

# MINUTES OF THE WELL CHURCH FAMILY MEETING

28<sup>th</sup> November 2018 at 7.30pm

The Well, 603 Ecclesall Road, S11 8PR

## 1. Nick opened the meeting with welcome and prayer

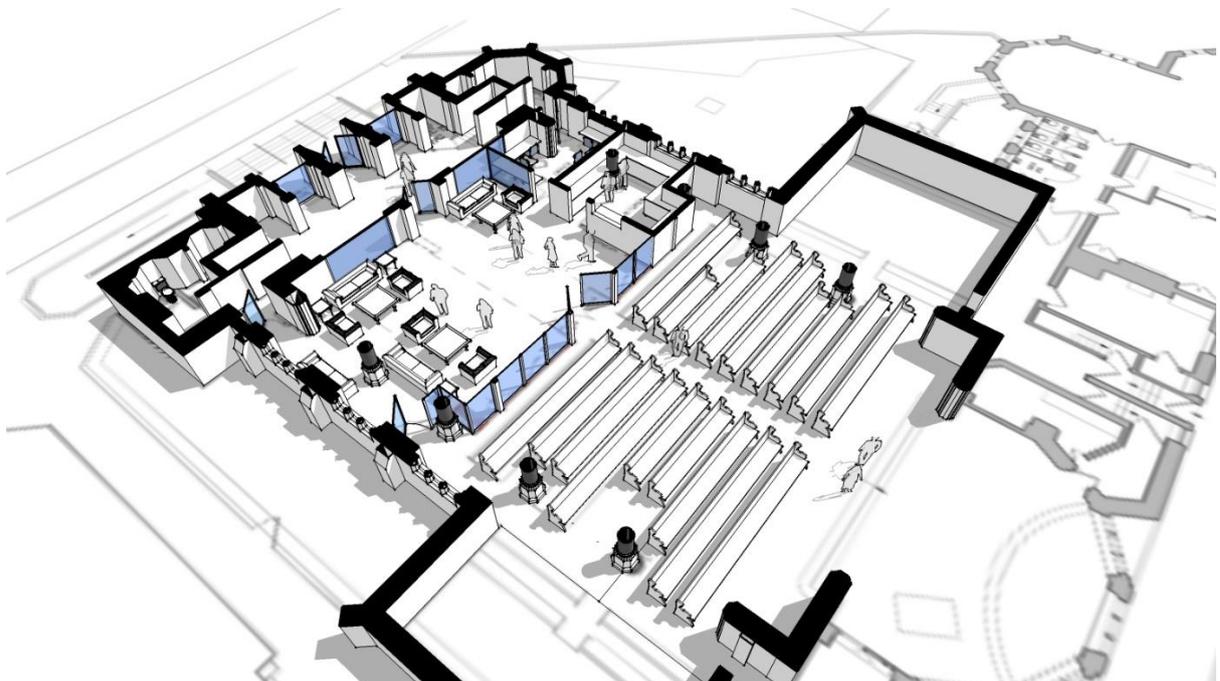
## 2. Apologies

Mick and Anne Farmer; Adam Beagles; Toby Butler; Helen Simpson; Paul and Louise Richards; Eileen Cerone, Alice & Nico Pugliese, Andy Meyer, Ian Prescott, Jon Curtis, Marjorie Allan, Steph Wallace, Dean & Jodie Thorpe

