

# Eyemouth Parish Church

(Church of Scotland)

Victoria Road, Eyemouth. TD14 5JD

A Registered Scottish Charity: SC006499

## **RE:NEW Project Business Plan**

**Regenerating our building for a new generation**

March 2019



[www.ecsparishchurch.co.uk](http://www.ecsparishchurch.co.uk)

### **Purpose of the Project**

To regenerate the current church building into a welcoming environment and flexible space allowing its use for a wider range of congregational and community activities and to further facilitate more wide ranging community engagement.

### **To achieve this by:**

- \* Transforming the existing interior to improve flexibility for both church and community use.
- \* Improving accessibility into, as well as through the building into the existing hall.
- \* Redesigning and replacing heating system to reduce costs and environmental impact.
- \* Upgrading both storage and toilet facilities to ensure accessibility for all.
- \* Minimising Health and Safety risks by user friendly design.

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## **Executive Summary**

Eyemouth Parish Church is a Grade C listed building with a rich history of community involvement since its completion in January 1879. It is the largest public space in Eyemouth, is centrally located, and enjoys close proximity to public car parks and bus services. Currently the church hall, which has level access from outside, is well used by community groups, but the church itself with its fixed pews is currently only used for services and formal seated gatherings.

This project aims to modify the internal structure of the main church space to make it more flexible for church activities and more accessible for wider community use. This will be achieved by creating a new ramp access into an enlarged welcome area with basic kitchen and hospitality facilities and an accessible toilet. This area will be able to function as a separate meeting room, or the doors can open to enlarge the main area. By removing the pews and replacing them with comfortable stacking chairs and by replacing the heating system with an efficient zoned system, the main church area will become so much more flexible. The church hall adjoins the church and is accessible from the outside, but access to it from the main church building is at present by steps and a narrow corridor. The alterations will include ramped access from the church through a new doorway and ramped corridor into the hall allowing equal access and dignity for members of the congregation and the community who would use both parts of the building.

The central and accessible location of the church will attract the staging of community events which can be well advertised from notice boards in the grounds; visible to all. The church also maintains an active social media presence as well as an up-to-date website for further advertising of events.

Local fundraising is already underway and is gaining momentum. The local congregation have set a target of £50k and the final project total has been estimated at £450k. The balance will be sought from multiple Funding Bodies.

Architects have been involved since January 2017 and the plans have moved through various stages following consultation with other churches as well as community organisations with an interest in using the new improved space.

The opportunities for outreach into this largely deprived community in new ways have been identified and listed in the body of the report. It is not intended that the hire should be in any way profit making but it must be financially sustainable in terms of heating, lighting, repairs and maintenance.

In summation, this is a once in a generation opportunity to enhance the facilities available to the Eyemouth community, promote the building's use as an all-ability-access venue and church facility and preserve the building's historical importance, including making that history available for future generations.

## **1.0 INTRODUCTION**

### **1.1 Eyemouth Parish Church – a brief history**

The foundation stone of the current building was laid in 1878 with the first service taking place on 17th January 1879. This was the new Free Church of Scotland building, replacing the older, insecure church in the town down near the bay. The money for the building came from local fundraising, matched by an equivalent amount from two local ladies. This was only two years before the East Coast Fishing Disaster of 1881 (known as “Black Friday” in Eyemouth) when 189 fishermen from Eyemouth tragically lost their lives in an afternoon during a great storm which devastated the fishing communities all along the East coast of Scotland. The church went on to play a major part in the town’s long recovery and the community’s resurrection after this disaster.

From 1929, with the union of the Free Church of Scotland and the Church of Scotland, there were two buildings in use until 1966 when the former “Free Kirk” building of St. John’s was preferred and the “Auld Kirk” building was given over to the community and was in time turned into the local museum.

The present Eyemouth Parish Church building has had two notable renovations, one in 1955 and then in 1979 at which time the chancel furniture from the “Auld Kirk” was installed, thus underlining the continuity of congregational worship in the parish. Eyemouth Parish Church is currently a Grade C-listed building seating 425 people. It is situated close to the town centre with two nearby public car parks. It stands on a prominent corner at the heart of Eyemouth, within its own grounds that give scope for realigning access and paths to make the building much more accessible to all.

