



GLENABBEY CHURCH

BUILDING TOGETHER



INTRODUCTION

IN NOVEMBER 2010 WE ANNOUNCED THE OUTLINE PLANS FOR A SIGNIFICANT REDEVELOPMENT OF OUR CURRENT SITE WITH THE PROMISE TO PROVIDE MUCH MORE IN THE WAY OF DETAIL IN THE NEW YEAR.

The purpose of this booklet is to set out the substance of the plans so that we all have a much greater understanding of the project, the reasons for it and the implications for us all as a church. To do this we need first briefly to set the project into its context, both in terms of our history and of our ongoing activities as a church.



HISTORY

ON EASTER SUNDAY 1988, GLENABBEY BEGAN AS A SMALL GROUP OF CHRISTIANS WHO MET INITIALLY IN A HOME AND THEN IN A VARIETY OF RENTED VENUES.

Glenabbey moved to its current location in 1996, after meeting for some years in the Courtyard Theatre at Ballyearl. To help us cope with steady growth we started a second Sunday morning service in October 2000. Various 'temporary' buildings were added (and some replaced) over the years as the ministry expanded. Early in 2005 we acquired the 'House' together with its quite extensive grounds which provided more accomodation and car parking.



TOP RIGHT: THE EXISTING GLENABBEY BUILDING

LEFT & ABOVE: A 3D COMPUTER GENERATED IMAGE OF THE PROPOSED NEW GLENABBEY COMPLEX.

In November 2006 the main building was extended and a foyer added. The church and its ministry have continued to expand and the need for more and better facilities has become increasingly urgent.

For the past 14 months the site development team has been working on a new project to meet this need and they are pleased to present this project to you.

THE CURRENT NEED

THE MAJOR NEEDS THAT DRIVE OUR CONSIDERATION ARE AS FOLLOWS:

- To establish a long-term facility for Glenabbey as a basis from which to fulfil our vision of being a spiritually strong and growing church which resources church planting through the spread of the Gospel
- To provide good quality facilities for the focal events for children, youth, weekend services and special outreach events
- To provide an adequate home base for our ministries, teams and staff.

THIS NEED FOR BETTER FACILITIES IS ALSO DRIVEN BY THE FOLLOWING:

- The continued numerical growth of the church which regularly results in 'standing room only' at our main services
- Health and safety considerations e.g. better crèche facilities, safer car parking and easier access for people with a disability
- The deteriorating condition of our buildings. In addition to the growing maintenance requirements of our current main buildings, the children's ministry building, youth office and toilet block are drawing to the end of their useful and safe service
- Access and egress. Our current two way system through Cedar Hill is inefficient and slow, with traffic sometimes backed up on the Ballycraigy Road. This can also be a cause of frustration to our neighbours, as can noise from evening activities and the sound of music.



LEFT: THE PROPOSED NEW COFFEE BAR AND FOYER SPACE, LEADING INTO THE MAIN HALL.

THE OPTIONS THAT WERE CONSIDERED

1. DO NOTHING

The advantage of this option is only in the area of expense and even then it can only refer to the provision of new facilities – it cannot mean spend nothing. Even if there is no new building work; health and safety, child protection considerations and access requirements for people with a disability mean that work will need to be undertaken both to the site in general and to most of our buildings. For example, we will need to provide car park lighting, surface the car park, refurbish the House, upgrade the rapidly deteriorating portakabins and provide better sound proofing to the warehouse. These items alone are estimated to incur a cost of approximately £250,000.

The disadvantages of this option are extensive. It would not provide us with any additional space for ministry, thus imposing severe limitations to many aspects of our provision and outreach. It would not solve the current traffic problems as the approved one way traffic flow would not be able to be implemented. It would leave us facing the considerable ongoing expense of maintaining deteriorating buildings. It would still involve significant financial outlay, but not in the context of new build. It would only delay the inevitable need to have to move or rebuild in the future. We do not believe this option to be wise financial or spiritual management.

2. FIND AN ALTERNATIVE SITE

The advantage of this option is the potential of acquiring a site to the size and specifications we set and being able to build purpose designed facilities from zero. The disadvantages of this option are chiefly the cost incurred and the loss of our current local identity.

