

**Refurbishment project**

When considering the proposed refurbishment and development of Wardlaw Church, there has been no more emotive issue than that of what kind of seating should be provided for the church attendees. This issue has taken up the larger share of discussion at meetings of both the Kirkhill Deacons Court and of the Steering Committee overseeing the development proposals. In November 2009, a vote taken at the Deacons Court was in favour of all seats. Many of you will remember that in the January 2010 issue of the Parishioner newsletter, members of the Kirkhill congregation were asked to express their preference as to whether to have all seats, all pews, or a mixture of the two. Forty people answered, with 20 being in favour of retaining the pews, 18 preferring new seating, 1 wishing to see a mix of pews and new seating, and 1 who had no preference. With this information in mind, the issue was again discussed at the Kirkhill Deacons' Court held on 16 February 2010.

The decision taken at that meeting was to proceed with compiling a costing based on the removal of the pews and the provision of new seating. The decision has not been taken lightly, or in haste. As part of the prayers opening the meeting, Willis requested that those at the meeting should be able to put their personal preferences and emotions to one side, and rather consider the best interests of the church as it reaches out to the future and the local community. The decision was taken with the aims of providing the means of taking the church forward into the coming years, enabling the more varied use of the church, and of providing a welcoming environment for a widened spectrum of church users. It was also felt that flexibility of seating would enable a more cost conscious use of energy, as it would be possible to zone heating and lighting to service individual sections of the church.

It is acknowledged that this decision will be regarded as a disappointment by some, but as an opportunity by others. In the knowledge that the congregation was split in their opinions on this issue, the decision taken at the Deacons Court of November 2009, to go forward with seating, was upheld.

The steering committee have now received draft guidance costings ( see below ), and the narratives attached to the project elements are overleaf. It has been recommended that due to the sums that are needed to be raised for this project, the project should be split into three phases. Presently the largest known asset the Church has is a plot of land behind the Church that may be sold as a possible house building site. This area needs to be cleared and pegged out to establish if this is feasible, and how much this site would raise with building permission for one dwelling. Estimates of raising between £40k to £80k have been mentioned. Any other ideas for fund raising should be made to Moira McDonald, and any one wishing to make a donation towards this project should speak to John Finlayson. Neil Wilson is now seeking to arrange a meeting with Colin Munro, the architect, to move this project to the next stage.

Project element	Phase 1		Phase 2		Phase 3	
	Excl. VAT	Incl. VAT	Excl. VAT	Incl. VAT	Excl. VAT	Incl. VAT
Upstairs vestry	£920	£1,081				
West / East entrances	£1,760	£2,068				
East entrance cupboard	£2,600	£3,055				
Kitchen area	£4,018	£4,721				
Disabled toilet	£2,385	£2,802				
Guild room	£2,805	£3,296				
30 x chairs Guild room	£1,500	£1,763				
Church precinct	£23,317	£27,397				
150 x chairs	£11,250	£13,219				
Balcony			£19,670	£23,112		
Technology	£3,000	£3,525			£30,950	£36,366
External	£1,250	£1,469	£6,000	£7,050		
Storage					£1,800	£2,115
Electrical work	£23,000	£27,025				
<i>Sub-total</i>	<i>£77,805</i>	<i>£91,421</i>	<i>£25,670</i>	<i>£30,162</i>	<i>£32,750</i>	<i>£38,481</i>
Contractors Prelims	£10,000	£11,750				
Consultants fees	£10,950	£12,886				
Planning / Warrants	£750	£823				
Contingency @ 10%	£9,946	£11,686	£2,567	£3,016	£3,275	£3,848
<b>Totals</b>	<b>£109,401</b>	<b>£128,546</b>	<b>£28,237</b>	<b>£33,178</b>	<b>£36,025</b>	<b>£42,329</b>

**1. Upstairs Vestry and toilet.**

Replace water pipes where required, insulate and box in. Add a small hand wash water heater in the toilet area. Re-decorate the room.

**2. West and East entrances.**

Carefully uplift the existing stone slabs, set aside for re-use. Adjust levels, provide a damp proof membrane ( DPM ) and screed, re-lay the slabs, and seal the surface.

**3. East entrance cupboard.**

Carefully uplift existing stone slabs, remove door, form new opening in the rear of the cupboard to allow passage to the existing kitchen area. Reduce the levels to form a new ramp from the entrance to the kitchen area. Form two new cupboards one around the electrical switches the other at the shelves on opposite wall. Make good the walls and decorate.

**4. Kitchen.**

Clear room of stored material and remove all fixtures, try and reduce the floor level if possible by 100-150mm. Form new kitchen area with new units, work surfaces and improve the lighting and heating. Form a disabled toilet in the area between the window and the new entry point.

**5. Guild Room.**

Remove the existing floor and form a new timber floor. Replace the existing heating and lighting and replace the damaged wood at the window. Re-decorate, re-lay existing carpet and purchase new chairs.

**6. Main Body of the Church / Precinct.**

Remove the pews and heating, carefully remove existing timber flooring and joists with a view to salvaging as much as possible of the existing flooring. Reduce the solumn level, construct new dwarf walls and foundations, place new hardcore to solumn, new DPM and 75mm of concrete. Lay new timber wall plate and joists. Relay, where possible, existing flooring supplement with new tongue and groove floor boards and chipboard, and carpet all this area. Form a new recessed organ area. Purchase loose padded church chairs, and install a new heating system. Install draught screens for the windows. Re-decorate as necessary.

**7. Balcony.**

Remove the pews, the stair access door, and existing raised floor. Form an additional spiral stair at the north end outwith the balcony in the main body of the church – a health and safety requirement. Form a new wall behind the low level balcony wall at the front from floor to ceiling with a large opening formed to allow the installation of folding doors ( with sound proof capabilities ) to allow use as a balcony should a service necessitate additional worship space. Speakers to be built into wall ends. Supply new chairs, heating, repair the floor and install a new door and decorate. On a cost basis this element is to be moved to Phase 2.

**8. Technology.**

Purchase equipment and screens to enable hymns and bible readings to be projected onto screens at the front of the church precinct, along with a facility to record services. This element is to be split between a small spend in Phase 1 and the balance in Phase 3.

**9. Externally.**

Repair two doors and decorate doors and windows. Review the need for a French drain when the solumn work has been carried out inside the church.

**10. Storage.**

Due to lack of storage space inside the church provide a large hut to be sited outside at the rear. On a cost basis this element may be moved to Phase 2.