



Congregational Meeting

Re: Hall Complex Developments

Wednesday 24th September 2025

Construction

Content of Presentation



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Terms of Reference



- 1. Establish an MPC Task Group for Longer Term Planning for Large Project [Oct 2024]**
[SMcN/BH/BG/AMcN/MH/RH/SG/AMcC/DMcN]
- 2. Determine Goals for Refurbishment/New Hall Complex** **[Ask Church staff/Organisation Leaders]**
- 3. Design Ideas for Refurbishment/New Hall Complex**
[Visit other PC Complexes]
- 4. Choosing the Type of Build (Upgrade or New) for the project** **[as determined from the above]**
- 5. Setting the Budget for MPC Building Project**
[current market rates]
- 6. Report to Session & Committee by May 2025**



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Document Review



- I. Profile of Muckamore Presbyterian Church (As submitted to PCI Linkage Commission in October 2021);**
- II. Congregational Return (As submitted to PCI Linkage Commission in January 2022);**
- III. An updated List of Events and Organisations (Compiled by Kirk Session from Sept 2023 to June 2024);**
- IV. Kirk Session Input for "Vision for Future Ministry"**
- V. Questionnaire Responses (submitted by MPC Staff and Organisation Leaders).**

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Questionnaire Responses & Summary

Questionnaire Response Themes

Larger or more flexible spaces – mentioned by over 75% of respondents

Desire for bigger halls or spaces that can be subdivided or adapted.

Improved storage – mentioned by over 75% of respondents

Need for accessible, larger, or more organised storage areas

Improved access and toilets – mentioned by 5 respondent groups

Requests included better disabled access and updated or more toilets.

Updated kitchen facilities – mentioned by 4 respondents

Includes modern kitchen upgrades, catering space, and better tea/coffee setup.

Tech facilities (WiFi, projectors, laptops) – mentioned by 3 respondents

Improved digital infrastructure for teaching, meetings, and events.

Questionnaire Summary

Detailed answers from the HUB/Youth Club, BB/GB outlining what they currently use and what they need moving forward – Main Hall increased footprint/Youth Space etc

Ladies Bible Study and PW/WOVEN basically content with the space they currently utilize

Out of **12** substantial questionnaire responses, **10** directly mentioned a need for more space, larger rooms, or more flexible layout in their suggestions.

Funeral Catering Committee and PW/Woven indicated the need for upgraded/enlarged Kitchen Facilities and an easy access to these for serving



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Outcomes from visits to other Presbyterian Church Complexes

Presbyterian Churches visited:

2nd Broughshane (335 families, 231 Contributing)

1st Broughshane (211 families, 211 Contributing)

Connor (308 families, 197 Contributing)

High Kirk (611 families, 544 Contributing)

NB: Muckamore statistics for 2024 are (211 families, 200 Contributing).



Vital/Crucial Points noted:

- ☐ **Idea that the Church and Hall are connected was a bonus;**
- ☐ **Main foyer/Welcome area was the “focal point” of the complex;**
- ☐ **Main Hall sizes varied but the ideal was about 20m by 12m;**
- ☐ **Specific Youth Space (all 4 complexes) with associated Coffee Bar;**
- ☐ **Kitchen needs to be a good size – at least 8m by 8m was required;**
- ☐ **Kitchen was accessible to Church Welcome Area as well as the Hall Space;**
- ☐ **Dedicated Crèche was considered necessary now;**

Vital/Crucial Points noted (continued):

- ☐ **The positive point of a Youth Space being able to overlook the Main Hall would be ideal, if possible;**
- ☐ **Issue of storage was mentioned by ALL 4 hosts – something that will need to be considered carefully;**
- ☐ **A Shower/Showers might be beneficial (ALL 4 premises had Shower facility) ;**
- ☐ **Possible Office space (MPC has office equipment situated in a Plant Room);**
- ☐ **Communications Room (MPC could possibly use our Plant Room if the Office Equipment was removed).**

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Parameters/Considerations for Refurbishment/Rebuild

