, help build the church community, and provide accommodation so young adults can stay in Kew. Priority would be people who can't afford to buy – ex-Res students, staff, disabled, asylum seekers, ex-prison people, retirees, etc.

2. Community areas – gym, gardens, coffee place/cafe.
3. Build offices/meeting rooms and units right across the front area of the hall – possibly 3 storey. Fill in the current entry area with reception / coffee area, with units above. Extend current office/rooms out into hall for church offices. Take out the stage, put in storage areas at that end for chairs, etc, (leaving hall the same size as now)
4. An attractive garden area at back of the House to form a hub between Res, church, hall, including walkway between church and hall, close to the house.
5. Re-build back of church, toilets, re-stumping church, and modernize and refurbish interior of church.
6. Building a two story hall/meeting areas where the present church carpark is (with adequate parking), remodeling the church – flattening the floor, whatever, putting a dozen apartments where the current Manse is.
7. Build new Student Residence within current hall buildings and then restore Rangeview mansion on Mary St as an accommodation for older students, young Christian couples, and others. Or, demolish current hall to make way for new and expanded Student Residence.
8. Building 14 Highbury Grove house to connect with church and hall as a ministry hub and entrance to both church and hall.
9. Redevelopment to include conference facilities for community groups, business, wedding receptions and other vents.

## March 2013 Ministry Facilities Group Report for Church Meeting

On behalf of the Ministry Facilities Group that was established by the church to consider the future possibilities regarding the church properties and funding, I wish to report our findings

The members of the committee are Tom Holley (Chairperson) Gail Cassidy; Chris DePaiva; Leone Hibbins, Ray Leigh; Stephen McLean; Grace Munro; Stephen Duke; and Steve Taylor.

We have been meeting pretty much monthly and have used outside assistance from Architects which to date has been at no cost. Even in a group as small as this, many different views arose, and it has not been an easy exercise.

However, we all acted with the best of intentions and sought the guidance of the Holy Spirit in our deliberations. At one stage we thought we would be able to present drawings to the church for consideration, but somewhat surprisingly we have been led in another direction.

The outcome is that we have come to a resolution that some form of development and modification of our properties is a must, and that we have had an Architect outline a plan that would give us brand new facilities, apartments, and a very healthy bank balance that would enable us to grow our ministries and outreach..

It is not the committee's intention to open that up for discussion at the moment, as there is a far more important matter to deal with.

That matter is, what do we see is the vision of the Kew Baptist Church for the next five years, ten years fifty years?

Like God led the Arthur Wilkins, the Borehams, and others in the past to move the church from one location to another, to purchase the property to house the student Res. and other developments, what is it that God wants us to do?

We believe it is vital that the church move forward in developing a vision and strategic plan that will give shape to what our property needs will be and how best to use our land and property

In view of this the committee came to the conclusion that our work is done.

## June 2013 Church Gathering Report by SP

We need to form a Vision and Strategic planning group to look at, among other things:

Property and Finance- What is the plan and strategy for:

- Managing our properties regarding maintenance and general upkeep
- Addressing the underutilisation of the church building and hall
- **Redeveloping our properties to better serve our needs for mission and ministry,** and to release capital into future goals for mission and ministry
- Dealing with the complexities of policies, insurance, and finance regarding properties.

## Nov 2013 SP Report to Church Gathering

“Leadership, vision and direction, property and finance. Three big issues for us.

Property and finance is something that has been left on the back-burner for too long. If we don't act now we may lose the small window of opportunity to do something. Otherwise our property will become a weight around our neck; leaching time, energy and finance from other mission and ministry possibilities. And, in a decade or two we could face being forced to sell and scale down just to pay for the upkeep of buildings. **We have an opportunity now to seek God in discerning how to reshape our facilities.**

Property and Finance: The traditional base of faithful and long-term support is drying up for churches all over Australia. The economy is changing and younger people are beginning their working lives with Uni debts and are less likely to give like previous generations. Housing prices are placing heavy burdens on young couples and families. This leaves us being a church that is asset rich and but less so regarding cash. We have to turn this to our advantage and seek a sensible, achievable and good outcome for some form of redevelopment.

