

Notice of Special Meeting of Congregants

Sunday: 28 February 2021 at 10:30am

The meeting will be held online. Click [here](#) to register.

Much has changed in the last 12 months. What has not changed is the need to proceed with the critical repair and renewal of our building, even though we have been unable to be together in it for almost a year. The Lay and Professional Leadership have continued to evaluate the plans, making sure that we respond to the challenges of the past year and to the continued needs of the community, enabling us to finally start building this year.

Please join us on Sunday 28 February 2021 at 10:30am (on Zoom of course) for a Special Meeting at which we will share the updated plans, costs and timing for the project. A resolution will be proposed at the meeting, asking the community to give their final approval for the project to proceed. The Agenda for the Meeting and the Resolution are set out at the end of this notice.

What has been agreed to date?

At a Special Meeting of Congregants held on 2 March 2020 plans were presented for a £6million project. The budget included provision for the much-needed repairs to the heating and core services in the building and for a new roof and double-glazed windows throughout. The design also showed a double height extension at the front of the building, the creation of flexible, multiuse spaces across both floors, centrally located stairs, a new kitchen and coatroom, as well as refurbished, accessible spaces at the back of the building.

Members voted overwhelming in favour of giving the Trustees a mandate to move forward with the project as presented, and to make arrangements with an appropriate bank to secure a loan of up to £3.5million for the project.

What has happened over the last year?

2020 was going to be the year of securing the funds for the project through ongoing fundraising and the loan, finalising the design details, receiving prices from potential construction partners and agreeing the timetable for the works. Little did we know that soon after the meeting the world would be engulfed in a pandemic and that community life as we know it would change so much.

Instead, 2020 has been a year of resilience and caring for one another. For the Lay and Professional Leadership, it has meant focussing on the impact of Covid-19 and, in the conversations about how to open up the building for use during the pandemic, recognition of the importance of our building that is falling further into disrepair even while we are not in it. The redevelopment of the building is more important than ever. The priorities remained unchanged - to deliver the core concepts of the original project and at the same time respond to expected economic and social uncertainty and address new parameters for how we come together in the building.

In order to do this the Trustees asked the Project Team to revise the scope and costs of the project and specifically related to the construction of the Leo Baeck wing, in order to achieve some savings. The result is a revised budget with a total cost of £5.5 million:

In addition, the amount of the loan that is needed has been reduced thanks to the incredibly generous donation in 2020 of £1 million from an Alyth family. Their generosity is a huge endorsement and has made it possible for us to work with the appropriate bank to secure a loan, and for us all to work together to fund this project and build for the future.

Where are we now?

The Trustees believe that the updated scheme delivers a viable project at an affordable price, giving us a modern, fit for purpose, structurally sound building that has the capacity to respond to the multiple needs of the community.

The biggest benefit of the updated scheme is the total demolition and rebuilding of the Leo Baeck (south) wing on the existing footprint. Joining a new-build structure to the existing building will allow us to deal with the loading and health & safety issues that have to be addressed. A new building with appropriate foundations gives us the option for future expansion, either up to a second floor or out over the front as originally planned, and has both cost and time savings. The retention of the Sukkah area gives us back the outdoor space that we have so valued this past year and helps with the phasing and logistics of being able to remain in the building during construction.

Our planning permission was extended to April 2021 inline with the extension granted by the Government to all planning applications due to expire in 2020. The intention is to make a meaningful start to the project in the coming months to ensure that our planning permission is activated.

Proposed Timeline:

28 February 2021	-	Obtain the go-ahead for the project from the community
March-October 2021	-	Finalise design details and costings and carry out tender process
		Arrange loan funding and sign contract with approved builder
Q4 2021	-	Start building
Q4 2021-January 2023	-	Expected construction phase

*The above timeline is indicative

AGENDA

Agenda Item	
1.	Welcome by The President, Jon Epstein. The meeting will be chaired by The President
2.	Presentation of the updated building plans and costings
3.	Questions and response from the Leadership and Project Team
4.	The Trustees recommend that the following resolution be considered by the Congregants at a Special Meeting to be held on 28 February 2021, in accordance with the Articles of Association and the Rules of NWRS: It is resolved that: (i) the Synagogue commence the building project as set out in the plans and in accordance with the budgeted estimate of £5.5million (including VAT, contingency and Professional Fees) (ii) the Trustees are hereby authorised to undertake the necessary steps and to sign all documentation required to advance and complete the project
5.	Any Other Business Please send AOB to adam@alyth.org.uk prior to the meeting

As this is a Special Meeting of the Congregants of North Western Reform Synagogue, you will need to register your attendance by clicking [here](#). A zoom link will be sent to you when you register.

Please do contact our Co-Chairs, Noeleen and Russell or Rabbi Josh if you have any questions ahead of the meeting. Click [here](#) to send an email.

We look forward to seeing you online at the meeting on Sunday 28 February 2021 at 10:30am.



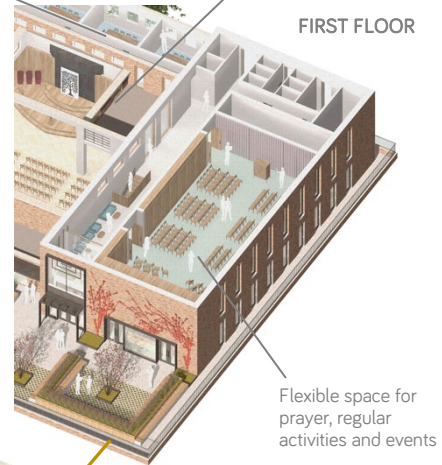
Adam Martin – Company Secretary
On behalf of the Trustees.

THE PLANS FOR OUR NEW BUILDING



Upgrade and reconfiguration of upstairs back corridor to create multiuse teaching and activity spaces, including relocation of the library

Repairs to all high-level windows and addition of 4 new windows above the Bimah to bring light and air into the Beit Tefillah



All internal and external repairs to be carried out including a new roof and double-glazed windows throughout

Flexible space for prayer, regular activities and events

Complete demolition of the Leo Baeck wing and the rebuilding of a new, modern, fully ventilated, two-story structure on the existing footprint



New entrance with double-entry doors for security and heat retention

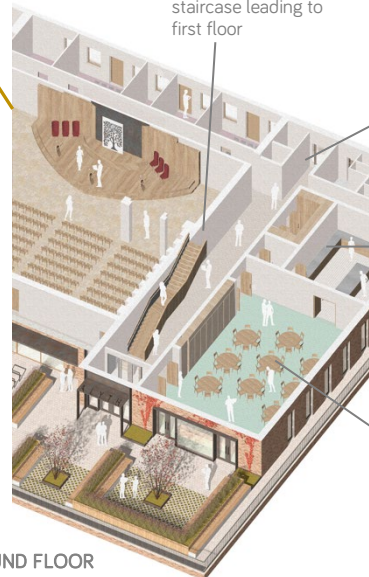
Retention of the Sukkah area with new surfacing and layout on the forecourt

Centrally located staircase leading to first floor

Relocation of the lift to the back of the building and new toilets

New kitchen & coat hanging space

Multipurpose hall for kiddush, events, learning and activities



To pray. To learn. To live. Together.