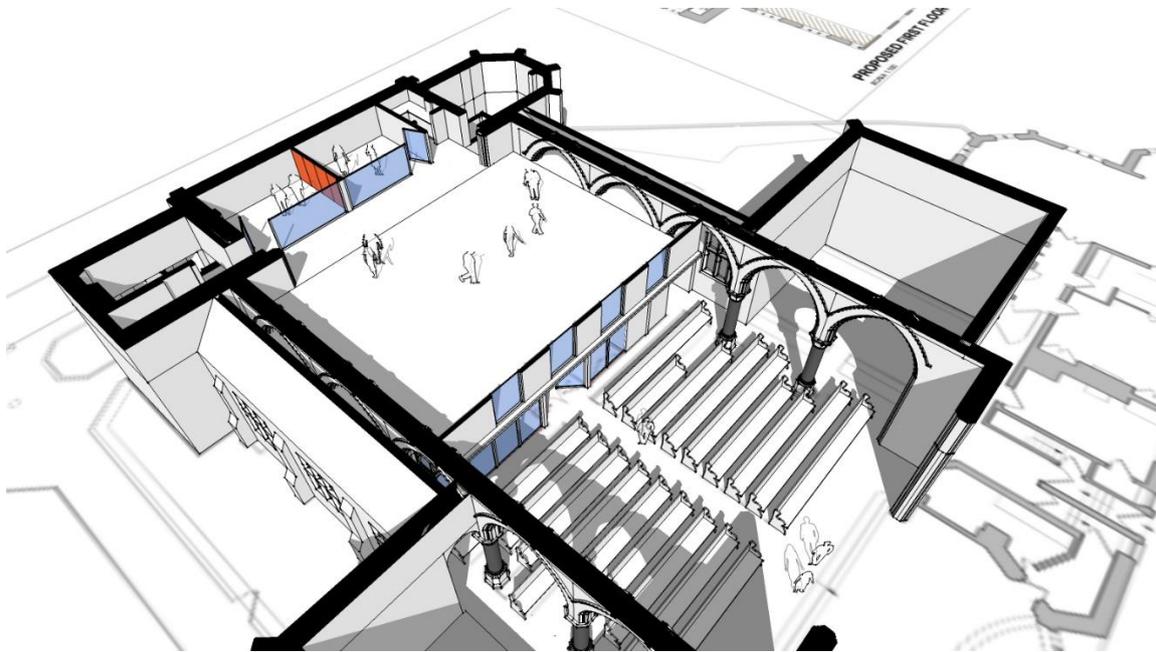
## 3. Building Redevelopment Progress update

### a) Architect's presentation (Gerry Smith from Smith & Roper)

Plans were shown on a PowerPoint which you can view on the website and add any comments for the team to respond to at: [www.wellsheffield.com/goodtogrow](http://www.wellsheffield.com/goodtogrow). The basic plan is included here to view. Ian Prescott explained how the process evolved from just looking at the Upper Hall to needing to change the steel structure which then impacted the café, foyer and office spaces to our advantage. We also have discussed new front doors to complete the modernised look. The work will take place Jun 2019- August 2019 if all goes according to plan. We will then start the new academic year in the newly refurbished space.



Architect's plan of the proposed ground floor at The Well.



Architect's plan of the proposed first floor at The Well.

OPEN Q&A time:

**Terry Lilley-** Will this significantly change the capacity in the worship area?

**Ian Prescott-** There will be a small reduction but for conferences and other larger events having the folding doors will allow us to use the café as overflow space so we actually will have increased capacity.

**Esther Parnham-** Will there be any improvements to the front steps?

**Ian Prescott-** none are envisaged at the moment but the existing ones will be mended.

**Stephen Bradley-** Will the stage platform stay the same as it is now in the sanctuary?

**Ian Prescott-** Yes we are not planning to change it apart from removing the organ in due course. We will be removing the pews and arranging the seating in a different way with movable chairs.

**David Schannen-** Are you planning to replace the café columns?

**Gerry Smith-** Yes we will thread the beams through the space frame and place them onto newly positioned columns to strengthen the floor.

**Tim Evans-** Will the services run through the spaceframe?

**Gerry Smith-** Yes they will run in the gap between the spaceframe and the underhung ceiling.

**David Wren-** How many people are there going to be in the office space?

**Ian Prescott-** Four are shown on the plan but we will reconfigure to ensure there are enough spaces and we will use additional space around the building as we currently do for staff. Longer term we hope to build an extension which will give additional space for offices.

