

# Whitton Baptist Church

Ipswich

## Building for the Future

2010 – 2012



A Case for support

# Whitton Baptist Church

## *What do we do?*

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Whitton Baptist Church, a non-conformist church, has been a valuable part of the community in North West Ipswich for well over 50 years. The Church, which belongs to the Grace Baptist Association, is registered with the Charity Commission as an Excepted Charity.

The membership of the church, which has steadily grown over the last 20 years and is now over 100, seeks to practise the Biblical command to “love God and your neighbour”. In doing this we desire to see lives and families changed for the good.

The current building was opened in 1952, when the church started. It is the base from which the church and non-church agencies run many initiatives to help and serve the local community. Examples are shown in Appendix 1.

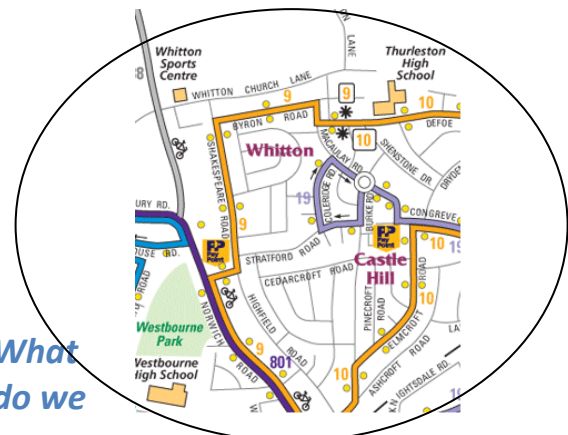
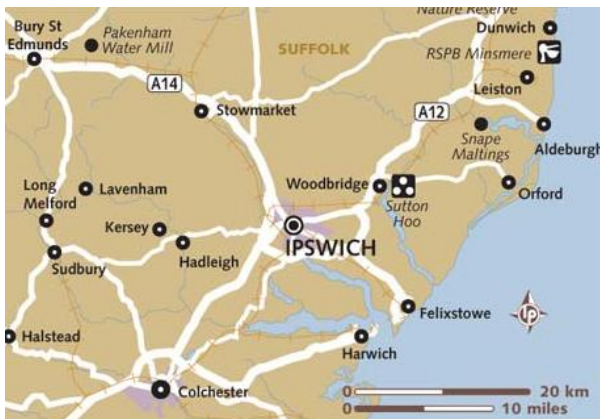
## *Who is it for?*

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Whitton Baptist Church welcomes people from all sectors of society, and all ages, from young children to the elderly. The Church runs many initiatives which are for those of any faith or none and makes its building available for community use.

Approximately 80% of the Sunday congregation lives within one mile of the church.

The Church, in the north west of Ipswich, primarily serves the area bounded by Norwich Road & Whitton Church Lane. The area that the Church works in is an area of higher than average social and economic need (Appendix 2 highlights statistics that demonstrate this).



## *excel at?*

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The Church has a long-standing reputation for its positive influence in the community. This is illustrated by the following examples:

- Over 100 children and young people attend church organised activities each week, giving them the opportunity to develop life skills. Activities include a thriving Mums and Tots group and an after school club.
- Encouraging volunteering: there are over 40 volunteer posts which are filled by those attending the church and between them these volunteers contribute over 80 hours a week to the local community (approx value £25,000 p.a.).
- Making its building available for community use such as a recent initiative for free weekly singing workshop, for 2 hours on Saturday mornings, for local residents (in partnership with Ipswich Choral Society, the Suffolk Foundation and the Town and Bridge Project.) The building has been regularly used as a community meeting place e.g. Area Residents Forum, Consultations by the local authority, blood donors, training sessions, fayres, etc.

## *What we could we do better?*

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Whilst the Church is already making a significant contribution in the local community, the needs of the area are greater, and the current building does not allow us to meet them. **Redeveloping the existing building is key to being able to do better at meeting local needs and playing a greater part in the Big Society.**

Through surveys of local residents carried out by the Church (summary at Appendix 3) and discussions with Ipswich Borough Council, children's services and other support agencies have identified the following needs:

- Greater support to the elderly and vulnerable: Surveys in the local community have identified the desirability of a drop in café and a lunch club for older citizens.
- Healthy eating and nutrition: These have been identified as major weakness in the local community. However there are no local venues where these can be addressed. We see this as a major way in which we can work with support agencies in the future.
- Provision of community space: There is an identified need for rooms and halls for individuals and groups in the area to use for community support.
- With our existing connections to the community, our large pool of volunteers and strategic location we are locally placed to help address these needs. However, redeveloping the existing building is essential if we are to do so.