### **1.2 Eyemouth facts**

The parish of Eyemouth covers the whole of the town of Eyemouth. Geographically, Eyemouth is an urban settlement in a rural area. Scottish Borders Council figures give the population of the parish in 2015 as 3,563. Currently 36% of housing provision is social rental which is high compared with an average of 20% across Berwickshire and 24% across Scotland as a whole and this is set to increase with a programme of building social housing by Berwickshire Housing Association that is currently in progress. The percentage of children in low income families is 19.6%.

### **1.3 Current usage of the building by the community**

The Church itself is the largest public space in Eyemouth but, although available, it is rarely booked due to the inflexibility of the seating (fixed pews with large cast iron heating pipes running under them).

The current church hall is available (and is well used) for community use and individual or group activities are normally booked in advance.

Current regular hall bookings:

- Royal Voluntary Service Lunch Club - twice per week.
- Slimming World - once per week.
- Baby Massage - once per week.
- Birthday parties, funeral teas, and other celebrations – regular bookings.

#### **1.4 Current church activities**

- A preaching and teaching ministry.
- Congregational involvement in leading worship.
- Collecting food and delivering food parcels for the food bank.
- Sunday Clubs running concurrently with morning worship.
- A Mothers and Toddlers group.
- Regular Intergenerational Worship including crafts and a meal (Messy Church).
- Chaplaincy to Primary Schools and the High School.
- Weekly prayer gatherings.
- Monthly Community Family Film Nights.
- Weekly Guild meetings.
- House groups meeting fortnightly, sharing and developing faith amongst members.
- Regular evening worship services in sheltered accommodation.
- Holy Week services and meditations in partnership with other local churches.
- Retreat days for members and other interested parties.
- A summer holiday club for P1 to P7, (including teenage youth work).
- After school club for P6 and P7 run in partnership with Berwickshire Christian Youth Trust.

#### **1.5 Eyemouth Parish Church's Mission Statement**

To be a community worshipping Almighty God, through meeting together for worship, prayer, and bible study as well as utilising all of its resources in reflecting God's love for all through its service to our parish, the community of Eyemouth and beyond.

## **2.0 THE PROJECT**

### ***2.1 Identification of need***

During January 2015 the Kirk Session met to consider what lay in store for the parish over the next five years and how as a church we would like to serve the community and parish. Following this, consultations were held with the congregation which highlighted that the inflexibility of the current building was being a barrier to greater congregational or community use. Subsequently, community groups were asked to comment on the project and give feedback.

#### ***2.1.1 Discussions with the congregation***

The themes that emerged from the congregational discussions were as follows:

- The need to create a building that is warm, welcoming, comfortable, accessible and flexible.
- The need to provide a community and an accessible place of welcome for all who wanted to explore a relationship with Jesus.
- The need to enable the spiritual growth of the congregation through encouraging individuals to engage in worship, prayer, bible study and service.
- Making the church welcoming and adaptable to the needs of young people and their families.
- Enabling the care within our own church community to extend to our engagement with the wider Eyemouth community.

#### ***2.1.2 Assessing the building***

To harness the enthusiasm of the congregation and to achieve its vision, it was clear from the themes that were developed that the current main church space with its inflexible furnishings of fixed pews and the cast iron pipe heating system was totally unsuitable. The adjacent hall and kitchen are well used, such that some community organisations requesting bookings have had to be turned down as the hall was already booked and the church space was unsuitable.

The heating system, as well as being inflexible, is expensive to maintain and run. This will be addressed within the project but currently there are no known outstanding maintenance issues. Overall the premises have been kept in a good state of repair over the years and maintenance of all areas has been timely. The steeple structure was repaired and stonework replaced in 2016 with money raised by the congregation and local community.

#### ***2.1.3 Consultation with the community***

The congregation consulted with current hall users, local community organisations and other individuals from the wider community in the formation of the initial vision. With the focus on the changes to the building the congregation invited key members of several community organisations to discuss these changes and ask what sort of use they could make of the regenerated space.

