July 2025

PROPERTY MATTERS

The Methodist Church

Welcome to this month's edition of Property Matters
For the latest property guidance, please refer to the Property pages.
Meet the Property Support Team

Meet the Team Profile Series

Meet our **Property Development & Asset Manager** - **Nathan Green**

1. Can you share a bit about your background?

My background is in 'on the ground' development of Specialist Supported (Social) Housing – before moving out of that sector I was a Development Director for HBV Group. We developed financially and environmentally sustainable homes for adults with learning and physical disabilities. During my time there, I was directly involved in the development of over 400 new homes nationally.

2. What is your role within the Connexional Team and what are you most excited about in your role?

I joined the Connexional Team in September 2025. The most exciting element of the role for me has always been the chance to see Methodist values reflected in how the church uses its property – it remains a privileged position to be a land owner and with mission shaping approaches to this, I feel a significant impact can be made on communities through reimagining church spaces and land.

3. What's the most unusual job/most interesting project you've ever worked on?

I developed an old disused allotment site with significant constraints to create what is considered a 'beacon' project within the Specialist Housing sector. This was developed directly for a Local Authority and was considered a proof of concept for the creation of a more financially sustainable model of housing which kept rents at far more affordable levels that developments of this nature has required previously. We also built this to such an exacting standard that residents utilities bills were reduced by almost 90% - this led to residents having some disposable income for the first time in their adult lives.

4. If you could have any superpower what would it be and why?

My superpower is quite boring - I would like to be able to transport to places – avoiding wasted time and admin!

5. What's your most favourite way to unwind after a busy day at work?

My interests are quite broad – I engage a lot with interior / furniture design and fashion but I also read a lot of history books and dabble in Philosophy. Doing this whilst in the company of my dogs is a favourite past time.

If you would like to have a conversation with Nathan directly about your project needs, please click here

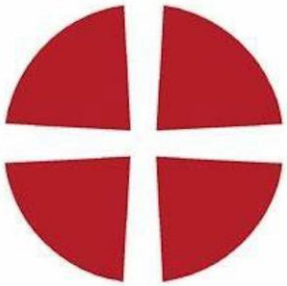
To contact the rest of the Property Team, please click here to submit your enquiry and a member of the team will be in touch.

Action For Hope Corner

This section of Property Matters is where we share news, resources and events linked to Action for Hope and our commitment to care for creation.

Replacement Projects Criteria

On 1 September, new criteria will come into effect for Replacement Projects.
Projects developing existing buildings in response to the Net Zero target are now included, recognising environmental considerations as a missional driver.



You can read the new criteria here, and information on the existing Replacement Projects criteria can be found in the Property A-Z.

Cool Spaces

After another heatwave, many local authorities are looking for “cool spaces”, where the public can go on hot days to cool down. Heatwaves, and other extreme weather events, are often exacerbated by climate change.
Whilst we each do our part to reduce our carbon emissions, we can also support our local communities through the effects of climate change. If you think your church could act as a cool space, register on your local authority’s website.

The Tree Council

The Tree Council has five grants available to support tree, hedgerow and orchard establishment. Church land must be publicly accessible to be eligible, and there are other criteria for each grant, found at the following links; the Branching Out fund, Trees Outside Woodland fund, Network Rail Community Planting fund, National Highways’ Three Million Trees project and SP Energy Networks Community Tree Planting fund.

Holiday Club Resources

Caring for God’s Acre have produced resources for holiday club leaders to use in churchyards. These include Spotters Guides to Butterflies and Wildflowers, preparation guides and scavenger hunts. You can download the resources here.

As always, a reminder you can find more about Action for Hope here, guidance on getting your building down to net zero here, and you can contact Anna here for net zero support and guidance.

Inspiration from Scotland

The Renovation and Transformation of The Only Octagonal Methodist Chapel In Scotland

St John's Methodist Church in Arbroath, fondly known as the Totum Kirkie, has doubled its congregation since its £700,000 renovation project. The £700k was put towards renovating and transforming the church into a modern community hub and café as part of its 250 year anniversary celebrations.

The Courier newspaper in Scotland tells the full story in an article written by Poppy Watson, published in the Property section of its website on 25th June 2025.

Click here to access the entire article.
Click here for a little bit more information on the conservation side of the project
Click here to watch a short video clip of the end result of the renovations

We would love to share your Story?

Do you have an Inspirational Story to share, please get in touch – no project is too big or small. Sharing your project experience will help encourage other churches who are thinking of embarking on a similar journey.
Please click here to access the questionnaire that will help you write your story.

Free Training & Other Opportunities

The Staffroom

Our colleagues from the Learning Network will be hosting an online event called 'The Staffroom' this will be an online space for Lay Employees and Volunteers in the Methodist Church to catch-up.

Date: **Friday, 18 July 2025**

Time: **11am - 11:45am**
Venue: **Online**
Click here for more information and to register your attendance.

Circuit Stewards Community of Practice

Are you a Circuit Steward and do you feel you could benefit from connecting with other Circuits Stewards -- to share what's happening for you in your role and oversight, and to learn what's happening in others' contexts?

If so, please join this Circuit Stewards' Community of Practice (facilitated by the Learning Network and wider Connexional Team) this July and as they explore a variety of topics from the perspective of Circuit Stewarding including: property, finance, mission planning, trusteeship and governance, EDI/JDS, justice-seeking, lay employment... and more!

Date of Next Session: **Wednesday, 31st July 2025**
Time: **7pm – 9pm**
Topic: **Inclusive Mission with Bevan Powell (Director of inclusion)**
Attendance is Free. For more information and to register, click here

Important Reminders & Useful Resources

New Martyn's Law Explainer Video

The Home Office has released a short video designed to educate viewers on the scope and requirements of the new Terrorism (Protection of Premises) Act, known as Martyn's Law.

