

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 9: How Can We Pay For It?

Questions and comments relate to the following slides:

3. The Challenge. Then the word of the Lord came through the prophet Haggai: "Is it a time for you yourselves to be living in your panelled houses, while this house remains a ruin?" Haggai 1: 3,4. The book of Haggai tells of God declaring that it was time to rebuild His house. Is God saying that to you? If so it will be His work that you will be sharing in.
4. What are we buying? A place to worship our God. A base from which to launch mission. A home base for gathering as church family .A blessing for the community. An investment in souls including our kids and grandkids.
5. Whole of life cost over 30yrs. Be sure that your design is efficient for the long term to control costs. Illustration is based on findings for a public building by CABE in the UK.
6. Cash in hand. Accumulated capital. Bequests. Specific purpose funds. Grants. Active churches rarely have sufficient funds available to carry out a building project. They may have something to get a process started. They may have a property or maintenance fund. Denominations sometimes provide grants to assist startup but it is the people that will fund the work.
7. Sacrificial giving. Raising the challenge. Getting realistic about building 21stC costs. Getting campaign support. Individual spiritual benefits of commitment. Pressure on normal mission funding. Boosted when construction starts. The example set by Acts 2: 42-47 is very challenging. Dale Stephenson (Crossway Baptist) says that it is important to first sow disequilibrium with the current situation. People need to be given a vision of the improvements the project will bring to the mission of the church. Sacrificial giving has often led people to deepen their faith.
8. St Aldates, Oxford. "Good news - we've found the money... Its in your pockets" joked Rev David MacInnes about St Aldates Project, Oxford in 1999. This project started with the senior minister raising the challenge in a paper entitled "Churches Have to Adapt".
9. St Aldates, Oxford. In 1863 refurbishment borrowing took 15yrs to repay. 2 stage project 1999-2002 cost £3m (\$5mAU). Challenging campaign by leaders for one-off gifts, pledges,



- tithing, loans but no external grants. Focus on mission to the world from the Oxford international education doorstep. Bank borrowing against security repaid in 7yrs
10. Property check. Is it all useful to mission?. Would it be better to release some value?. How would you redeploy the funds? Are we denying mission facilities for today by holding on to property?
 11. Releasing value. The refurbishment costs, internal replanning costs and much more would be realised with this project.
 12. Releasing value. From your redundant property. Identify the opportunities. Leveraging best value & managing risk. Sale or long lease. Denominational controls. Missional development masterplanning. Releasing the value of underused property may enable new mission needs to be met. Getting value and controlling your adjoining uses will need to be managed.
 13. Tax & financial control. Finance skilled project member / leader. Set up banking & records. Understand tax relief opportunities. Register for GST tax rebate. Your project team will need someone with financial control skills.
 14. Borrowing or shareholding. Should we borrow and rent or save and buy? Which is the better investment in souls now? Borrowing may be time restricted. Sharing ownership with members through superannuation could be investigated. There are creative ways of using member's dormant assets.
 15. Willow creek. Part of Willow Creek's children's centre.
 16. Willow creek. Started with 125 people in a rented Chicago cinema 1975. Around 100 families mortgaged their homes in 1977 to buy the site and start to build. Moved in 1981. Now on 9 sites and with a world-wide ministry. This started with faith and deep financial commitment.
 17. Combinations. Most projects involve: 2 or 3 fund-raising campaigns for cash and pledges from members, Borrowing from bank or other institution. Some one-off financial gifts or grants. Any accumulated savings. In addition some use funds from property sales.
 18. St Alfred's. Built in 2007 this new complex now serves membership of 630 (it was 250 in 2000).
 19. St Alfred's. Firstly paid off past building debt. Declared a vision and commenced design. 3 fund-raising campaigns over several years. \$1.6m pledged before construction. \$3m construction cost in 2009. Long term loan but paid off in 5yrs.
 20. Involve everyone. Involve all members so that everyone is an owner...but don't rely on jumble sales alone. Serious commitment by many is needed. Start with significant commitment by leaders. Always focus on Mission outcomes. Develop a movement but maintain \$ anonymity.
 21. Communicate. Keep everyone informed and praying - it is their money. Host a walk around the site to describe the future changes to groups of members. Paint the picture with images, plans, video, words, experiences, progress reports. Celebrate together at stages. Seek out a good communicator to lead progress report messages and celebrate wins. Also tell people about problems and invite prayer to overcome.



22. Summary. Be wise with all assets. Test against mission.. Disequilibrium then lead a vision for mission.. Raise the challenge clearly. Combine assets with sacrificial giving & loans.. Learn from others and involve everyone.. Communicate and celebrate. Establish a project team to drive the project.
23. From gifts...When they had all had enough to eat, he said to his disciples, "Gather the pieces that are left over. Let nothing be wasted." So they gathered them and filled twelve baskets with the pieces of the five barley loaves left over by those who had eaten. John 6: 12,13. This miracle has parallels with raising funds for property to serve mission.
24. Next Time; Troubleshooting and FAQs