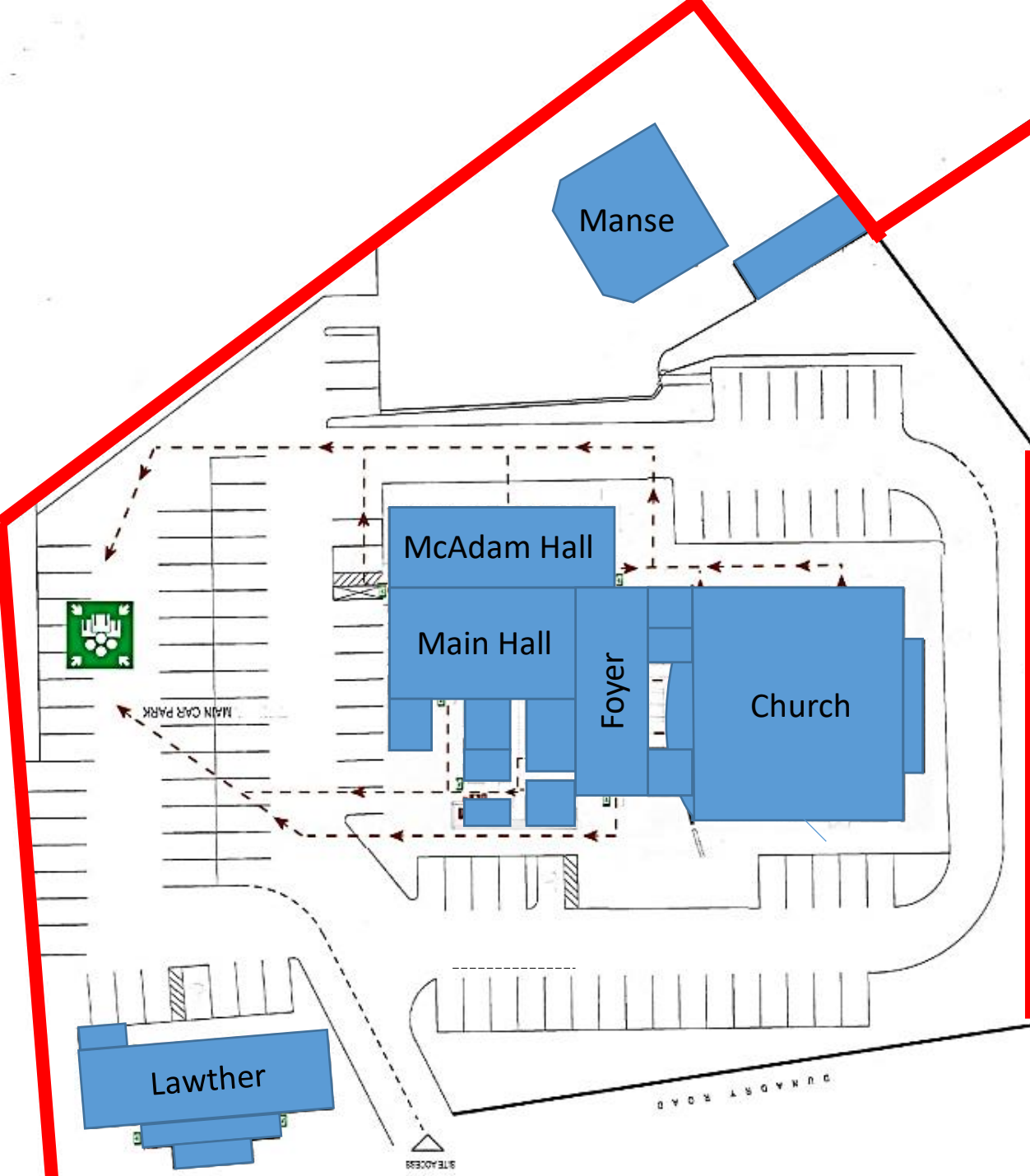
building for the GOSPEL

*A handbook for the visionary
and the terrified*



Julia Cameron

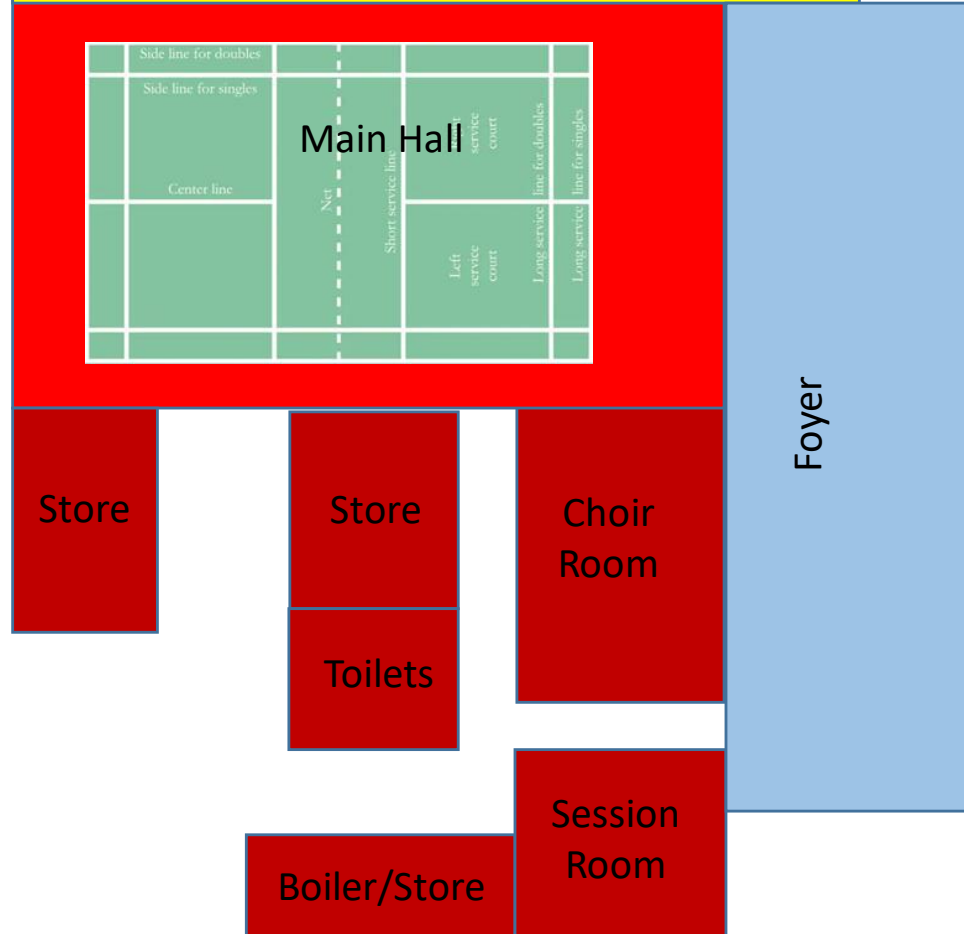
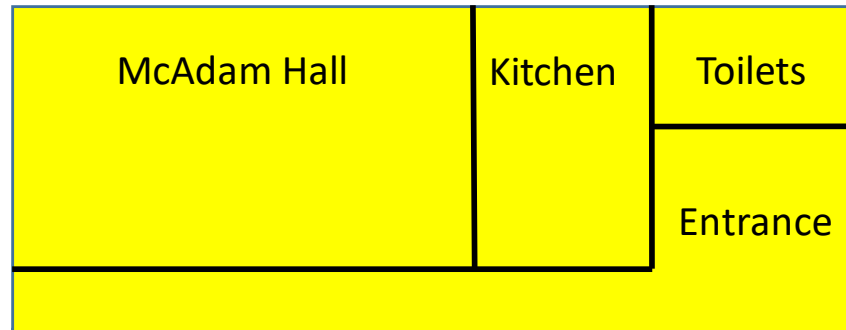
"Our buildings need to be suited to our purposes on Sundays and for midweek events; but they are also places where we can invite friends, and introduce them to the gospel in a range of ways, and equip Christians to be effective as the church at large; to shake salt and to shine light in our local community, through professional networks, and in public life."



A. Lawther to be left intact:

Note A1: A standalone building with a Main Space, Foyer, Kitchen, Toilets (M & F), Store as well as outside Boiler House & Store (for outdoor equipment);

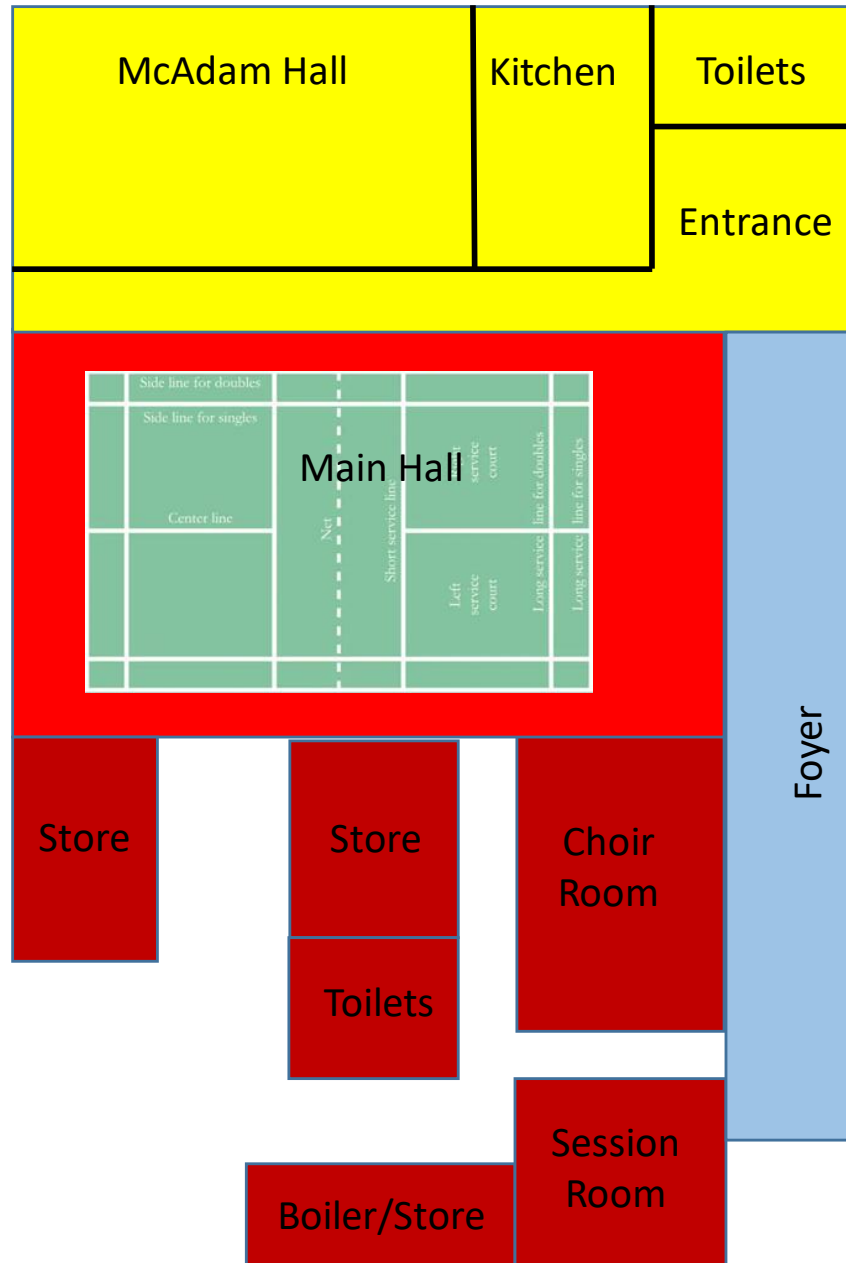
Note A2: when acquired, MPC paid £100,000 for it and refurbished it using voluntary labour and also spending around £50,000 on materials;