The following organisations were represented at the meeting:

- Eyemouth Variety Group
- Eyemouth Community Centre Users
- Eyemouth Herring Queen Festival Committee
- Eyemouth Branch of Royal British Legion (Scotland)
- Eyemouth Youth Theatre Group
- Splash Project
- Eyemouth Harbour Trust
- Eyemouth branch of Scottish Fire & Rescue Service
- Resilient Communities & Eyemouth Response Team
- Eyemouth & District Community Trust
- Eyemouth Community Council
- Eyemouth Enhancement Group

Each organisation represented at the meeting was keen to engage with the congregation and was supportive of the vision to regenerate the space, including coming up with ideas of how it might be used (see section 2.3). Other individuals and organisations who could not make the meeting have engaged with the congregation in various ways including hosting a presentation of the plans and discussion around them. Every group and individual who has engaged with the plans was keen to make the best use of a resource that has been inherited from previous generations.

## ***2.2 Potential uses for the renewed space***

Initial consultation and research indicates that along with creating a more flexible and accessible space for the congregation to use, some potential community projects that might benefit from access to the newly refurbished space could include:

- Drop in café, focused on supporting dementia sufferers and families or young and old folk struggling with loneliness.
- Further baby & toddler groups along with parenting support.
- “Who Let the Dad's Out” dad & kids group at weekends.
- Meal provision during holidays in partnership with the Early Years Centre at the Primary School and the Healthy Living Network.
- Parenting courses.
- AA / Addicts-Anonymous.
- Fitness with music for older people - linked to Dementia care.
- Large exhibition space.
- Space for the creation of story/interpretation boards showing the place of the church in the history of the local community including access to Baptismal Rolls.
- Flexible and large concert/event venue for local groups to use such as Eyemouth Herring Queen Festival Committee, Eyemouth & District Community Trust, Eyemouth Variety Group, Eyemouth Fishermen's Choir, U3A, Eyemouth Community Council, Berwickshire Housing Association and many others.

### **2.3 Proposed changes to the building**

In consultation with the Church of Scotland's Church Art and Architecture Committee (who advise and regulate the development of buildings to meet new needs and circumstances in partnership with the General Trustees of the Church of Scotland), the following items were identified as needing to be addressed in order to realise the vision of the congregation:

- Improvement of the current disabled access by normalising entry for all through a new user friendly entrance that incorporates a new ramp and automatic doorway.
- Draught-proofing the original main entrance by means of a glass screened area, whilst maintaining its functionality particularly for weddings or funerals.
- Creating an enlarged foyer and fellowship area by removing the current internal wall at the entrance and replacing it with glass sliding doors at the front of the gallery, thus enabling the formation of a separate space with the potential to be incorporated into the main worship area.
- Provision of basic kitchen and hospitality facilities in a dedicated, safe area within the foyer/fellowship area.
- Provision of an all ability toilet accessible from the foyer.
- Creation of a transformed and renewed worship area that will enable flexibility and creativity in our worship, together with opportunities for greater use by the community.
- Replacement of the existing pews with individual, comfortable, stackable seating.
- Removal of old heating system and replacement with a modern, efficient, economical, zoned heating system.
- Provision of a storage space for the new seating when not being used in the worship area.
- Redesigning of the stage area to improve all-ability access from the worship area into the church hall via a ramp and covered passageway. (Currently circulation within the building is not inclusive)
- Repositioning the church furniture in the worship area (font, organ, lectern, communion table, etc.) to enable greater flexibility of usage.
- Provision of a stage lighting gantry.
- Upgrading of existing audio/visual provision.

