Fundraising Case Study

January 2026

1. Have a vision

Not just a buildings project – but a church development project

Invest in useful buildings used for our mission

Holistic approach

Core themes

- Environment & sustainability
- Accessibility
- Safety & security

The Next Chapter:
Marks of Mission

2. Set objectives & goals

1 Phase 1: Progressing Sustainability

Where we reduce the environmental impact of our church building and make it more welcoming, accessible, safer and warmer.

Timescale: July 2023 – July 2024 **Fundraising goal:** £100,000
Mark of mission: Love for God

2 Phase 2: Enabling Outreach

Where we enable our staff and Stoke Community Support mission with space and facilities and make the building more visible and accessible.

Timescale: July 2024 – July 2026 **Fundraising goal:** £200,000
Mark of mission: Love for Our Community & Love for Each Other

3 Phase 3: Enhancing Worship

Where there are no physical barriers to worship and facilities are designed to enable and enhance a variety of different worship styles and configurations.

Timescale: July 2026 – July 2030 **Fundraising goal:** £700,000
Marks of mission: Love for God & Love for Each Other

4 Phase 4: Serving our Community

Where there is welcoming, warm, accessible and comfortable space to serve and benefit our community and mission to them.

Timescale: July 2030 onwards
Marks of mission: Love for God, Each Other & Our Community.

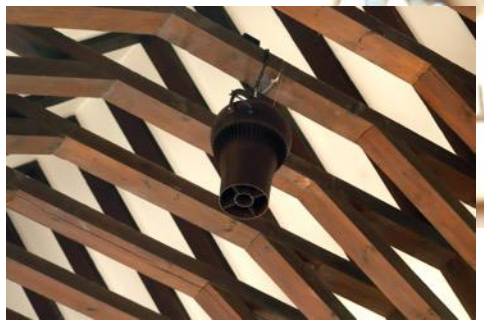
3. Funding impact areas

Phase 1: Sustainability

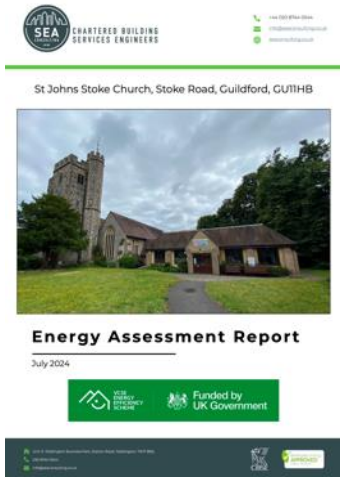
New heating system

Draught proofing & air curtain

Destratification fans



Independent energy Assessment report

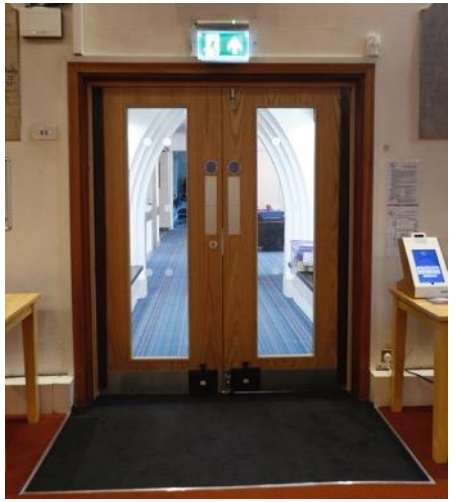


Phase 1:
Accessibility, welcome & heritage

Internal tower doors

Secondary glazing

Internal link doors



Phase 1:
Safety, security & user experience

Fire detection & alarm

Fire doors

Exterior tower lighting

Acoustic paneling

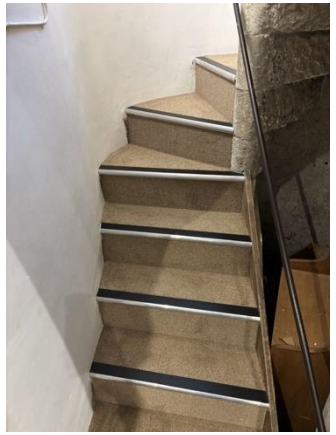
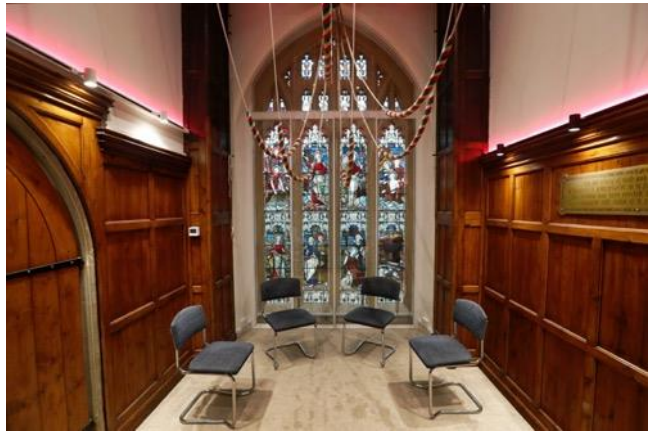
Phase 1:
Workspaces & Meeting rooms

Vestry

Phase 1:
Workspaces & Meeting rooms

Bell ringing chamber



4. Engage early with funders
No fund is too small

Including £54,000 of grants

£135,000 raised!

