

October 2022

PROPERTY MATTERS

The Methodist Church 

Welcome to the September edition of Property Matters with a focus on property-related updates and guidance.

For the latest property guidance, please refer to the [Property pages](#).

If you have any feedback, please email the [Property Support Team](#).

Energy Bill Support

The government has published further details on the six-month scheme for businesses and other non-domestic energy users (including charities and public sector organisations like schools) will be offered support as is being provided for consumers.



It will apply to energy usage from 1 October 2022 to 31 March 2023, running for an initial six-month period for all non-domestic energy users. The savings will be first seen in October bills, which are typically received in November. Customers do not need to take action or apply to the scheme to access the support. Support (in the form of a p/kWh discount) will automatically be applied to bills. The level of price reduction for each business will vary depending on their contract type and circumstances

After this initial six-month scheme, the Government will provide ongoing focused support for vulnerable industries. There will be a review in three months' time to consider where this should be targeted to make sure those most in need get support. [Click here to read more.](#)

Grant Opportunities for Warm Spaces

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The ASDA Foundation is offering grants that are intended to deal specifically with the cost of living crisis. This grant of up to £2000 is to enable local community groups meet the demand for "Warm Spaces" for those struggling, or for providing meals and other resources. [Click here to find out more.](#)

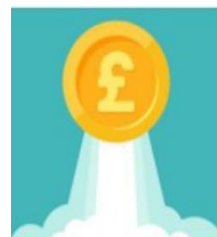


For more information about warm spaces, [The Warm Welcome project](#) offers resources for churches would like to set up a warm space. A warm space will offer free and friendly space for those who are unable to heat their homes. As well, the Evangelism and Growth team have produced helpful resources, including a videos and advice on how to set up a warm space. [Click here to learn more.](#)

Methodist Insurance Updates

Sources of funding for your church

See our updated list of funders that support churches and church projects. Each entry on the list contains key information such as the funder's interests, contact information and details of how to apply. [Find funding](#)



What are the common causes of slips and trips?

Our claims data shows that slips and trips cause the majority of injuries in churches. Read our guidance to learn more about common hazards and how to reduce the risk.

[Read out Church slips and trips guidance](#)



A Look back over Our History over the last 150 years

From the steam age to the 21st century – we're proud of our journey and the support we've given to the Methodist Church along the way. Step back in time and see where it all began for Methodist Insurance. [View the 150-year timeline](#)



Making Home Insurance Count

We have Methodist values at the heart of everything we do, so we like to give back where we can. When you take out a new buildings or contents policy from Methodist Insurance you are not only protecting your home. We'll make it count by giving [20% of your first year's premium as a donation](#) to a church or charity of your choice. [Terms and conditions apply](#).

[Learn more about Methodist Home Insurance](#)



Methodist Churches at the Centre of Community

Methodist churches at the centre of the community
Over £200,000 from the [Methodist Grants Programme](#) is making its way to projects across the UK and Ireland in the latest wave of grants. The projects to benefit from this latest funding are all focused on supporting the community.

[Find out more](#)





Protect your home and support your church or charity

*Terms and conditions apply.



Insurance and Listed Buildings

This is a reminder for those custodians who make an insurance claim for works to listed buildings. It is likely that your insurance company has a list of contractors who undertake repair works as part of any claim. This list often includes contractors and general builders who undertake claims works on domestic and commercial properties.



In the case of churches which are listed buildings it maybe that these contractors do not have sufficient experience or skill to undertake the specialist and high quality works required for our more historic buildings. In such circumstances your insurer may suggest the church ask their architect or surveyor who does the Quinquennial Inspection to draw up the specification of works (this will be more detailed than a schedule of works a general building contractor will produce) and then employ a contractor with the necessary skills to carry out the work. The associated fees and works should be covered by the insurance claim.

Any trustee who finds themselves making a claim for works to a listed building should clarify the above with their insurance company and any resulting specification should be submitted to and approved in writing by the [Connexional Conservation Officer](#) before the works commence.

HSE Update



Health and Safety Made Simple

HSE's [Health and Safety Made Simple](#) outlines the basics for your business, whatever industry you work in. One topic that is featured is [first aid at work](#), where our step-by-step guide offers advice on having the right arrangements, including:

- a first aid kit
- training workers
- first aid for homeworkers
- appointing first aiders

Visit the [Health and Safety Made Simple website](#) for advice on other topics, such as reporting accidents and illness, preparing a health and safety policy, and ensuring you have the right workplace facilities.