B. Need to “rub out” current Hall Complex and rebuild using modern materials:

Note B1: Keep the Church and Hall Complex as one unit with Foyer becoming a focal point (as emphasised by ALL FOUR of the complexes we visited);

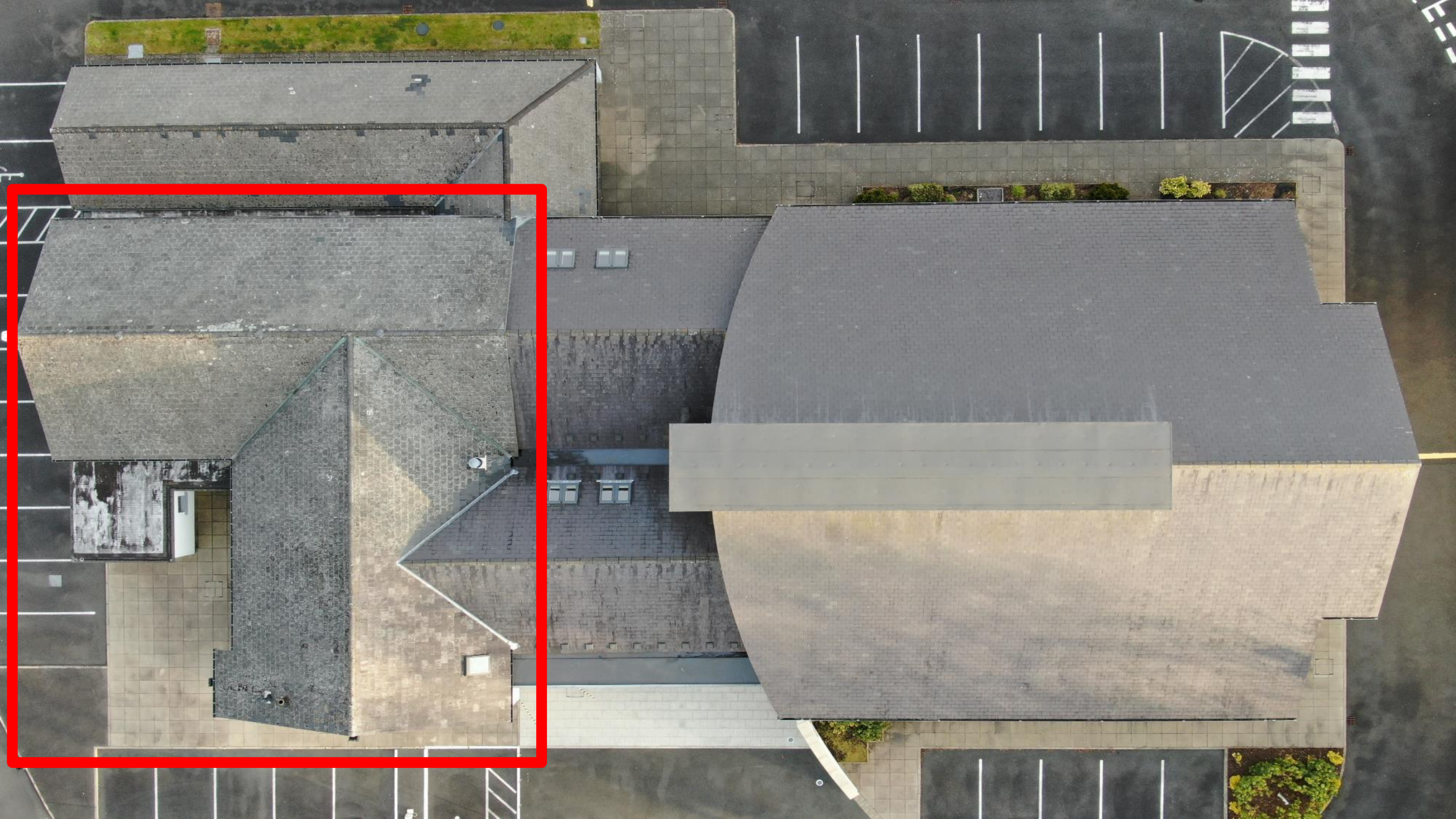
Note B2: Refurb... won’t make Main Hall any bigger which was stated as a limitation by BB/GB/HUB/Youth Club;

