

Discussion Resources For Church

This series of resources poses questions to prompt discussion amongst church members. It is intended to lead to a fresh understanding of the way in which the Church's buildings can serve the work of the Church.

This follows the book "[Making Property Serve Mission – Rethinking the Church's Buildings 21st-Century](#)" by Fred Batterton. This is a series of on-screen slides to accompany the following questions. Download the slides in PowerPoint (Windows) or Keynote (Mac).

Part 8: What are the Processes?

Questions and comments relate to the following slides:

3. Nehemiah - Yearning and prayer ch1 / Vision and permits 2 1-9 / Local opposition Neh 2 10, 19 / Site inspection Neh 2 11-15 / Enlisting support Neh ch3 / Toil & trouble Neh ch4-7 / Celebration Neh 8 / Putting it to use Neh ch10. The book of Nehemiah is a story of creative tension, a sense of unease with the current situation. Then a process develops to solve the problem. This has parallels with changing or creating property for mission.
4. Mission facilities alone: This 3 stage process focusses firstly and primarily on clarifying each church's specific Mission. Then Stage 2 develops a brief and then develops a masterplan solution with high-level design workshoped together. Stage 3 is the normal design and construction process run by your architect.
5. Mission facilities and development: Stage 1 is the same as previously. Stage 2 is also similar but involves advice from a development consultant on the potential of the property to contain "Enabling Development", commercially beneficial development that will create income to assist in funding the mission development.
6. Stage 1 - opportunity: Identify your own mission. Critically assess your property in service of your mission. Review any previously identified needs. Develop a property strategy. Explore the property opportunity with an architect. Your own local mission is the basis for any building works or redeployment of property.
7. Skills needed: Most churches have inherited a property opportunity. This may not be obvious to the local church. Professional assessment of the potential offered by your property is needed. What could be unlocked?. Requires experience, lateral thinking and design skills. Your church needs a project champion and support team with vision who can lead from within.
8. Solution masterplan: example
9. Stage 2 - solution: Develop an accommodation brief to serve mission. Architect to develop a preliminary design based on your mission, strategy, brief and opportunity.. Workshop the proposals with the church leaders. Review and finalise a masterplan with costing. Present and equip all leaders as ambassadors for the project.



10. Mission facilities and development: This church needed \$6m for heritage restoration and replanning. The IMDM process showed that apartment development would have provided between \$8m and \$15m to the church in addition to costs and a developer profit. Without the process, the church may have been offered \$6m to meet their needs.
11. Mission facilities and development: example. The process considers how the interface between the mission and commercial developments can be mutually beneficial to both occupiers in addition to basic value.
12. Enabling development: Using the value from your site opportunity can enable you to expand your facilities.
13. Stage 3 implementation: Stage 3 takes the masterplan and proceeds to implement the first stage of the masterplan. This can be led by your architect. If you have enabling development, this is usually the point at which to first select a developer and establish a legal agreement before designing and moving on to permits.
14. Maintain & OHS: Insurance - basic stewardship of your inheritance. Have a health and safety plan - consider all risks. Establish a maintenance plan with regular gutter cleaning. Design can enhance security. St Barnabas Broadway's new complex was partly funded from the insurance claim after the fire that destroyed the heritage church building.
15. Masterplanning: Do this before commencing any building work. Ensure that every small project will contribute to a greater whole.. This ensures that no work has to be undone or becomes a barrier to effective future mission. If mission changes, review your masterplan.
16. Next time: How can we pay for it?