### 3.0 TIMELINE

<b>January 2015</b>	Kirk Session meets in conference to think about what the future is for the church within the parish.
<b>Spring 2015</b>	Major repair work identified on steeple.
<b>June 2015</b>	Church Art & Architecture (CARTA) Department of Church of Scotland General Trustees visit building to discuss combining work on steeple with alterations to inside of building.
<b>September 2015</b>	Two Congregational meetings to consider the future based on Church of Scotland material, followed by congregation and community consultation.
<b>Autumn 2015</b>	Church undergoes Local Church Review by Presbytery.
<b>November 2015</b>	Steeple repair work begins after local fundraising campaign.
<b>December 2015</b>	Eyemouth Parish Church chosen to participate in national pilot of Path of Renewal.
<b>January 2016</b>	Creation and approval of Local Church Review 5 year plan.
<b>April 2016</b>	Visits to other churches to formulate ideas for building alterations.
<b>Autumn 2016</b>	Formulation of building alteration ideas.
<b>January 2017</b>	Engagement of Architects for feasibility study.
<b>May 2017</b>	Initial suggested alteration plans received.
<b>September 2017</b>	Survey of current heating system and recommendations for upgrading suggested.
<b>January 2018</b>	Refinement of ideas and incorporation into plans.
<b>February 2018</b>	Quantity Surveyor gives cost estimates based on current plans.
<b>May 2018</b>	Permission from Presbytery for the alterations granted along with requests for funding to General Trustees of the Church of Scotland.
<b>May 2018</b>	Launch of local fundraising initiative.
<b>June 2018</b>	Consultation & fact finding meeting with local organisations.
<b>November 2018</b>	Creation of Project Business Plan.

## 4.0 SUSTAINABILITY OF PROJECT

### 4.1 Current costs of building

The congregation currently support the maintenance and management of the buildings through congregational giving, hall rent, donations for use of the church and voluntary time. In 2018 this equated to income of £7,113 of hall rent, £2,150 of donations for use of the building. Costs over the same period equated to £2,517 for maintenance and repair, £3,231 for cleaning and janitorial work and £6,506 for heating, lighting and insurance. The shortfall of income from the buildings in 2018 was covered by congregational giving and generally the congregation operates with either a small deficit or surplus dependant on multiple factors.

### 4.2 Projected costs of running renewed space

With the creation of the renewed space we would see an increase in cleaning and janitorial costs as well as a modest increase in maintenance and repair over the first few years. There would be a reduction in energy usage with the new heating system which should more than balance out the rising costs of energy. With increased use there would also be a need to keep a fund for the replacement of items that wear out in regular use and this would be an increased cost.

Expenditure	2018	Post-project (Year 1)	Post-project (Year 2)	Post project (Year3)
Maintenance, Repair & Replacement Fund	£2,517	£2,250	£2,475	£2,723
Cleaning & Janitorial Work	£3,231	£4,250	£4,590	£4,957
Heating, Lighting & Insurance	£6,506	£5,250	£5,722	£6,238
<b>TOTAL</b>	<b>£12,254</b>	<b>£11,750</b>	<b>£12,787</b>	<b>£13,918</b>

The rent of the renewed space would be set to cover the overall increased costs of running the building therefore increasing the congregation's ability to sustain the building as a community asset. The sustainability of the project will be key to allowing the congregation to continue to operate and serve the community well into the foreseeable future. So in addition to current bookings we would look to increase regular weekly bookings with, in the first year, two regular weekly 2 hour bookings at £8/hour of the lobby space along with 3 bookings for 3 hours of the renewed space at £25/hour across the year. Following years would see an increase of 1 weekly booking using the lobby space each year and 2 additional bookings for the full building.