Marshall's Charity

Nias Wheatley Trust

CONGREGATIONAL & GENERAL CHARITABLE TRUST
PROTECTING FOR THE FUTURE

BENEFACT TRUST

Surrey Churches Preservation Trust

VCSE ENERGY EFFICIENCY SCHEME | Funded by UK Government

Department for Culture, Media & Sport

Listed places of worship grant scheme

SURREY COUNTY COUNCIL

Cllr Fiona Davidson
Councillor community fund

ShareGift

.

5. Use multiple funding sources

- Congregation
- Local / national - large / small grants
- Fundraising activities / sponsorship

6. Maximise and blend your funds

- Gift Aid
- Share Gift
- LPW VAT reclaim
- Matched funding
- Crowd funding

Phase 2:
So far…

£232,968 funding

£45,896 donations

Diocese of Guildford
TRANSFORMING CHURCH
TRANSFORMING LIVES

Laing Family Trusts

Net Zero Carbon 2030
THE CHURCH OF ENGLAND

AVIVA Community Fund

BENEFACT TRUST

Nias Wheatley Trust

VCSE ENERGY EFFICIENCY SCHEME
Funded by UK Government

Department for Culture, Media & Sport
Listed places of worship grant scheme

SURREY COUNTY COUNCIL
Cllr Fiona Davidson
Councillor community fund

7. Integrate & embed net zero

SEA CHARTERED BUILDING SERVICES ENGINEERS

St Johns Stoke Church, Stoke Road, Guildford, GU11HB

Energy Assessment Report

July 2024

VCSE ENERGY EFFICIENCY SCHEME — Funded by UK Government

Net Zero Carbon Plan: Phase 1

Phase 1: Progressing Sustainability is currently in progress.
The following activities have been or will be completed by July 2023.

A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.
- Windows which are being secondary glazed in the bell ringing chamber and vestry will be repaired & sealed.
- Stained glass windows have also been repaired and the church centre windows are in good repair.

A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.
- As part of heating upgrades further insulating has been achieved around hot water pipes in the church.

A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.
- An air curtain has been installed in the tower entry into the church to reduce cold air entering the building.
- The main tower and vestry doors in the church will be professionally draught proofed.
- The Stoughton Chapel door will be replaced with a wooden double-glazed door, which is professionally fitted.
- Destratification fans will be fitted to reduce heat loss through the roof and circulate the heat in the building.

A7. Match heating settings better to usage, so you only run the heating when necessary*.
- Heating in the church is controlled and scheduled only for when the church is in use and at a max of 18 degrees C. Override controls are disabled in the building and the building is kept at 12 degrees C.

A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
- A programmable NEST system is utilized in the church heating system.

A15. Create an Energy Champion who monitors bills and encourages people to turn things off.

Option	Recommended Measure	Potential EPC Rating	Yearly CO2 Emissions (kg.CO2/yr)	Impact to CO2 Emissions	Financial			
					Indicative Capital Costs	Indicative Running Costs	Impact to Running Costs	Payback Period
	Baseline EPC	G 183	56,367			£13,744		
1	Destratification Fans in Church	F 145	44,468	- 21 %	£9,000	£11,605	- 16 %	4.2 years
Above + 16	PV Solar Panels On Pitch Roof of Church	F 139	42,137	- 25 %	£38,250	£7,174	- 48 %	5.8 years
Above + 15	PV Solar Panels On Flat Roof of Community Centre	F 134	40,499	- 28 %	£59,625	£4,059	- 70 %	6.2 years
Above + 9	Install Air Conditioning in Community Centre Office	F 134	40,215	- 29 %	£62,625	£3,765	- 73 %	6.3 years
Above + 7	Install Split System Air Conditioning in Community Centre Hall / Reception, with Electric Radiators in Toilets	D 97	28,764	- 49 %	£79,625	£387	- 97 %	6.0 years

Net Zero Carbon Plan: Phase 2

Phase 2: Enabling Outreach is in the planning phase.
Will launch in July 2024 and run for two years.

A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.
- A programmable NEST system will be installed for both the centre and hall heating systems. Heating in the centre will be controlled and scheduled only for when the rooms are in use and at a max of 18 degrees C. Override controls will be disabled in the building and the building is kept at 12 degrees C.

B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually & B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters
- As the staff office is one of the most frequently used pasts of the centre, when extended and refitted it will be heated with infrared ceiling heaters on a smart controlled thermostat allowing individual room control.

B12. Get your energy supplier to install a smart meter, to better measure the energy you use.
- Smart meters will be installed with our new three phase power supply, which will enable the installation of a large solar panel array and larger scale renewable heating for the church and community centre in the future.