**Nick Allan-** What will be the capacity of upstairs after all these alterations?

**Ian Prescott-** Around 100 as we are keeping the two stairwells.

**David Wren-** What will be the cost of these alterations?

**Ian Prescott-** We have budgeted £250K inc VAT as we can't recover it. There will be an additional £50K for the boiler so a total of £300K for all the works. £60K of this will be VAT!

**Faye Smith-** Will you rent out office space to the community to recoup some of this expense?

**Ian Prescott-** the plan is to use upstairs as an income generator and to make it accessible for conferences, businesses and the wider community.

**Alistair Smith-** The lift appears to take up a sizeable chunk of the break out space- is this the only place a lift can go?

**Ian Prescott-** yes this is the only space that lines up downstairs and upstairs for the lift shaft. When we put the lift in we will have to reconfigure this break out space.

**Daniella Coleman (online)-** Will the cables be able to run under the stage?

**Nick Allan-** In phase 2 we hope to make that happen.

**Nick Allan summarised-** we will bring upstairs into play in September 2019. We are squeezed to capacity at the moment with all the timetable clashes and noise transference, hence necessitating a big change. This will allow us to double-up our building capacity. The aim of the changes is to improve the look and flow of the building such as moving the columns to be unobtrusive and opening up the space with bi-fold glass doors thus also increasing the space in the café area which is much needed. This is the decisions we came to based on what was most important for us and for the wider community at large. The sanctuary will be phase 2, finances allowing.

**Simon Ennis-** Have we had a full structural survey done so we won't have any nasty surprises after the work has commenced?

**Ian Prescott-** Yes we employed a structural engineer. His verdict was that the space frame was not suitable. He did a model of it and has given us a detailed design for the architect and steel fabricators to work to. They have both been onsite to discuss this and thankfully the solution has proven to be simpler than we first thought.

**Ian Prescott-** the design phase will be finished by Christmas. We need to get 3 quotes from Veolia and their deadline is February 2019. And we are on track to meet this deadline. Once all the paperwork is in place we will appoint the contractor.

June to August we will do this work. The Upper Hall will take 4-6 weeks and the downstairs will take 4-6 weeks.

**Hilary Jones-** is there a ratio of new to historic content when altering a building?

**Gerry Smith-** This is called interventions to the historic fabric in the trade. Most of what is being changed is the 20th Century additions so the original building will remain untouched or sensitively remodelled. We will be careful to remodel so as to improve it.

**Faye Smith-** have you had to produce a business plan to allow the business space to be used by the community?

**Ian Prescott-** No but we did have 23 letters of commendation from the community as to how this space could be used by them if we did alter it. All credit to Isabel McKay-Smith for working on the funding bid who is listening in online!

Nick Mather is now in charge of a small fund raising team.

## **b) Gift Day proposal 2019**

Nick Allan. This is a great opportunity for us to invest in the fabric of the building for the next generation. The last generation did so and now it's our turn for us and for the neighbourhood. We saved the building from becoming just another block of flats or another pub so as to share it with the community as it has been for over a hundred years.

We will be giving out more information after Christmas so we can prayerfully consider what to give. Lots of people have joined us since we first gave to buy the building and now others can come along to join in the investment. So 3<sup>rd</sup> March 2019 will be our gift day where we can give or pledge to give. The money all needs to be in by the end of may so we are ready for June.

**Steve Essam-** When does Veolia need to know by?

**Nick Allan-** in March and then the money in by June.

Nick and Marjorie looked at the database and we have grown to 460 adults and children and this is after the GDPR cull where we removed everyone that had maybe signed up but moved on. We are growing by about 10 people a week at the moment. We are also hoping to find ways for the young adults to join in with the giving.

**Luke Cooper-** is there any opportunity to invest in kind like helping with labour instead of finance?  
**Nick Allan-** we don't know the answer to that at this point.

