

Dear Friends,

We have a faith-filled vision and want to invite our church family to share in the exciting work of ensuring our worship and community facilities are safe, effective, and able to meet the present and future ministry dreams that we have.

Since the *Financing our Future* campaign was launched in November 2019, we have completed **two of the three projects**:

- The *St Paul's hall and toilet refurbishment* resulted in modern amenities on ground level, an increase in storage space, a new meeting room, and the mezzanine rail now meeting safety standards.
- The *St Alban's asbestos roof replacement* restored the chronically leaking roof.

These upgrades have been funded through a combination of parishioner donations, grants, and a diocesan loan.

There is one further significant project that we must now turn our attention to: the *St Paul's asbestos roof replacement project*. This will not only secure the safety of the building but will rectify the chronically leaking roof and foyer and provide an additional room on the north-east edge of the church. It has been difficult to provide an accurate estimate of the costs associated with this project, but we believe it will cost more than \$500,000.

The Parish Council will continue to work with the Diocese to undertake due process and seek multiple income sources including any potential government grants and further provision of loans. We will also explore whether we need to sell any parish assets. However, a significant amount of money will need to be raised from within our parish. Therefore, we invite you to contribute to our Parish Growth Fund. Any contribution you make will be a legacy for the present and future generations who form part of the story of South Wagga Anglican. Your bequest can also be applied to the parish via the diocesan bequest brochure which outlines an appropriate "will clause." If you would like to offer an interest free loan, please speak to the Parish Treasurer.

Enquiries are welcome and for further information or assistance please contact one of the Clergy, the Wardens, or the Parish Treasurer (treasurer@swac.church). Also included is some information about the building project and some financial modelling.

In Christian fellowship

Wardens and Rector
March 2023

St Paul's Roof Replacement Project

The original St Paul's hall was built in 1962 and served for twenty years as the place for our services of worship. In 1982 the church and foyer were built, and subsequently, in 2003, the office area was added. Over recent decades two significant issues have plagued the St Paul's site:

1. The ageing asbestos roof tiles have deteriorated and require replacement.
2. The church and foyer have chronic water leaking issues.

Additionally, the exposed timbers on all corners of the church need replacement as does the fascia cladding.

In 2021 we undertook a major refurbishment of the hall/amenities and replaced the deteriorating hall roof. It is now time to attend to the rest of the building. After significant consultation, the Parish Council has unanimously agreed to:

1. Replace the church roof.
2. Extend the hall roof over the current foyer to join the new church roof.
3. This will result in a wider foyer with a higher ceiling and an opportunity to build a new meeting room/crèche in the north-east corner of the church.

This project will require us to move the memorial garden to the area outside the current sanctuary (where the timber cross is). A process has begun to consult with the next of kin of those whose ashes are currently scattered in this garden.

Included in this information pack are site plans and images of the proposed project. The estimated cost is more than \$500,000 with the following table summarising our financial capacity.

Growth Fund (current)	\$60,000
Cash (allowing for appropriate cash reserves)	\$63,000
Pre-approved loan remaining	\$93,000
Trust Funds	\$28,000
TOTAL	\$244,000
FUNDRAISING REQUIRED	\$256,000

Our Parish Council invites all our parishioners to give generously into our Growth Fund and consider an appropriate "will clause" for the purpose of bequeathing. In the meantime, the Parish Council will seek Government grants and work with the Diocese to explore further loan amounts and/or consider selling parish assets.