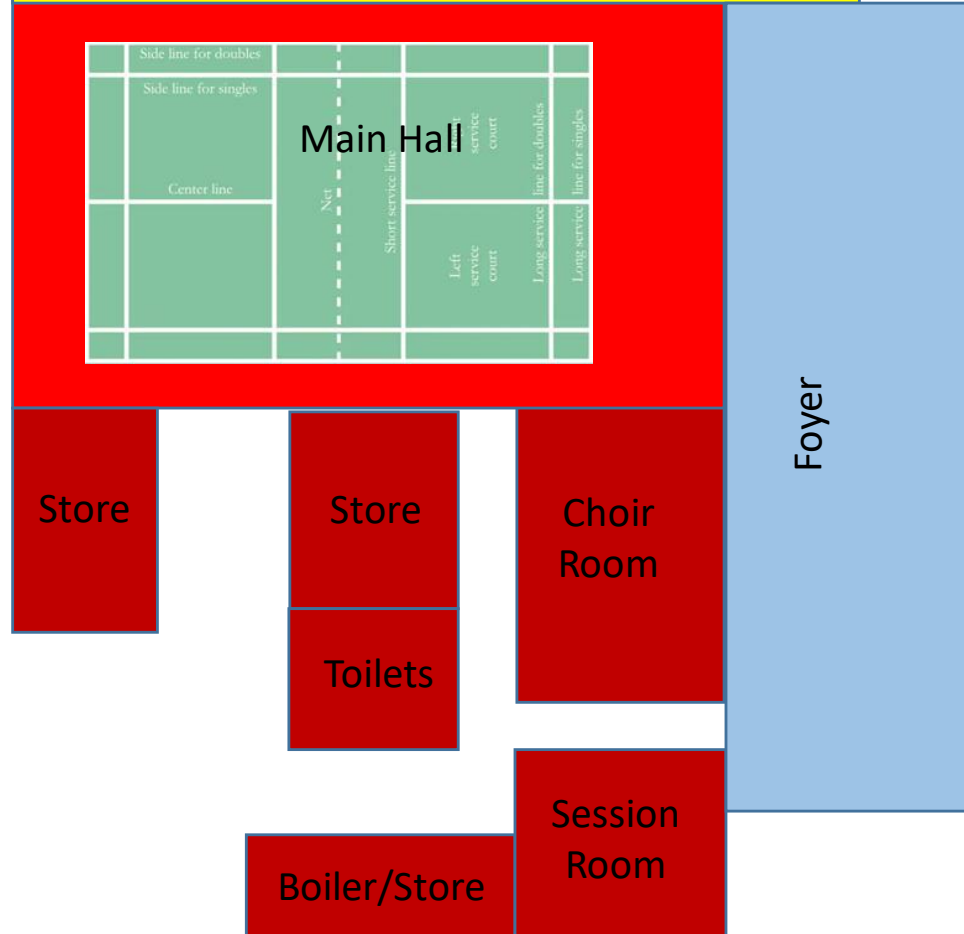
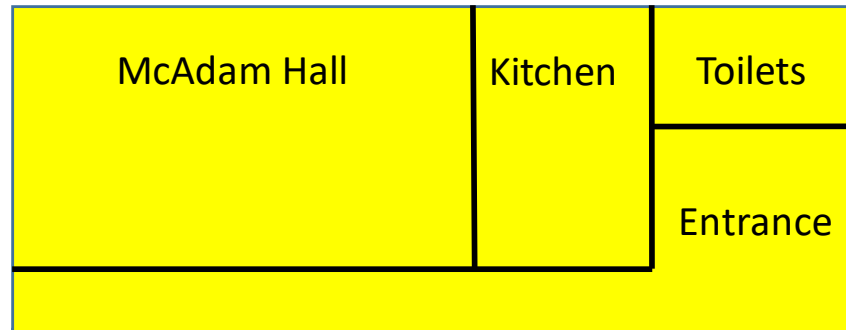


B. Need to “rub out” current Hall Complex and rebuild using modern materials:

Note B3: Idea of refurbishing some or all doesn't seem to be best use of monies given the age of the building and also the “through flow” of people to maximise the use of all our space;

Note B4: Main Hall Roof is going to need work carried out in near future;

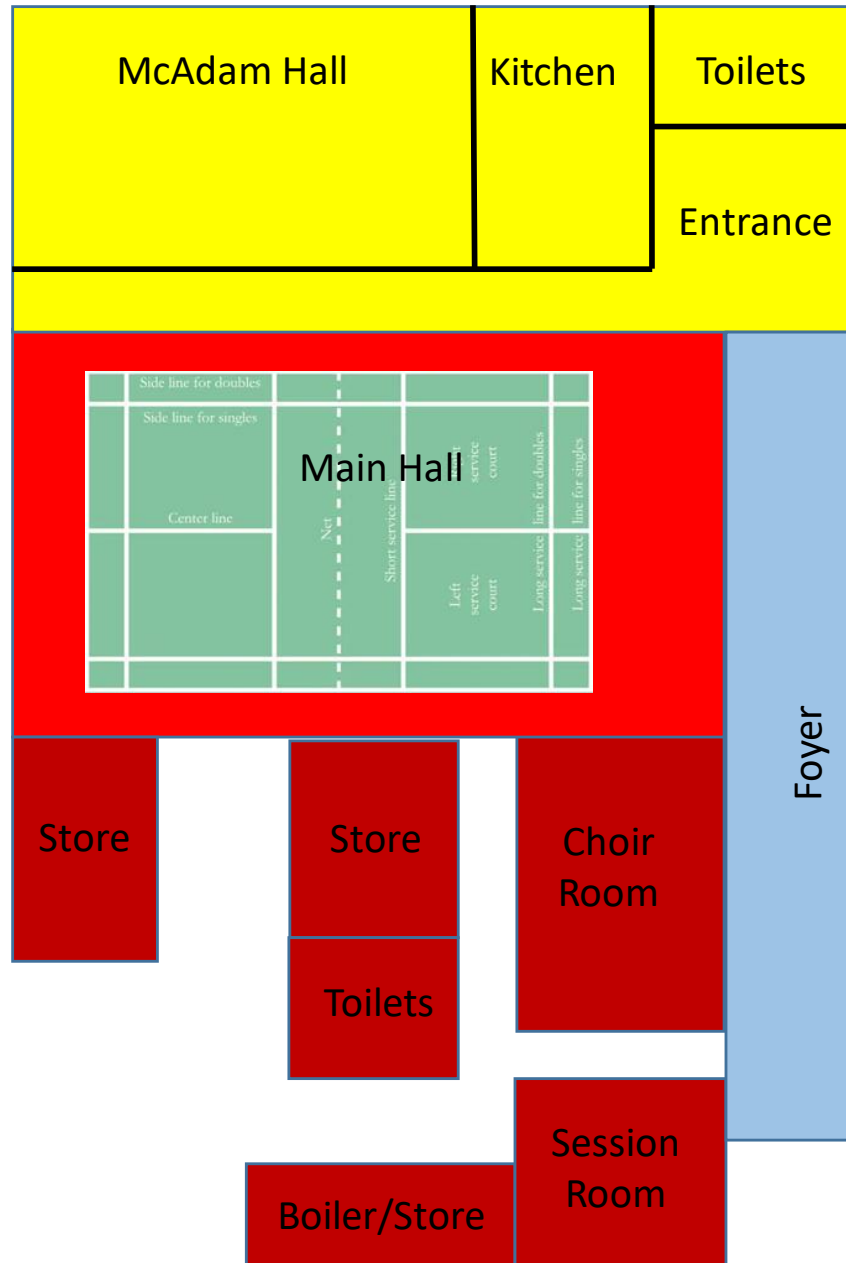




B. Need to “rub out” current Hall Complex and rebuild using modern materials:

Note B5: Refurbishment won't increase the size of the kitchen - current kitchen not large enough, stated by those who use it the most (Funeral Catering & PW/Woven);