#### 4. 605 Ecclesall Road (next door to church) update

We felt to approach the university about this property last week. It has been available for commercial lease for the last few years. We had a letter hand delivered to the vice chancellor by David Blunkett. In the letter we asked if the university could gift us with the building or if we could have it for a peppercorn rent. It has been left as a shell for the last forty years. We presented to them that we would seek to make it into a youth building as this would fit their criteria.

They said no. They answered that we were welcome to explore renting it but only on a commercial basis. We will keep praying for this to come about. Thanks to the intercessors who prayed long and hard over this one.

#### 5. Communities & Christmas Opportunities

- How can do outreach this Christmas

Toby Butler- this is a great time to welcome people.

2<sup>nd</sup> December- help with Sharrowvale market 9am and 4pm serve on team to help out

12<sup>th</sup>/13<sup>th</sup> Dec- hand out chocolates and carol leaflets and pray for folk out on the streets. 7.30-9.30pm Duncan will head up these street teams if you want to join in. It would be great if you would have a go with your communities to try something different.

16<sup>th</sup> Dec- carol services we will go out 45mins on the streets before both services inviting people.

Communities- 18-30s are now being run by the A-team. 20/25 new people have joined communities this term. There are now about 40 students in the student communities. This is meaning about 10+ people are needing to join a community every week so we need more leaders so if you feel like you would like to step up contact Toby Butler.

27<sup>th</sup> Jan 4.30-6pm training for existing and new leaders in two streams.

- How can serve the vulnerable
- Shoe box appeal is to be collected on 2<sup>nd</sup> Dec. This will be going to Foundation for Social Change and Inclusion in SE Europe. And it's not too late to do one if you check their website for instructions and bring it on 2<sup>nd</sup> Dec.

#### 6. Ministry Developments for 2019

- **Launching a new Creative Team to foster our creative culture**

Ben Elliott- one of our values is creativity so on Jan 8<sup>th</sup> at 7.30pm at Ben's house we are meeting to dream together. Ben does a lot of the visual stuff like posters and media output for the well but there is plenty of scope for others to be involved. So if you are passionate about art or photography, or can write blogs or paint come along. Nick endorsed how excited he is about this as it is indeed one of our values and we look forward to taking this forwards.

**Youth-** lots of things have been happening. We have a great opportunity to grow this into the future. We started with who we had and at that time we didn't have a core of teens to take this forwards. But now we have a core group from those existing youngsters and from those that have since joined the well. We have around 20 regular youth n a Sunday plus those that join in on Friday youth club; this club we launched on Friday nights to reach the whole neighbourhood as there is no other youth provision in this area. We have reached the point where we need to pay a specialist youth worker to take this forwards. We have some awesome volunteers but they do not have capacity to do any more as they

work full time. But we need to employ someone who is clearly food at this and a person who could reach this generation well. We honour Steph Wallace and Fiona Simpson who have volunteered faithfully with the youth. A youth worker would take it to the next level with mentoring, 1on1s, networking and meetings which our volunteers have no capacity to do. A youth worker will join the dots of all the people involved for things such as safeguarding. We need someone who will champion the youth in this place! Ideally it will be a full time position but it may start as a part time position and increase as finances allow.

**Kate Beale-** how do you advertise the youth club?

**Toby Butler-** we advertise through word of mouth. The current youth bring their friends and parents will advertise if they think it's a good club to other parents and hence it grows. More investment will enable this to grow and expand our reach. We are limited at the moment by the limited workforce.

- The meeting indicated overwhelming support for us to progress with our proposal of Youth Worker role to meet growing opportunity.

## 7. Generosity in 2019

- Christmas offering - who should we bless?

At Christmas we take an offering and either give it to one place or theme an offering and split it into two places. Last year we gave to BMS and their project in Thailand for trafficked women and also to Snowdrop in Sheffield who help the same type of people. So we need your ideas as we haven't decided who to bless this year. Many suggestions were forthcoming and the photo represents all the ideas that the leadership team will consider. Mental health and young people were key themes as were refugees, homeless and young offenders. The meeting voted for Golddigger Trust and Open Hands.