Click here to access the video.

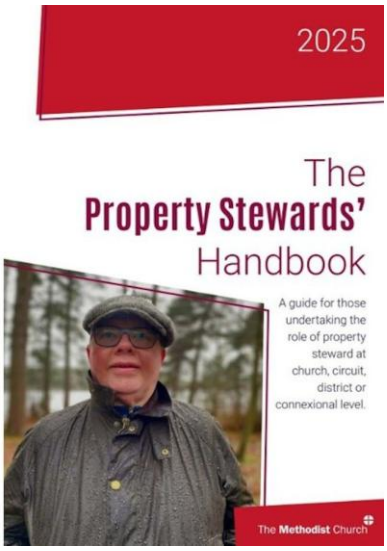
The Connexional Property Support team, with input from TMCP, Conference Office and District Property Officer network will soon publish an interim guidance note during this period of transition, to inform and help managing trustees towards the

2027 implementation. We will bring further updates in future Property Matters Newsletters.

Property Steward's Handbook - Updated

Just a gentle reminder that the Property Steward's Handbook has been updated and a 2025 edition is now available to download on the Methodist Church Website.

Click here to access and download the PDF version of the handbook



Purchase Streamlined Process Launched

TMCP have been developing a streamlining process for purchase transactions and this new process is now ready for Managing Trustees to follow when they instruct one of the panel solicitors firms for assistance.

To read about the process please click here

Methodist Insurance July E-News
(Sponsored Content)

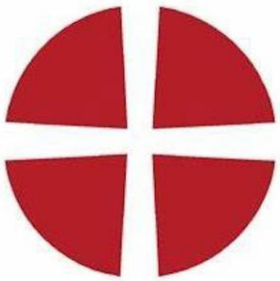
This month, you can read the Methodist Insurance summer edition of Dialogue, including articles on inspiring grant-funded church community projects and ways to create an effective funding plan.

There's also guidance on creating a church health and safety policy. Plus, Benefact Trust answers frequently asked questions about applying for grants.

Click here to access the e-news content

Important Update from The Online Support Team

Dear Friends,



This is just a reminder that as of Monday, 9 June, there is no access to Statistics for Mission. If you need to request any changes, there will be links to a Microsoft form where you can input the changes.

These requests will then be processed manually so please bear with us as it could take up to 7 working days to process the queries. Please note that Property Consents, Annual Returns and Gift Aid will be able to continue to operate as per normal. TMCP is aware of the position and recognise that some Managing Trustees may have experienced difficulties in confirming various contact details, held on the Online Suite, as part of Check 4 of the 2025 Data protection Checklist. Those Managing Trustees are advised to wait until the launch of the new Online Suite and then check the contact details as soon as possible. If Managing Trustees have confirmed that all other information held locally is correct, as well as that held with TMCP, then they may mark off Check 4 as being completed.

We are working towards implementing a new online suite which will be secure, fit for purpose and the anticipated launch date for this is now expect to be in October 2025.
We apologise for any inconvenience this may cause but we ask for you to continue to bear with us. If you have any queries, please click here to contact us and we will do our best to respond within 7 working days.

Best wishes,
The Online Suite Support Team

**Statistics for Mission is used for the collection of membership numbers while Annual Returns are used for reporting on property, mission & ministry and Action for Hope*.*

Interesting Reads

Conserving steel-framed windows at Stow Maries Great War Aerodrome

Stow Maries Aerodrome and its rare collection of First World War buildings are currently on the Heritage at Risk Register due to their poor condition and uncertain future.

The site has over 100 steel-framed windows, all of which are affected by corrosion and distortion. Many of our church halls have steel or metal windows as they were widely used in the late 19th century and significantly adopted following World War I. Initially, they were favoured for their durability and cost-effectiveness, especially during a time of timber shortage. However, now they are often found to be showing their age and sadly, there is a tendency to want to replace these given the difficulties encountered with finding contractors to undertake repairs.

This trial is useful therefore to show that not only can repair be undertaken, but that often it can be more cost effective than replacement.
Click here to view the film shows trial repairs carried out to inform the development of a conservation programme for the window

Risks of Energy Efficiency Interventions in Buildings of Traditional Construction

Historic England has a new webpage which explains the technical risks that we need to consider when planning energy efficiency and adaptation measures to buildings of traditional construction

Click here access the webpage.

Historic England Research Shows Public Value of Historic Churches

New research has found that the public places a significantly higher value on preserving historic churches compared to modern ones, which Historic England has described as a "heritage premium."

Those surveyed were willing to pay an average of £6.30 to restore a historic church, compared to £0.40 for a modern church, with regular churchgoers willing to pay even more. The study also found support for making churches more accessible and increasing community use.

Click here to access the study report

Understanding Traditional Buildings

The Tywi Centre, in partnership with other ogsanistations have put together an interesting article on the above topic which covers how they work, why they are important, some of the issues they pose etc, etc.

Understanding Traditional Buildings

Click here to read the whole article.

Listed Building Advisory Committee (LBAC)

Meeting Dates:

- **14 October 2025 -** Deadline for paper is 23rd September 2025
- **20 January 2026 -** Deadline for paper is 20th January 2026

Property Matters is a monthly newsletter focused on giving updates on property related guidance and legal updates as well as providing information and links to related subjects. To view the most current content, please refer to the Property pages on the Methodist Church website. We cannot know about everything that's going on, so please do email us if you have any feedback or ideas for items to include.

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