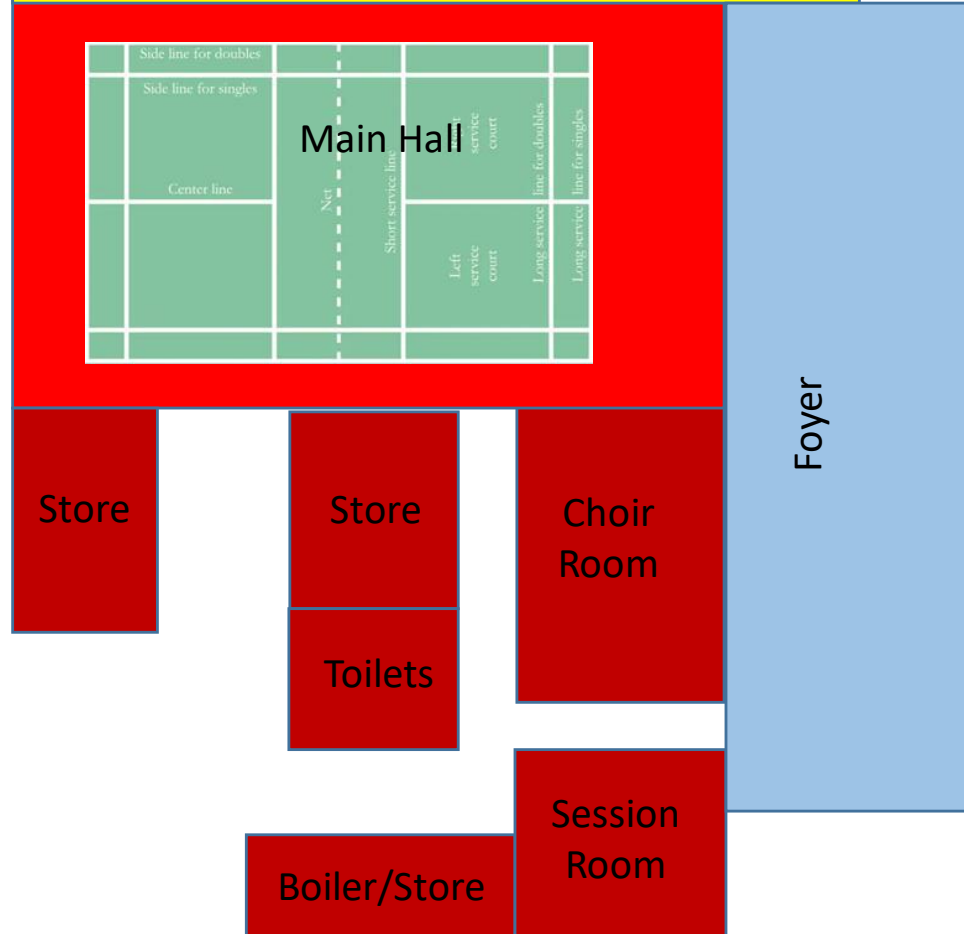
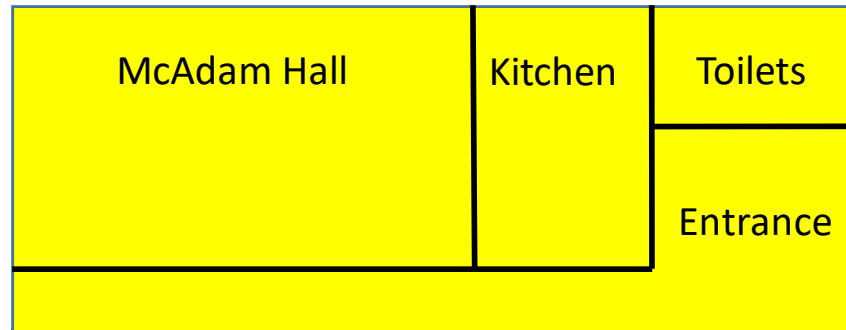
Note B6: A rebuild would allow us to make kitchen bigger & re-centre it in the complex;



B. Need to “rub out” current Hall Complex and rebuild using modern materials:

Note B7: Prayer Room/Choir room, etc.) that is currently unused by the majority of organisations as they are not fit for purpose;

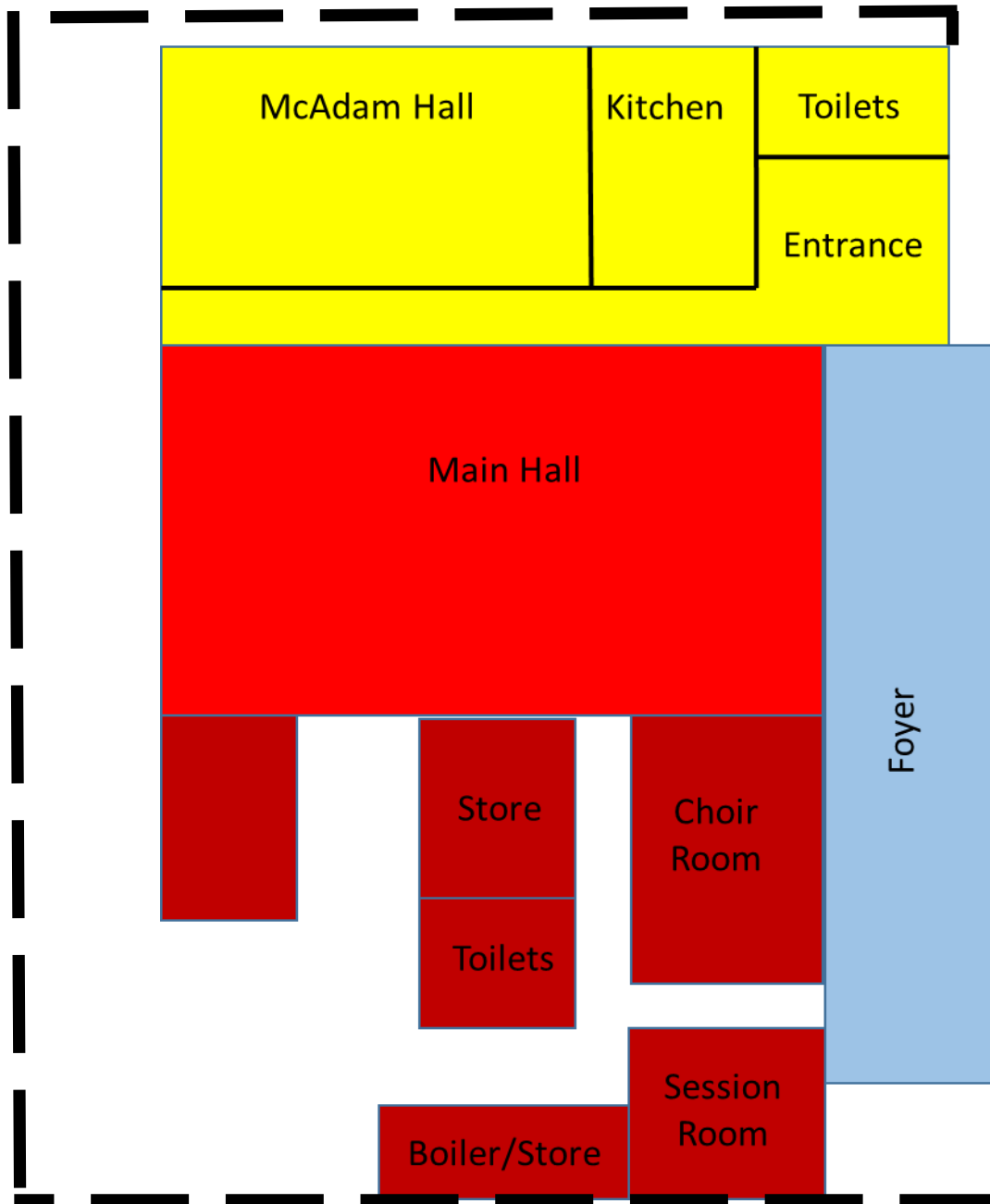
Note B8: Parents collecting children have to stand outside at the fire escape alley - not an appealing space;