The existing church building has a number of limitations, which mean that it realistically cannot be used to meet these needs.

A more flexible building will allow it to be used by more than one group at the same time, including by non-church agencies that have indicated that they would like to use the space.

The inclusion of a larger, accessible and well-equipped kitchen and new lightweight foldaway chairs is an integral part of the vision for the future and meeting of current needs. *For example: the local children's centre is desperate to make regular use of the building – for nutrition education, child play and welfare classes. The current provision and layout severely limits its usefulness to them.*

The Church would like its building to contribute to carbon reduction. At present it is not energy efficient. It has metal-framed, single glazed windows which if replaced could improve insulation and the visual appearance of the building. It has no cavity wall insulation and re-roofing would be carried out to current insulation standards. The gas boiler / heating system, lighting system and cooker need replacing with modern equipment which provide high efficiency and have low carbon technology to cut emissions.

## ***Funds required***

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During summer 2011 Planning Permission has been obtained for a comprehensive redesign and refurbishment scheme.

Whilst it would cost in the order of £850,000 (including Planning & Building Regulation fees, Professional fees & VAT) to implement the whole scheme, it can be implemented in 9 phases. The estimated construction costs of each phase are shown below (these costs are inclusive of VAT):

Phase 1	Main hall (central area) and remove railings along front Of property adjacent to highway	£234,000
Phase 2A	Group Rooms 2 & 3	£174,000
Phase 2B	Café/drop in area, kitchen	£ 90,000
Phase 2C	Office, toilets, kitchenette, Group Room 1	£ 42,000
Phase 2D	Resurfacing of car park	£ 19,200
Phase 2E	Bicycle and bin store	£ 12,000

Phase 2F	Crèche & Group Room 4	£138,000
Phase 2G	Veranda, steps and ramps	£ 9,600
Phase 2H	Lobby / buggy park	<u>£ 28,800</u>
		£747,600

Professional fees, Planning & Building Regulation fees (inc VAT) are £49,160  
 Client direct costs (hiring premises, signs, furniture & fittings. etc) £53,240

Total project cost £850,000

Some members are actively involved in fund raising activities within the local community. Two Fayres were organised in 2010 and raised over £1,000. As well as raising money these events successfully raised the profile of the project in the local community.

Since June 2010 the average monthly giving to the building fund has been about £300.

The Church currently has £50,000 in a building fund at the end of October 2011 after a Building Fund Gift Day was held at the Church on 25 September.

The Church has also received a further £56,000 in pledges for the year January – December 2012.

Most of the £106,000 can be “Gift Aided” raising a further possible £21,000.

The Church also has reserves of £60,000, which can be used to help fund the project.

### ***The next steps***

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The Architect is preparing detailed drawings for Phase 1 during October 2011 to January 2012, and plans to apply for Building Regulation permissions in January / February 2012.

It is proposed to invite tenders during March and commence construction of Phase 1 in July 2012. Construction of Phase 1 is estimated to take 4-5 months.

## ***Key people involved in the Project***

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Rev. Stuart Balmer - became Pastor of Whitton Baptist Church in 2005, after leading other churches in Ipswich and North London. Whilst at another church in Ipswich Stuart led the church in the purchase of a former nightclub, which is now a successful centre for the community.

Robin Griggs – Church Secretary and self employed businessman (Griggs Steel Detailing) with 12 years previous experience as a detail draughtsman and contracts manager.

Simon Pettit, who works for HMRC, is Church Treasurer.

John Quinlan RIBA, of Beccles, Suffolk has been appointed as Architect. John recently designed, complete with the construction package, the new Colchester Road Baptist Church in Ipswich.

David Warren BSc (Hons) Arch, FRICS, of Downey and Warren Quantity Surveyors of Ipswich has been appointed as Quantity Surveyor.