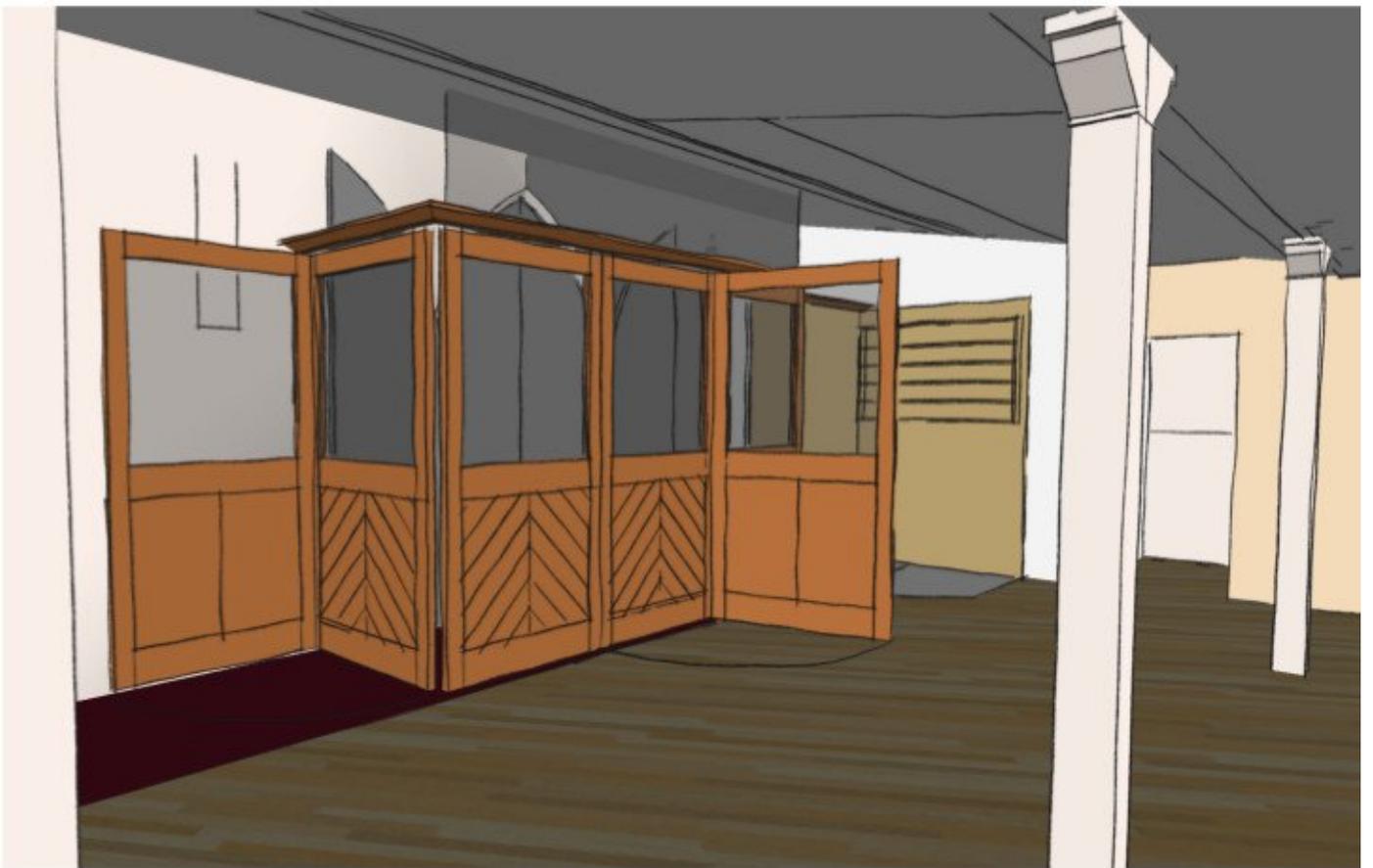
Receipts	2018	Post-project (Year 1)	Post-project (Year 2)	Post project (Year3)
Hall Rent	£7,113	£ 8,938	£9,813	£10,688
Donations for use of the building	£ 2,150	£ 2,750	£ 3,162	£ 3,636
<b>TOTAL</b>	<b>£9,263</b>	<b>£11,688</b>	<b>£12,975</b>	<b>£14,324</b>

<b>RECEIPTS TOTAL</b>	£9,263	£11,688	£12,975	£14,324
<b>EXPENDITURE TOTAL</b>	£12,254	£11,750	£12,787	£13,918
<b>Surplus/(Deficit)</b>	(£2,991)	(£62)	£ 188	£ 406

### ***4.3 Hiring policy and restrictions***

As a church building there would still be some restrictions with regard to hiring and use of the building. All hires would require the approval of the Congregational Board (who act as trustees of the congregation). There cannot be any sale of alcohol on the premises and the consumption of alcohol on the premises would need the approval of the Kirk Session (the elders of the congregation). When used as a wedding venue the church would still be considered to be a religious venue and so only weddings conducted by “approved persons” of the Church of Scotland would be allowed.