B. Need to “rub out” current Hall Complex and rebuild using modern materials:

Note B9: Rebuild allows us to double up floor space in part of the complex, creating an area that could be used as a dedicated youth space;

Note B10: Rebuild allows for Storage Space which needs to be much more accessible for all our organisations;



C. Any future Hall Complex to meet the needs of MPC and their programmes is going to require us to fit in what we feel is needed into the existing Hall Complex "footprint" if possible!

Note C1: After study we need to have a slightly increased footprint as shown by the Drawing resulting in the loss of 10 car parking spaces;

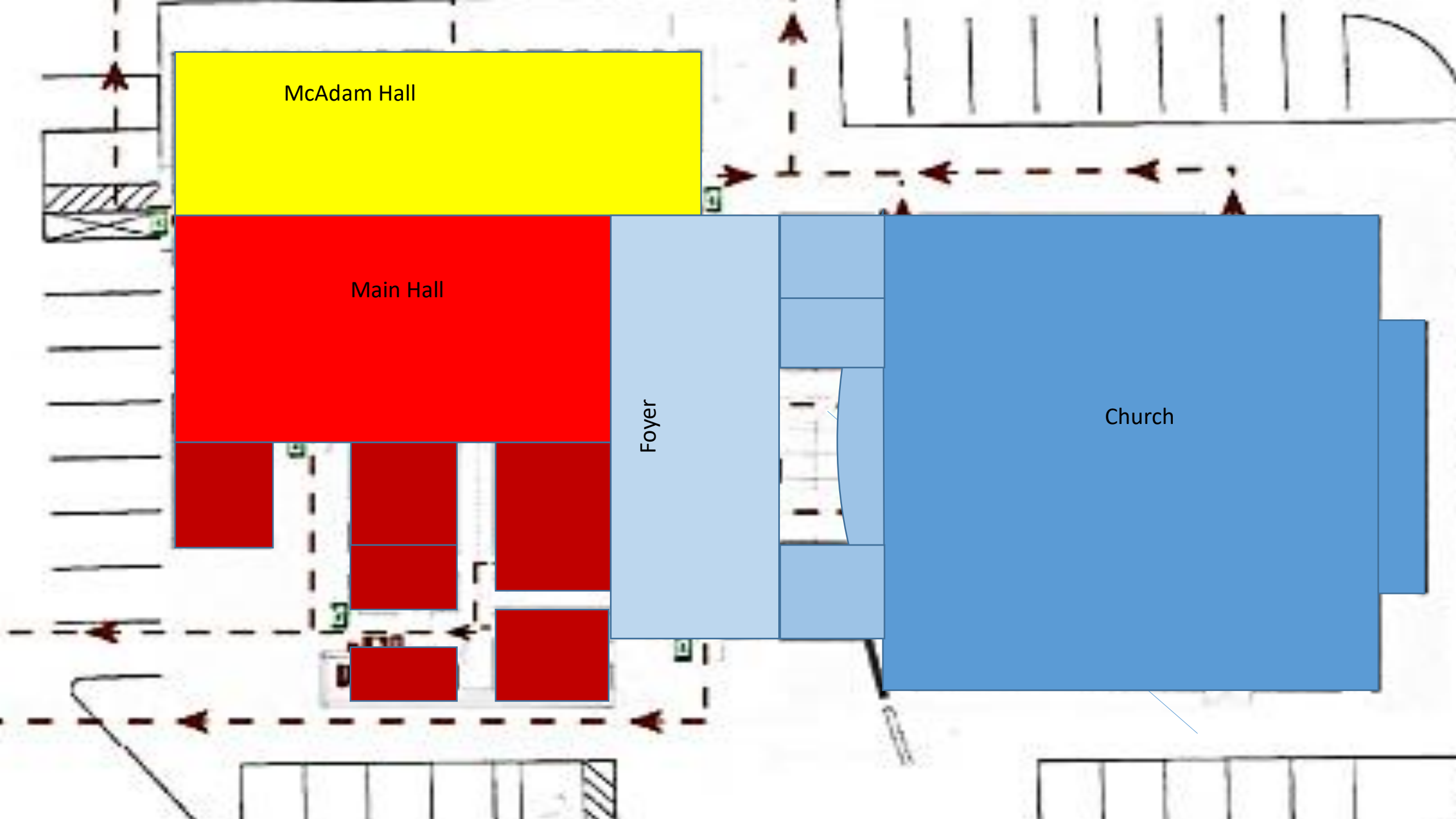
Note C2: The suggested needs will require more than one floor so as to house all the perceived needs.

McAdam Hall

Main Hall

Foyer

Church



D. SUMMARY of parameters:

- ❑ Main Hall – needs to be 20m by 12m ideally** *(a larger Hall Space than we currently have as emphasised by our Youth Organisations through the questionnaire);*
- ❑ Kitchen – 8m by 8m ideally and accessible to both Foyer and Main Hall** *(a larger Kitchen Space than we currently have as emphasised by our Catering Committee through the questionnaire);*
- ❑ Have a dedicated Crèche facility** *(as emphasised by ALL FOUR of the complexes we visited);*
- ❑ Create a specific Youth Space** *(while not a specific request by our Youth Organisations it was intimated in some of the returns through the questionnaire. It was also emphasised by ALL FOUR of the complexes we visited);*