## Aug 2014 Governance Discussion Paper prepared by SP

It's time for us to imagine the future with a renewed, and perhaps new, partnership and unity across the congregations and ministry. I envisage a new leadership team in partnership with the whole church to:

- Prayerfully and wisely chart the church's direction and discern a new vision.
- **Overcome to barriers and hindrances to property redevelopment under the old "silo" structure.**
- Nurture and sustain unity and partnership in the gospel across the whole church but still maintain unity in diversity.

## November 2014 Annual Meeting Minutes

“Nick also noted that next year is a key year to start seriously thinking about the master plan for properties including development and refurbishment.”

## March 2015 Possums Café & Community Gardens Proposal

Looking ahead, I would like to investigate and begin to explore the redeveloping of the Possums rooms and the playground with regards to family ministry and mission to our community.

I think there is a way to use this space as a nexus or connection point for our church community, the Res community and the local/wider community.

I envisage a space that allows parents to have a break while their children play; I see a space that allows mums/dads in the community to have access to occasional childcare and programs for their children to participate in. I see a space that Res students can connect with one another. I imagine Sundays that people in the church use the space for lunch/supper and fellowship. I see an area on our property that is not for exclusive use by Res or Church or community, but a space that can be used by all these groups. In essence, a town square or village green.

### Possibilities:

1. Café – with Fairtrade produce and products (opened 9-3pm Mon to Fri and 10-3 Sat & Sun). The café would have wifi and be made to be a comfortable space for Uni students and mums/dads with children who can play in the playground while mum/dad have coffee/food
2. New and modernised playground and equipment consolidated to one section of yard.
3. Community vegetable garden.
4. Occasional Childcare and/or children’s activities like Mainly Music.
5. Increased use of the whole hall complex by church, community groups and Res.

### Other possibilities

- Sundays could see pre 10am breakfasts, post 10am lunch, Vietnamese lunch/dinner, Nightchurch meal/café after the service.
- Hot desks for students and the possibility of space for non-profit start-ups.
- Gallery and studio space for artists.
- Opportunities for Res/Church people to provide tutoring for secondary students in various fields of study/expertise. Other options include spaces for church people to run programs ministries they are passion about, as well as community based offerings such as dance/music classes, etc. (These could be a pay for service program with provision to provide discount/free services for those with financial constraints).
- Provision of meals to those in need or homeless.

## March 2015 Proposal for Consideration to Leadership Team from SP

Approve, in principal, the formation of a Property Vision team, and the allocation of reserve funds up to \$25,000 to engage an architectural firm to work with on developing concepts and plans for the property.

- The Property Vision team would need to be made up of capable individuals across the 3 congregations and Res.
- The funding of the \$25,000 could be shared across the Student Res, Vietnamese Congregation and 10am/NC Congregations

## Conclusion

We have talked. A lot. Over the past decade we have talked a lot about property. We have done a few things such as relocate offices, refurbish Manse, and renovate the Lounge etc. Including maintenance, 18 Highbury Grove purchase, and renovations, I estimate we have spent almost \$1.5 million on property over the last 15 years as a church.

We have put many many hours of time into discussion, planning and working on property issues.

At the end of all this time, effort and money, we have no clear vision or plan for a property master plan that encompasses our vision as a church.

I believe that property redevelopment is an integral part of our future flourishing, or it will be a weight that holds us back. I believe now is the time to act as a church. The catalyst for this action can be as follows:

1. To modify/expand this Property Discussion Paper for all church members to receive early August. This would give people 4 weeks to read some history, consider the issues and come to the Aug 30 church meeting.
2. Put forward of a motion at the 30 Aug Church Gathering to approve in principle \$25,000 to begin the process of consultation with an architectural firm/developer on producing master plan for property. This motion would be included in church members Property Discussion Paper.
2. A working group is formed to drive this process, or the Leadership Team becomes that working group. And to liaise with church, community, architects and the Baptist Union and other stakeholders or consultants.

### Timeline

Aug 2015: Working Group established and architect submissions sought (6 months)

Feb 2016: Master plans presented to church for 6 month consultation and refinement

Aug 2016: Plan approved and property development starts, likely in 1-3 stages over next 2-3 years.