Electrical Safety at Work

Electricity is a part of everyday life, but it can kill or severely injure people and cause damage to property. HSE's [electrical safety at work website](#) has advice and resources on how to help reduce the risk of electrical injury. There are [simple precautions](#) you can take when working with, or near, electricity to significantly

reduce the risk of electrical injury to you and others around you. The site also has [helpful resources](#) you can access.

Net Zero Corner

Net Zero in My Neighbourhood

If you want to campaign and work with your local council in becoming carbon neutral, click on the links below to view guidance on Net Zero in My Neighbourhood. It includes topics such as:

- [Introduction to the Campaign](#)
- [Why Councils are Important](#)
- [What Churches can Contribute](#)
- [Practical Guide for Engagement.](#)



Other ways to work on becoming net zero include:

- [Click here](#) to view examples of what other Methodist churches have to become more eco-friendly.
- For practical tips on how to increase energy efficiency, you can work through the [Net Zero guidance](#).
- You can watch recordings for the [Future of Heating in Historic Buildings conference](#). This took place on 28 June and involved a partnership between The Fit for the Future network (National Trust), Church of England and Historic England. Topics included decarbonised heating, carbon neutrality and heat pumps.

A Commitment to Move the Work of God Forward at this Time, in this Place

[Trinity Methodist Church](#) is small village chapel in Broad Oak, East Sussex. The church is a listed building and has a graveyard with about 500 plots that are still in used for interment of ashes. The church was looking 'weary worn and sad' - a shabby exterior with a collapsing notice board, a dreary vestibule, a shabby, poorly lit church with hard pews, crumbling rear extensions, lack of disabled facilities, only cold water, etc. It did not give the feeling of a caring, lively community. [Click here to read](#) how this chapel has been transformed.



Asbestos Inspections

Did you know that if a building has asbestos, it should be checked regularly - every 6 months to 1 year depending on the type and location of the asbestos?



The initial survey should be undertaken by a specialist who will prepare a formal report which should be kept in the church log book. It is then the Church Council as Managing Trustees who have the responsibility as duty holders to manage the ongoing risk by having regular inspections, which can range from 6 months to 1 year depending on the type and location. The first stage is to prepare a risk assessment to determine whether asbestos is present in your buildings. If it is, there are only two options:

- High risk - the asbestos must be removed
- Low risk - it can be sealed and left in position, together with warning notices and possibly minor repair.

If asbestos is found, the duty holders must:

- Take reasonable steps to find out if there are materials containing asbestos in non-domestic premises, and if so, the scale of the problem, where it is and what condition it is in;
- Presume materials contain asbestos unless there is strong evidence that they do not;
- Make, and keep up to date, a record of the location and condition of the asbestos containing materials (ACMs) or materials which are presumed to contain asbestos;
- Assess the risk of anyone being exposed to fibres from the ACMs;
- Prepare a plan that sets out in detail how the risks from these materials will be managed;
- Take the necessary steps to put the plan into action;
- Periodically review and monitor the plan as well as check the asbestos, ensuring the arrangements and the condition of asbestos remains safe, relevant and up to date;
- Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

[Click here to read the full guidance.](#)

Grant Opportunities

Grants for Churches for the Conservation of Decorative Features and Monuments (UK)

Grants of between £500 and £5,000 are available to churches, chapels and other places of worship built before 1896 to carry out small programmes of conservation work to decorative features and monuments. All work funded must be directed by a

professional architect or established conservator and completed according to the principles of the Society for the Protection of Ancient Buildings (SPAB). The funding is being made available through the William and Jane Morris Fund.

Applications can be submitted at any time however the **next closing date for applications is the 31st March 2023.** [Click here to read more.](#)



Applications Re-Open for the Co-op Community Fridge Fund (UK)

The Hubbub Foundation, in partnership with the Co-op, has re-opened the Co-op Community Fridge Fund to build on their existing network of Community Fridges around the UK. Grants of £4,000 are available to support an additional one hundred not-for-profit organisations across the UK to establish new Community Fridge projects and help redistribute surplus fresh food within deprived communities. Donations are provided by local food businesses, producers, households and gardens, saving food from going to waste and bringing people together. Hubbub will also provide support, guidance and resources to help organisations establish their Community Fridge. **The closing date for applications is the 30th October 2022.**

[Click here to find out more.](#)

Funding for Churches Supporting Refugees Arriving from Ukraine & Afghanistan (England)

Grants of up to £5,000 are available to Christian churches and registered Christian charities offering activities and services to welcome and support refugees arriving in England from Ukraine and Afghanistan. This could include services and activities such as supplying accommodation, clothing, food, mobile phones, and baby care items; befriending support; English language classes; baby and toddler groups; welcome parties; drop-in sessions; and expenses for volunteers or facilities. The funding is made available by the Church Urban Fund in partnership with the Benefact Trust, through the Refugee Support Small Grants Programme. **This is a rolling fund and applications will remain open until the 9th December 2022,** but may close earlier if all funding is allocated before this date.