## **Appendix 1**

### **Examples of clubs, events and services to help and serve the local community**

- i. Tuesday Tots (for preschool children and their carers)
- ii. Children & Youth groups e.g. 'Friday Club' for key stage 1 children, 'Youth Club' for high school age young people
- iii. After School Klub (ASK), weekly for key stage 2 children, based at Whitton Primary School
- iv. Holiday Club for primary school children (February Half Term week annually)

- v. Senior Moments group (a social and support group for anyone over 55) meeting monthly. This is registered with Age Concern.
- vi. Ladies Fellowship (a fortnightly friendship and support group for older ladies)
- vii. Men's evening social group
- viii. Men's afternoon group (mainly retired) meets fortnightly for friendship and support
- ix. Ladies evening social group
- x. Girls Brigade (for girls at primary and secondary school)
- xi. Venue for North West Ipswich Area Forum
- xii. Venue for some Whitton Children's Centre parent and toddler support groups
- xiii. Venue for Whitton Children's Centre training
- xiv. Venue for training for Wellington Children's Centre
- xv. Venue for Whitton Residents' Association Spring Fair
- xvi. Venue for consultations by Ipswich Borough Council e.g. on highways matters
- xvii. Venue for Blood Donors
- xviii. Counselling by the Pastor & Assistant Pastor on marriage and family matters
- xix. CAP Money Course to help people budget and manage their finances better

## **Appendix 2**

### **Whitton Area Profile**

This appendix highlights statistics that demonstrate the very real socio-economic deprivation that exists in the immediate area that the church works in.<sup>i</sup>

#### **University Campus Suffolk research, 2008<sup>ii</sup>**

"A significant proportion of the [Whitton] ward suffers from cross-cutting deprivation issues which lead it to be considered *amongst the most deprived in the Country.*"

#### **Suffolk County Council research, 2009<sup>iii</sup>**

"The area is among the 20% most deprived areas in the country, measured by the government's Index of Multiple Deprivation."

#### **Office of National Statistics Key Figures for Economic Deprivation<sup>iv</sup>**

People of working age claiming a key benefit: 27% (England average: 15%)

People claiming Jobseeker's Allowance: 7% (England average 4%)

#### **Office of National Statistics Key Figures for Deprivation<sup>v</sup>**

Each of these indices show how the area compares with the rest of England and Wales.

Skills and Training: Bottom 1.6%  
Income: Bottom 11.1%  
Employment: Bottom 16.5%  
Health: Bottom 26.5%  
Crime: Bottom 16.5%  
Living environment: Bottom 19.4%  
Index of Multiple Deprivations: Bottom 12.1%

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<sup>i</sup> The Whitton ward is large and very mixed. On the west of the ward is “Old Whitton”, the area that the church works in. The east of the ward stretches to the edge of the much wealthier Westerfield village. Therefore, some of the statistics shown in government publications appear to paint Whitton in a misleadingly favourable light. To understand the nature of the area the church works in, one must consider the much smaller LSOA areas around Old Whitton, not the Whitton ward as a whole.

<sup>ii</sup> University Campus Suffolk research on behalf of One Ipswich, 2008.

<http://www.ipswich.gov.uk/downloads/oneipswichWardProfilingMainReport.pdf>

<sup>iii</sup> Suffolk County Council research, 2009, based on Office of National Statistics data from 2007. <http://www.suffolk.gov.uk/NR/rdonlyres/F3AE2F7D-6C7D-427A-8078-EC8757BAB0C0/202421/25WhitehouseandWhittonElectoralDivisionprofile.pdf>

<sup>iv</sup> All this data is from the Office for National Statistics. The data here is based on the ONS’s Lower Layer Super Output Area data for Ipswich 001D and Ipswich 001A, which cover the primary area the church works in. To obtain a combined result, the ranking for each index was averaged over the two LSOAs.

*Ipswich 001A:*

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=314400&c=IP1+6ET&d=141&e=4&g=488096&i=1001x1003x1004&m=0&r=0&s=129795691195&enc=1>

*Ipswich 001D:*

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=314403&c=IP1+6HP&d=141&e=4&g=488103&i=1001x1003x1004&m=0&r=0&s=1297949485304&enc=1>

<sup>v</sup> All this data is from the Office for National Statistics. The data here is based on the ONS’s Lower Layer Super Output Area data for Ipswich 001D and Ipswich 001A, which cover the primary area the church works in. To obtain a combined result, the ranking for each index was averaged over the two LSOAs.

*Ipswich 001A:*

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=>

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*Ipswich 001D:*

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=314403&c=IP1+6HP&d=141&e=10&g=488103&i=1001x1003x1004&m=0&r=0&s=1297949859476&enc=1>

Appendix 3 – Summary of needs identified in local survey (2009)

## Age Profile surveyed

Age	Number
11-16	13
17-21	9
21-30	22
31-45	65
45-60	39
Over 60	63



## Preference (all ages combined)