We kept this option alive for around ten years, pursuing other sites and submitting a planning application for a site on Ashley Road. In more recent times we had hoped that a fall in property values would mean that there would be sites within both our catchment area and criteria, which may have come available at a reasonable price. However no site was identified and the fall in property prices has affected the value of our own site. In addition to the purchase of a new site this option would have involved a complete new build, the maintenance of our current site during the building process and the risk of not being able to sell our existing site at the end of the build. It is estimated that the total cost of this option (if we could have identified a site) would be over £ 3 million. However no viable alternative to our current site has been found and the elders have concluded that we should remain on our current site and seek to maximise its potential.

That leads to Option 3. [\(See over page\)](#)

3. DEMOLISH AND REBUILD ON OUR CURRENT SITE

The advantage of this option is that it would enable us to design facilities from zero, tailoring them as precisely as possible to our vision and needs. This would involve the phased demolition of existing buildings and rebuilding on the entirety of the site. The disadvantages of this option are chiefly the massive disruption to, and possible temporary relocation of, our activities and the cost. The cost of this option would be very significantly higher than Option 4 below - well in excess of £2 million due to the longer build programme and the fact that all the accommodation would have to be replaced. These two disadvantages, we believe, provide compelling reason to reject this option.

4. MAXIMISE CURRENT SITE AND BUILDINGS WITH SELECTIVE REDEVELOPMENT

The advantages of this option are that it would require much less in the way of capital investment than a complete new build while still providing the additional, high quality and safe facilities we need; it would enable us to continue to operate the main activities of the church while building and it would enable us to retain our identity within the local area.

This option will still require significant capital investment and some may also point out that such investment on our current site effectively restricts us to this site and to its current main structures (see more of the detail in the proposed plans below) for the longer term. However, the elders are very satisfied that our current site is in an excellent location and provides us with sufficient space in which to provide the basis for ministry which we require.

THIS OPTION IS THE UNANIMOUS RECOMMENDATION OF THE SITE DEVELOPMENT TEAM AND WAS FULLY ENDORSED BY THE ELDERS.

Our architect, Michael Martin, comments as follows:

“Although other options were carefully considered this proposal provides an integrated solution that links the existing warehouse and house, whilst maximising car-parking numbers. In this respect, it resolves many of the issues / problems that exist at present and from a cost perspective this represents best initial value for money whilst keeping long term maintenance and running costs to a minimum.”

“The new build element of the project has been deliberately designed in a manner which is both very cost effective and fits in the ethos of Glenabbey. Working with the site development team we have value engineered the design in order to omit any unnecessary design detail and cost.”

The team pursued this option and obtained the necessary planning consent for the building, including a one way traffic system and new car parking arrangement. No obstacles were raised by the planners during the process and the application went through in an exceptionally quick timescale in June 2010. We are convinced that an ‘open door’ has now been set before us.



CONSULTATION PROCESS

Following planning approval the team liaised with ministry leaders and staff during an extensive consultation process in order to obtain a wide consensus regarding the plans and to work out the detail of the internal layout. This involved presentations, feedback and one to one meetings, in order to take on board the needs of the ministries and staff and incorporate their views into the layout and design. Inevitably there had to be a degree of compromise but we were delighted with this process which provided positive changes to the design.

OUR CHOSEN OPTION: THE DETAILS

What does our chosen option provide us with?

- A flexible new build Warehouse with over 500 seats (current capacity is 320), stage area, large lobby/foyer, kitchen, sound proofing, dedicated first floor offices and storage
- A refurbished and sound proofed existing warehouse providing a room for smaller meetings (up to 150 seats) and two further meeting rooms
- 230 well laid out and easily accessible car parking spaces including ones for people with disabilities
- A new one way system allowing entrance from Ballycraigy Road and exit through Cedar Hill
- A refurbished House to bring it up to current standards and allow for more flexible space
- The benefit of having most of our facilities under one roof
- Vastly improved crèche facilities as part of the main complex
- Excellent disability access
- Expanded children’s and youth facilities
- Vastly improved toilet facilities
- More efficient office provision
- Better and more efficient use of technology
- Better sound insulation and a more visually pleasant site

THE FINANCIAL CHALLENGE

THE PROJECTED COST OF CONSTRUCTION, INCLUDING FEES AND FIT-OUT, IS £1,250,000.