- Well Beyond giving proposals - carefully researched ways we will give away finances

**Liz Roberts-** The well beyond team are a group at the Well assigned to look into how to give away about 10% of the monies received. They have on their heart the unreached, the persecuted and the vulnerable.

Open Doors: Give away Bibles, pray, give pastoral training, forgiveness training after persecution. Ongoing giving of £100/month

Taste: in Sheffield and Jos Nigeria where they dig wells and WCs and handwashing education. In Jos it is extremely dangerous so we support them. £500 and this is a commitment for the next 3 years

Nicola and Ezekiel Haltinamunga at Yada in Burundi. They visited the well and they work with vulnerable people. They want to start a nursery project for all the children they encounter and they need some money for toys. £750 gift has been given

Message Trust based in Manchester are coming to Sheffield with their tour HIGHER. They reach out to youth that have never heard the gospel. We have given £500.

Safe Families- this has come to Sheffield and our own Beck Lund is the project worker for Sheffield and is co-ordinating the work with the council and the churches. She loves that the church is a ready made community to help and support people through family such as giving parents respite or helping out on a garden project. This causes a real transformation for the family but also gradually for a city. £750 has been gifted to them.

Kate Register and Sunergos- this is a leadership and management training given to date in Africa, Asia and Pakistan; Tanzania, Too, Ghana, Nigeria this year. This training and consultancy work is to be supported with £90/moth which will be reviewed annually.

This all comes to about £3580 per year with more opportunities to give to come. We want to hear about charities you are involved in or that you think need our help. Usually the vulnerable are awarded 95%

of the money in the charity sector whereas a third of the world population is unreached or persecuted and live in places where it is illegal to have a Bible.

- **Other one-off gift proposal to practice generosity**

Nick suggested a one-off gift beyond ourselves, since last financial year's giving beyond ourselves did not meet our target of 10% (Trustees held back a little just in case as we didn't know what the outgoings on the building and staffing would be), and in light of us planning to spend a lot on internal redevelopment in 2019. For example, we could give to folk such as Londonderry Baptist Church in Birmingham or another church Sheffield as a one off chunk of money where it will make a huge difference. Around £10K is envisaged for this.

The meeting indicated overwhelming support for this idea. Nick asked folk to contact him with any specific feedback

## **8. Governance**

- Election of new Trustees

Trustees are legally responsible for the church, finance, health and safety and the governance of the charity. Also they have been like elders to steer the vision. This is beginning to change as we have added to our leadership team through new staff recruitment. We are now wanting to increase our trustee board from 4 to 6 trustees plus the minister. Marjorie is an invited guest to the trustee meetings but she doesn't get to vote, so as to avoid even the potential for family 'block voting'. We are really pleased that we have two nominees that are women put forward by the trustees. No other nominees from Church Members were received. Only church members can vote. We have followed due process and let members know. So Sarah Saunders and Nicola Mayer are duly proposed on the ballot paper.

Sarah Saunders was proposed by Helen Simpson and seconded by Ian Prescott

Nicola Mayer was proposed by Marjorie Allan and seconded by Steve Essam

A secret ballot was taken during the meeting in the ballot box and a scrutineer counted the votes. 34 baptist church members were present to vote (meeting quorum was 32). Trustees are elected if they receive 51% of the available votes in the meeting. The result was: Sarah Saunders: 34 votes and Nicola Mayer 31 votes meaning both Sarah Saunders and Nicola Mayer have been elected as trustees by the members present.

- New Baptist members since our last Church Family Meeting:

Rachel Quli  
Tony Farrow  
Esther Parnham  
Brian and Sheila Messider  
Chris and Goos Vedder

## **9. AOB. None**

## **10. Kate Register closed in prayer.**

Minutes of the meeting (not yet ratified by members) signed by :

\_\_\_\_\_ Steve Essam (Treasurer) \_\_\_\_\_ Date

\_\_\_\_\_ Nick Allan (Chair & Minister) \_\_\_\_\_ Date