C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.
- We have a large area of suitable south facing roofing on the church building, much of it which is out of view. We are planning to install a minimum of a 40kw system with a battery storage solution for better utilisation.

A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?
- The Eco Church group has further plans to implement wild flower areas and re-wilding parts of the site.

In addition to these aspects we are also completing the following works as part of Phase 2: Enabling Outreach which will improve our sustainability and reduce our carbon footprint:

Improve our accessibility, welcome and enhance our heritage
- By installing an additional path from Lido Road to the side of the community centre to enable easier disabled and pedal cycle access, supporting accessibility and sustainability.
- By installing architectural lighting to make our building and signage more visible in the community and enhance the architecture and heritage of the building thereby reducing hard security flood lighting in favour of softer building lighting, reducing energy usage and making it better for wildlife.

Improve the safety, security and user experience of our building
- By installing low-level path lighting around the premises for better visibility to improve safety and aesthetic illumination and reduce energy used in security lighting.
- By repositioning bike storage and installing a bike shelter to better encourage environmentally friendly transport.
- By installing new, welcoming front doors to the community centre, which will be double glazed and better insulated.

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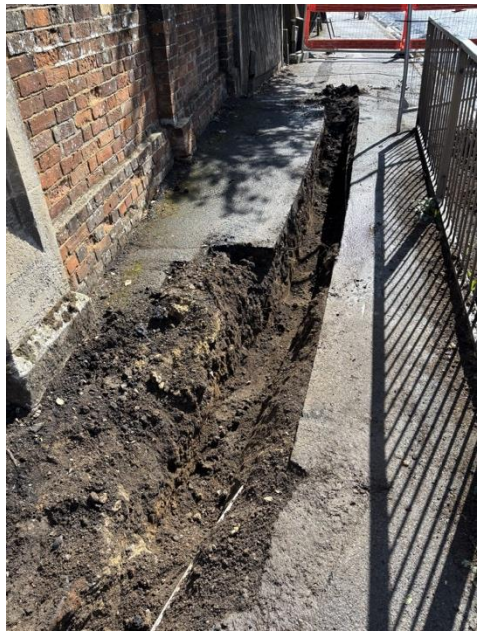
www.stjohnstoke.com/thenextchapter

Phase 2:
Sustainability

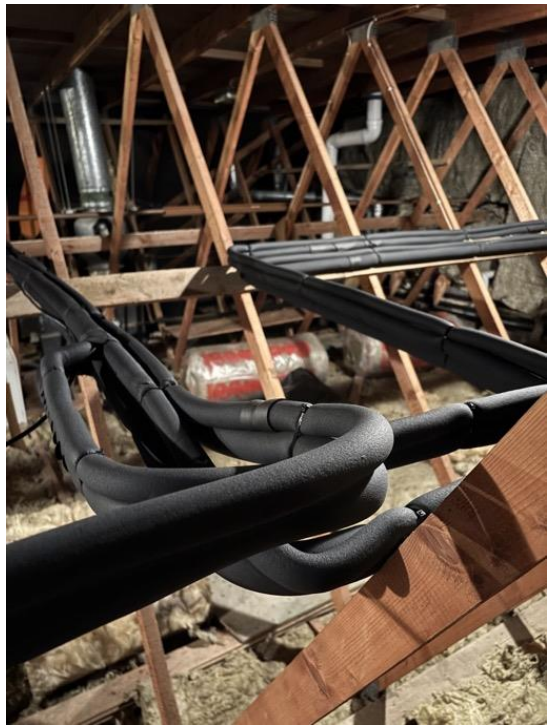
VCSE Grant - £150k

- Solar PV & battery
- Destratification fans
- Air conditioning / electric heating
- Three phase power upgrade

Phase 2:
Sustainability



Phase 2:
Sustainability & user experience



Phase 2: Sustainability, Accessibility, welcome & User experience

Energy efficiency works - £100k

- LED / PIR lighting upgrades
- Electric cooker / hob replacement
- Internal centre doors
- External centre doors

- Secondary glazing
- Bell tower insulation

AVIVA Community Fund

Net Zero Carbon 2030

THE CHURCH OF ENGLAND

Working together to care for God's creation.

Phase 2: Sustainability, Accessibility, welcome & User experience

Net Zero:
So far

Community Centre

8. Network

- Diocese, DAC, other churches
- Local councilors
- Community organisations
- Congregation and church users
- Funders
- Tradespeople

9. Seek permissions early

- Get a planning consultant or architect involved
- Permissions take time and can be complex
- Grants have timescales – application and spending
- CofE permissions & local authority

10. Marketing & support

- Congregation involvement
- Literature
- Prayer
- Utilizing skills
- Teamwork

Useful sites

- CofE Cornerstone
- SCC Community funding
- Get grants funding finder
- Ecclesiastical Insurance - list of grant funders