In addition, the elders have decided to link our building project with a number of building projects overseas by pledging **£100,000**. This brings the total projected cost of our project to **£1,350,000**.

In terms of these projects we have already identified an opportunity to help Kids Alive build an assembly/dining hall with an attached kitchen to facilitate the ongoing work of the existing schools and of visiting teams in Bekoji, Ethiopia. In addition, we have identified another opportunity to assist the local church in Burma via our connections with Kids Alive and the Feed Trust, by assisting in the building of two new church buildings in remote areas of the country. These two projects will require **£35,000** of the **£100,000** we have allocated for overseas building work.

Our bank has agreed to provide us with a 15 year loan facility. For this to happen and before building can go ahead we need to raise a minimum deposit of **£450,000**.



LEFT & ABOVE: A COLOUR OPTION FOR THE INTERIOR OF MAIN HALL.

SUMMARY

Projected building costs	£1,250,000
Commitment to overseas projects	£100,000
Total cost of project	£1,350,000
Minimum deposit required prior to loan drawdown	£450,000
15 year term loan facility to fund balance of monies	£900,000
Monthly repayment @ 6%pa	£8,000

THE DEPOSIT

£450,000 is a lot of money and represents a considerable challenge for us, especially when we think of it as individuals. However, when we divide the amount over the number of adults regularly involved in Glenabbey the numbers while significant become more manageable. For example, looking at it this way the deposit equates to less than **£1000** for every adult attending our Sunday morning services.

THE MONTHLY REPAYMENT

15 year Term Loan	£900,000
Monthly repayment @ 6% pa	£8,000

We also believe that the repayment of the loan is well within our capability. We currently have a core team of very committed givers, with approx 160 individuals/families giving a total of £22,000 per month by standing order. An increase of £50 per month on each of these would generate £8,000 or 53 new standing orders of £150 per month would do the same. The response will of course be a mixture of increases from current givers and of new regular givers joining the ranks.

We will be opening a new fund dedicated to this project. We invite you to respond in two ways:

- Make a one-off donation towards the deposit
- Take out a new standing order for the project

We encourage you to pledge these standing orders for a **3 year period** as this will allow us to take out the loan with confidence. A form which facilitates both these responses is attached.

Our desire is to move on with the project as soon as possible. This will be dictated by the speed with which we accumulate the deposit. All monies given on a monthly pledged basis will go towards the deposit until the time when the loan repayments commence.

WE WOULD LIKE TO HAVE COMPLETED THE FUND-RAISING FOR THE DEPOSIT BY THE END OF DECEMBER 2011 WITH A VIEW TO THE BUILDING WORK STARTING IN SPRING 2012.

OUR RESPONSE

IN THE EARLY DAYS AS GLENABBEY CHURCH WE WERE INSPIRED BY THE CONVICTION THAT GOD HAD SET BEFORE US AN OPEN DOOR. OUR MISSION WAS TO SEE MORE PEOPLE BECOME MATURE AND DEVOTED FOLLOWERS OF JESUS CHRIST.

Our vision was to see Glenabbey established as a spiritually strong and growing church and to spread the Gospel through church planting resourced by Glenabbey. The same conviction, mission and vision still drive us on today. And now God has privileged us with the opportunity to provide a vital facility that will serve this vision for generations to come: a building in which many more people from this community can gather to honour God together, to be built up and established in the faith and to be equipped to live and communicate the Gospel, resourcing the planting of new churches both locally and far afield. To have the opportunity to play a part as God's co-workers in the spread of the Gospel in this way is very special. We believe that God is calling us to embrace this project wholeheartedly as a church.