D. SUMMARY of parameters (continued):

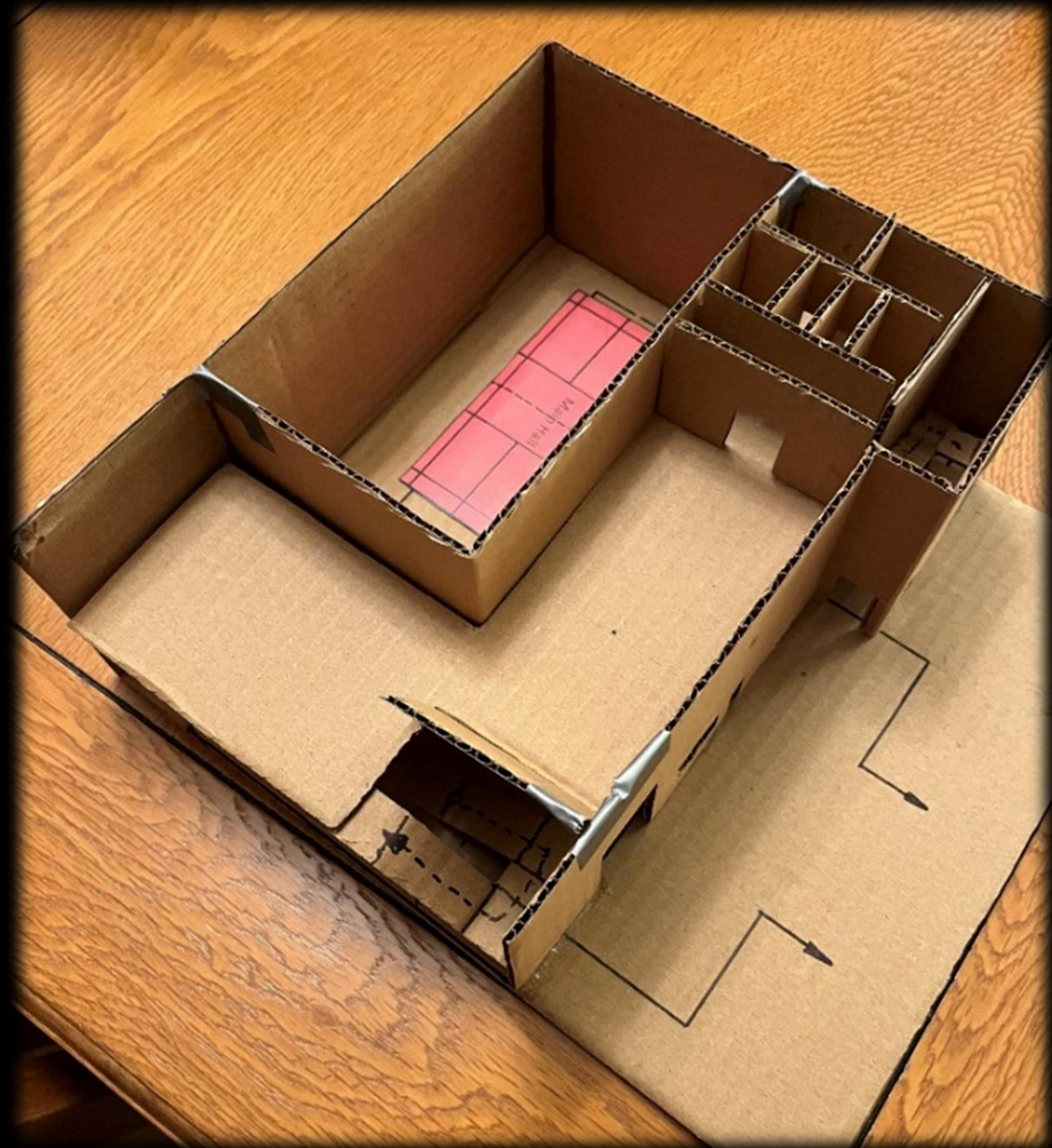
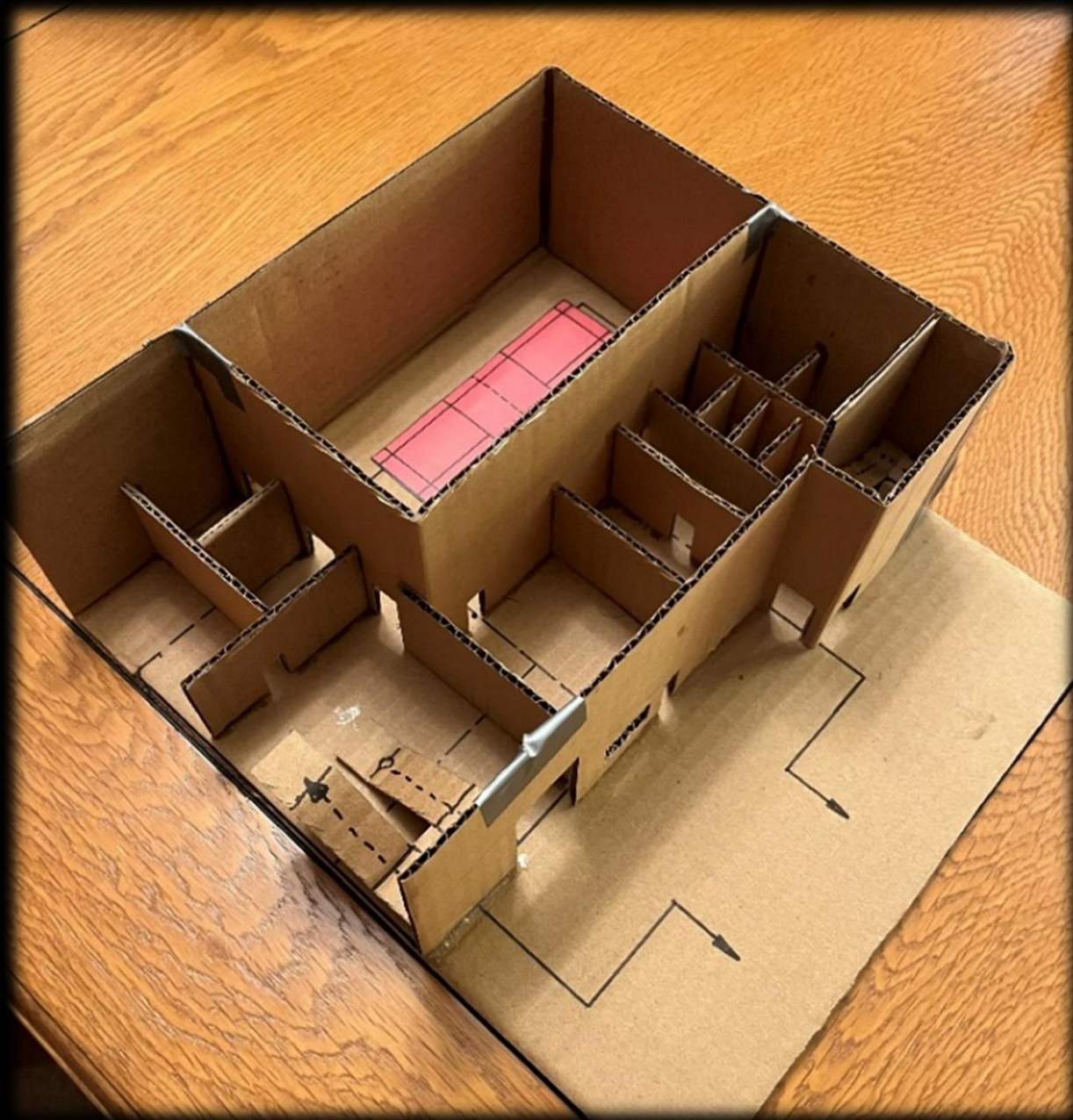
- ☐ **Youth Space overlooking the Main Hall if possible** (*the Task Group saw this really effectively done in TWO of the complexes we visited*);
- ☐ **Storage Space to be considered carefully** (*highlighted as essential by ALL our Organisations through the questionnaire*);
- ☐ **Possible Shower/s** (*not essential but highlighted by some of our Youth Organisations through the questionnaire and the Task Group saw this effectively done in TWO of the complexes we visited*);