[Click here to find out more.](#)

Funding for Charity Building Projects (London)

Registered charities and exempt bodies in London undertaking building projects of less than £200,000 can apply for grants of between £5,000 and £10,000. The building work can include general refurbishments or a specific scheme; repairs; creating disabled access; or fulfilling of Health and Safety requirements or fire protection. The funding is being provided through the Rose Foundation and **the**

next closing date for applications is the 31st March 2023. [Click here to find out more.](#)

£25,000 Grant for Christian Reflection on Independence (Scotland)

Christian charities and educational establishments are invited to bid for a one-off grant of £25,000 to organise events reflecting on Scotland's constitutional future. The funding is made available by the Paristamen Charity through their Blue Sky Grant: Christian Reflection on Scotland's Constitutional Future, to enable a charity with specific experience in the field of Christian debate and social action to co-ordinate events with the support of local churches and Christian groups across Scotland in the run-up to the proposed independence referendum in October 2023. The project should enable both sides of the independence debate to be heard in a context of Christian reflection. Charities interested in submitting proposals are asked to contact Paristamen as soon as possible for an informal discussion, with **proposals due by the 17th October 2022.**

[Click here to find out more.](#)

Energy Cost Survey

Trevor Cooper, Chair, and Becky Payne, Development Director, of the [Historic Religious Buildings Alliance](#) (HRBA) are seeking hard evidence about the likely extra energy costs that will be incurred by historic churches and other places of worship this winter for its parent organisation, the Heritage Alliance, to present to Government, as follows:



ENERGY COSTS THIS WINTER

1. We would like to know your energy costs last winter and your best estimate of costs this coming winter. These are total costs, not price per unit of energy.
2. We would also like to know if at present you foresee or are considering any reduction in your activities because of increased bills, and any details you can give us.
3. We need to know on whose behalf you are responding, though all information will be anonymised. That simple information will be very useful in making a case. However, if possible . . .

4. Please tell anything else you think it would be useful for us to know to present a case to government. Here are some possibilities, but none of this is essential:
- whether your building is a cathedral, or in any other way of unusual size or complexity
 - roughly how many people are financial supporters of the building (alternatively, typical congregational attendance)
 - some idea of the size of your annual income and of your annual surplus (if any)
 - whether you would describe the location of your building as village, small town, suburbs, urban, city centre - or any other descriptor of location
 - if your building is the only place of worship in the community (this will tend to be in villages and some small towns), the approximate number of people living in the community
 - anything you might know about local levels of deprivation
 - anything else you want to tell us.

Please respond to Trevor and Becky direct on hrb@theheritagealliance.org.uk.

Annual Charity Return (Scotland)

Every registered charity in Scotland is required to submit an online annual return to OSCR of its accounts, trustees' annual report and external scrutiny report. The upgraded version of OSCR Online went live on 25 July 2022, and every person listed with OSCR as a principal contact for a charity was sent an e-mail with new login instructions. People who are the principal contact for multiple charities were also sent a separate e-mail listing all the charities with which they are associated.



- If you are a principal contact and have not received for these invitations, please check your e-mail inbox and junk e-mail folders.
- If you are a principal contact of a charity and did not receive an invitation to the new system by 31 July 2022, please e-mail info@oscr.org.uk.

When you log in OSCR Online after the upgrade, you will be asked for the Scottish charity number for the charity on whose behalf you want to submit information. If you do not know this number, you can find it on the Scottish Charity Register (it begins SC0 [ZERO]). [Click here for further details.](#)

[Listed Building Advisory Committee \(LBAC\) Meeting Dates:](#)

- **24 January 2023** - Deadline for paper is 3 January 2023
- **18 April 2023** - Deadline for paper is 28 March 2023
- **18 July 2023** - Deadline for paper is 27 June 2023

Supporting the Methodist Connexion

Methodist Insurance has been protecting the property of the Methodist Church since 1872. We are a Public Limited Company owned by shareholders and independent of the Methodist Church. The company operates like a mutual by returning most of our profits back to our community in the form of a significant financial contribution to the Methodist Connexion. [Find out more.](#)



Property Matters is a monthly newsletter focused on giving updates on property related guidance and legalisation as well as providing information and links to related subjects. To view the most current content, please refer to the [Property pages](#) on the 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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