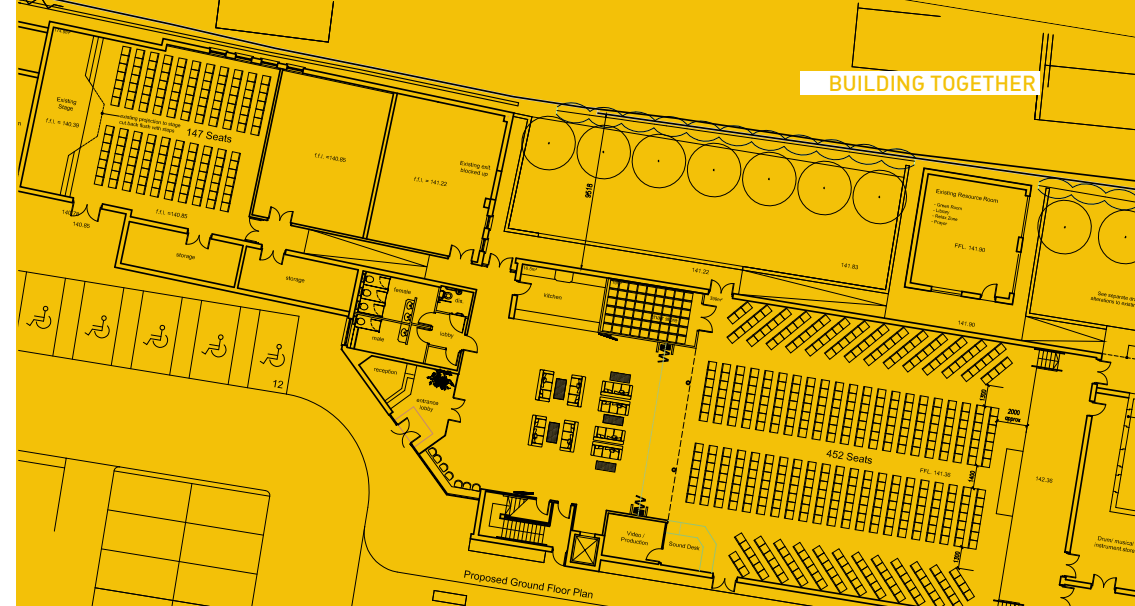
There is of course the very practical financial challenge. It is also a spiritual challenge. As Paul taught the Christians in Corinth, the first challenge is to give ourselves unreservedly to God who owns everything and who has given us all we have and to be motivated in our response by the overwhelming grace of Christ who, although he was rich, made himself poor, so that through his poverty we might become rich.

The second challenge is to think it through carefully and sensibly. Rather than think in terms of what we don't have we need to think in terms of what we do. We are to give cheerfully, not grudgingly, in relation to our means, as God has prospered us. In God's wisdom he prospers each of us differently. Each of us is called to decide his or her response before the Lord and to give accordingly.

The third challenge is to respond and act as a whole church. Everyone's involvement in and commitment to this project is vital. Some of us may feel that we have so little in the way of material resources and wonder how this can possibly make a difference? It can and does.

Over the years in Glenabbey we have been blessed with a core group of very committed givers. We believe there is considerable room for this group to expand as the church itself is expanding.

The load can and, we believe, should be spread over many more shoulders rather than relying once again on those who are already giving sacrificially. We encourage and challenge each one of us to play our part to the fullest extent possible.



TOP: PLAN OF PROPOSED PHASE 2 & 3

ABOVE: 3D RENDER OF PROPOSED PHASE 2 & 3

THIS PROJECT IS NOT ABOUT LAVISH BUILDINGS AND OUR COMFORT. IT IS NOT EVEN SIMPLY ABOUT US IN GLENABBEY. IT IS ABOUT THE SPREAD OF THE GOSPEL. IT IS ABOUT BUILDING A ROBUST BASIS FOR THE DECADES OF SPIRITUAL AND ETERNAL INVESTMENT TO COME IN THE LIVES OF LITERALLY THOUSANDS OF PEOPLE IN THIS COUNTRY AND ACROSS THE WORLD.

LET'S GRASP THE OPPORTUNITY WITH ALL THAT WE HAVE AND GO THROUGH THE DOOR THAT GOD HAS OPENED FOR US.

BELOW: AERIAL VIEW OF NEW GLENABBEY COMPLEX



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