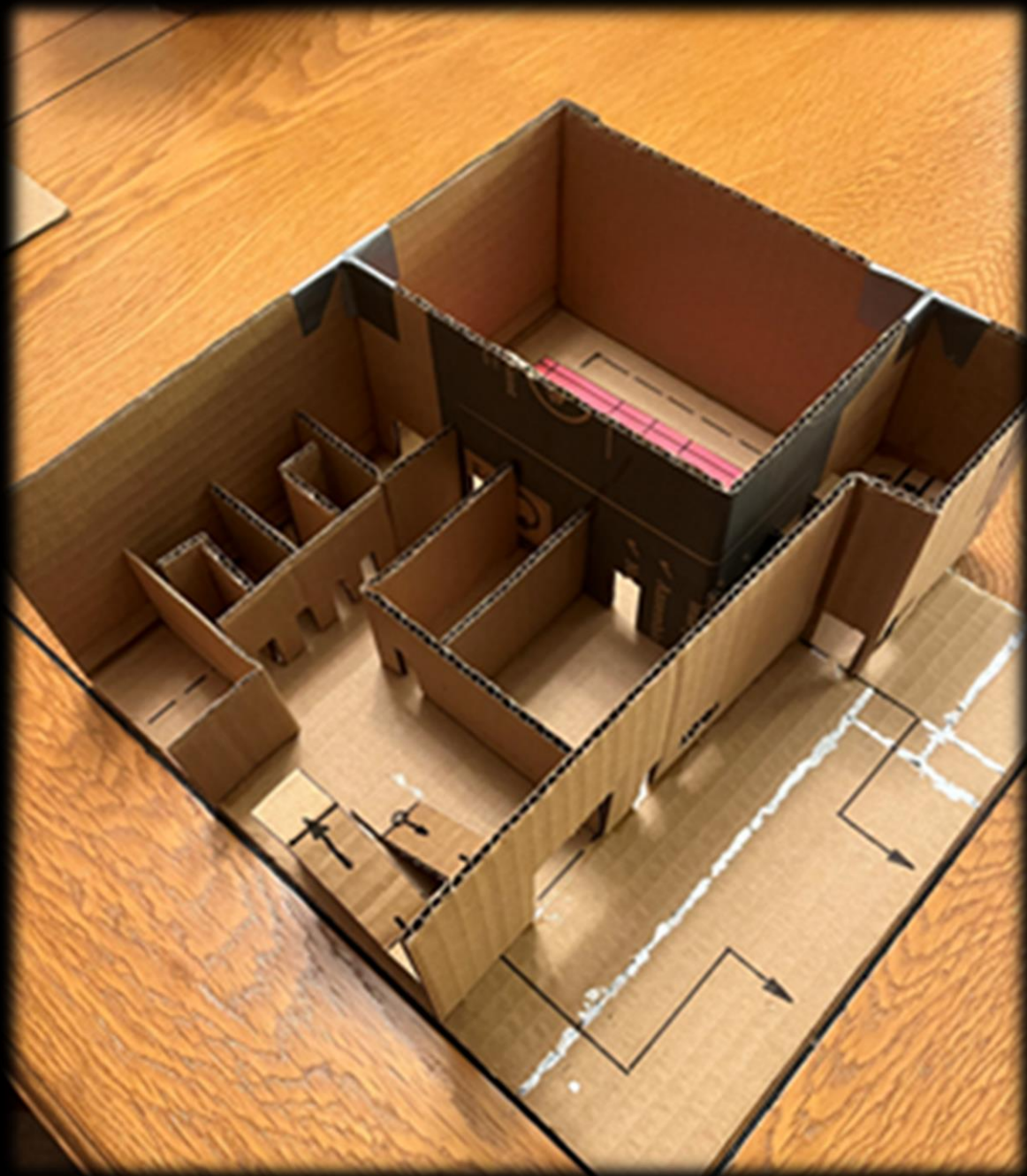
D. SUMMARY of parameters (continued):

- ❑ Office to be included** *(Current Plant Room is not conducive for our needs e.g. Count Teams trying to count monies on Sunday need a much better space);*
- ❑ Dedicated Communications Room essential** *(if we create the Church Office, then the current Plant Room could be facilitated as the Communications Room).*

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Some Initial Thoughts on Design





**Plan as to how we might
finance a large project and
the timescale in doing so**

- **Cost - estimate at current market rates £2.4m (£2500*960sqm) (excl. VAT); (THESE ARE CURRENT ESTIMATES!!)**
- **Depending on plans - building may be zero rated, further discussions required with HMRC;**
- **Interest free loans from members, contributions to development fund, fundraising, bank loan;**
- **Bank would require approximately 1/3 (£800k) in our accounts before issuing a loan;**
- **Also require evidence that we have surplus to meet repayments;**
- **Approx 1/3 of families responded to our last appeal for the development work last summer;**
- **Currently £54,223 in deposit account & £12,480 in Development (approx. £8k gift aid due to date on contributions);**
- **Appeal for contributions to Development Fund and monitor progress.**

Raising an £800,000 Deposit (including gift aid)

	5 Years
Annual Target	£160,000
Gift Aid (based on 70% claimable)	£24,000
Monies to Raise	£136,000
Amount per family (for 200) annually/monthly	£680/ £57
Amount per family (for 100) annually/monthly	£1,360/ £113
Amount per family (for 67) annually/monthly	£2,030/ £169

Loan Repayments - £1.6million (including Gift Aid)

	15 years	20 years
Total annual repayments (At current rates per Danske Bank approx. 7.2%)	£176,000	£152,000
Gift Aid (based on 70% claimable)	£26,213	£22,639
Monies to Raise	£149,787	£129,361
Per family (200) [annually/monthly]	£749/ £62	£647/ £54
Per family (100) [Annually/monthly]	£1,498/ £124	£1,294/ £108
Per family (67) [Annually/monthly]	£2,236/ £186	£1,931/ £161

But... there are many unknowns...

- **How will each of us respond financially?**
- **Interest rate fluctuation?**
- **Will we always be entitled to gift aid?**
- **Number of families in the congregation?**
- **Can we actually commit to these kind of repayments?**
- **What will happen if we don't do anything?**
- **Could we create something to allow us as a congregation to work towards?**

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What now?

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If there were £2.0 million in MPC Funds, the Session & Committee might assume that the congregation would have no difficulty agreeing to move forward with such an idea, as it is well recognised there is a need to update the rest of our complex?

The need to “revitalise our Hall Complex” will not go away, so we need to step out in faith trusting that we will secure a deposit within 5 years as well as gather up the finances to complete the project over the next 20 years!!

What are the Committee proposing?

- 1. To move forward by launching a Project with the congregation [need for a Congregational Meeting – purpose of tonight];**
- 2. To commence an appeal and monitor progress of funds for 5 years;**
- 3. Should we have the required deposit by then, undertake to refurbish/rebuild the Church Hall Complex using a 20 year loan.**

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Questions