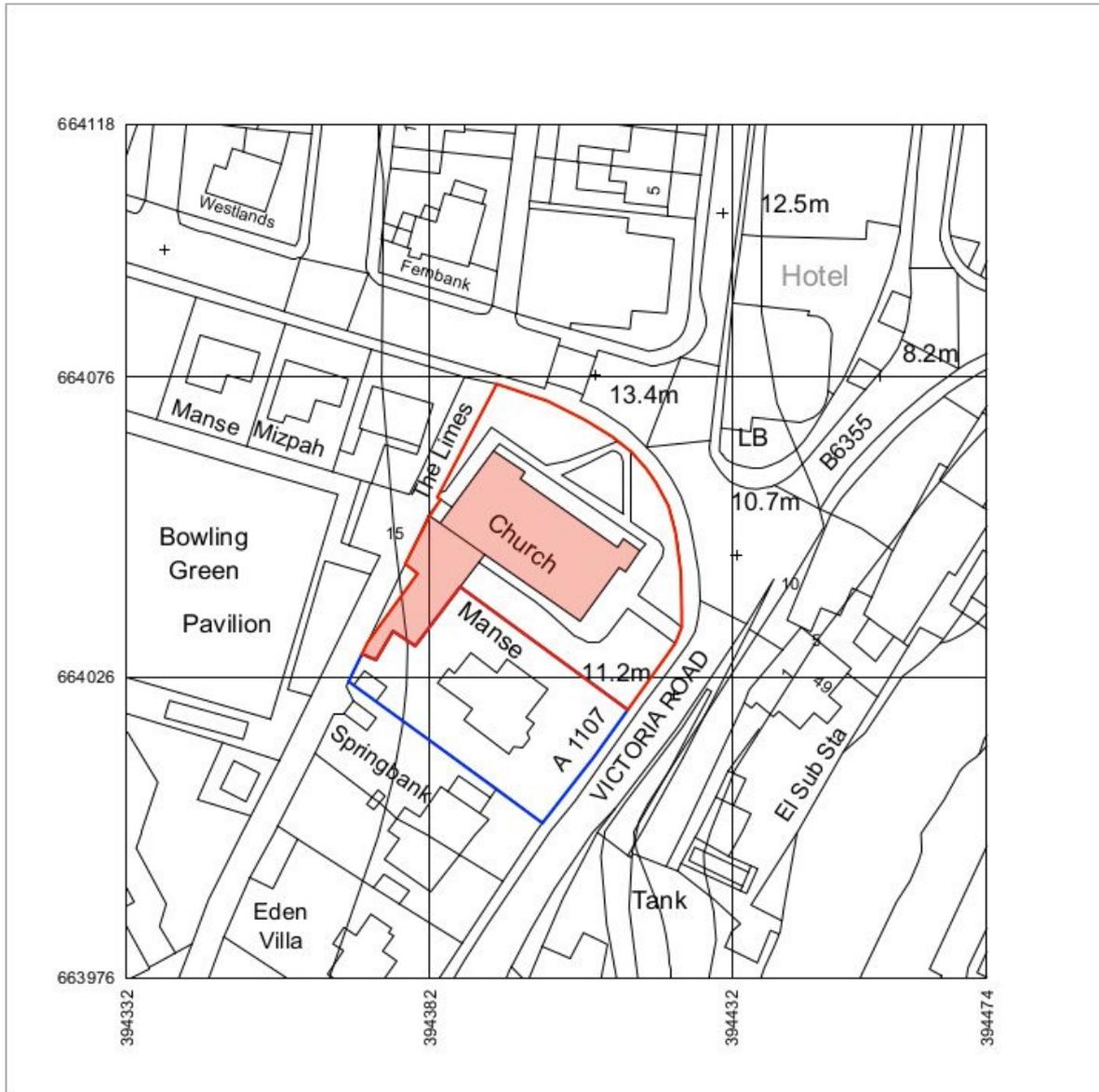


FROM THE CHANCEL



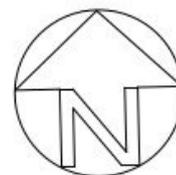
## 5.2 Location Plan

Model - C613.vwx



Metres

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EYEMOUTH PARISH CHURCH  
LOCATION PLAN

Date. 20 July 2018  
Scale. 1:1250 @ A4  
Planning

C613/602  
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**FURTHER APPENDICES (available on request)**

Planning consent

Financial Accounts

Letters of support from local organisations

Eyemouth Statistics