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Buildings for Mission

- a strategic toolkit

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Church buildings:

Blessing
or
Burden



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Executive summary

Buildings for Mission, a Strategic Toolkit

Strategic Toolkit for Church Buildings as part of Shaping for Mission

Executive summary

The Problem

The pressure on parishes to maintain their buildings and increase their mission are arguably greater now than at any time in the past. Recognising the purpose and role of these churches and whether they are perceived as a blessing or a burden to those who look after them is key to discerning the way forward.

The church buildings review was started in a pre-covid world and concludes as we tentatively emerge from this world changing pandemic. Pre-covid many churches were struggling and this pandemic with subsequent temporary church closures has exacerbated the situation moving many more churches to a more vulnerable position. As the pandemic unfolded so did the parameters of this review such that it includes and now leads with an up-to-date response to where we are right now.

Rather than creating a strategy we have produced a strategic toolkit which parishes can utilise as much or as little as required and which will be updated.

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The Problem

- **Pre/post covid**
- **National context**

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The Review Group

- **Andy Mason – Director of Glebe and Church Buildings Strategy**
- **Giles Standing – DAC Secretary**
- **Clare Beavon – Diocesan Pastoral Officer**
- **Fiona North – Parish Projects Support Officer**
- **Simon Jones – Creative Media Producer**

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lichfield.anglican.org/
church-buildings-and-
churchyards/

The screenshot shows the website for the Diocese of Lichfield, specifically the page for Church Buildings and Churchyards. The page has a white header with the Diocese of Lichfield logo and navigation links: Home, Events, Find a team, Find a person, Find a church, and Find a job. Below the header is a colorful navigation bar with links for About Us, News, Our Faith, Events, Safeguarding, and Find Advice. The main content area has a dark blue header with the title "Church buildings and churchyards". Below this is a welcome message and a list of links under the "Find Advice" section. A colorful graphic titled "Church buildings and churchyards" is also present, showing various areas of focus like Faculties, DAG, Maintenance, Accessibility, Enabling Church, Registry, Memorials, Quinquagesima, Minor works, Community, Finance, Grants, Archdeacons, Communications, Eco Church, Environment, and Wildlife.

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Home Events Find a team Find a person Find a church Find a job

About Us News Our Faith Events Safeguarding Find Advice

Home > Find Advice > Church Buildings And Churchyards

Church buildings and churchyards

Welcome to this new web page which brings together signposts to all the areas that affect managing, maintaining and using church buildings and churchyards.

The diocese is committed to helping parishes make the very best of their church premises which will in turn support their mission to their communities

By the summer of 2021 we aim to have a Church Buildings Strategy which will encompass and expand both on the issues below and introduce other ideas and options to help parishes make the most of their church buildings.

Find Advice

- Archdeacons' Visitations
- Annual Parochial Church Meetings
- Church Buildings And Churchyards
- Coronavirus Info
- Online Ministry

Church buildings and churchyards

Faculties DAG Maintenance Accessibility Enabling Church
Memorials Quinquagesima Minor works Community
Registry Grants Archdeacons Communications Eco Church Environment
Finance Wildlife

Legal and procedural

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The Solution

- review
- toolkit

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Toolkit modules

1. Early intervention
2. Roles (legal status)
3. Options for change
4. Practical issues

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Deanery buildings audit

Deanery Data

Every church has a record on the CHR (Church Heritage Record) which links through to the OFS (On line Faculty System). These records tell us:

- their Grade if they have one
- their size, if they are listed
- whether they are on the HAR (Heritage at Risk Register)
- whether they have any renewable technology – by which we mean solar, ground source heat pumps etc.
- Quinquennial Reports, and
- any permissions that have been sought for work done to the church or its churchyard.

Deanery Data

- We have over 550 churches in our Diocese, we are the fifth biggest in the country
- Our churches sit within 4 Archdeaconries , and within them sit 28 deaneries.
- and our churches range from less that 100m2 upto over 1400m2.

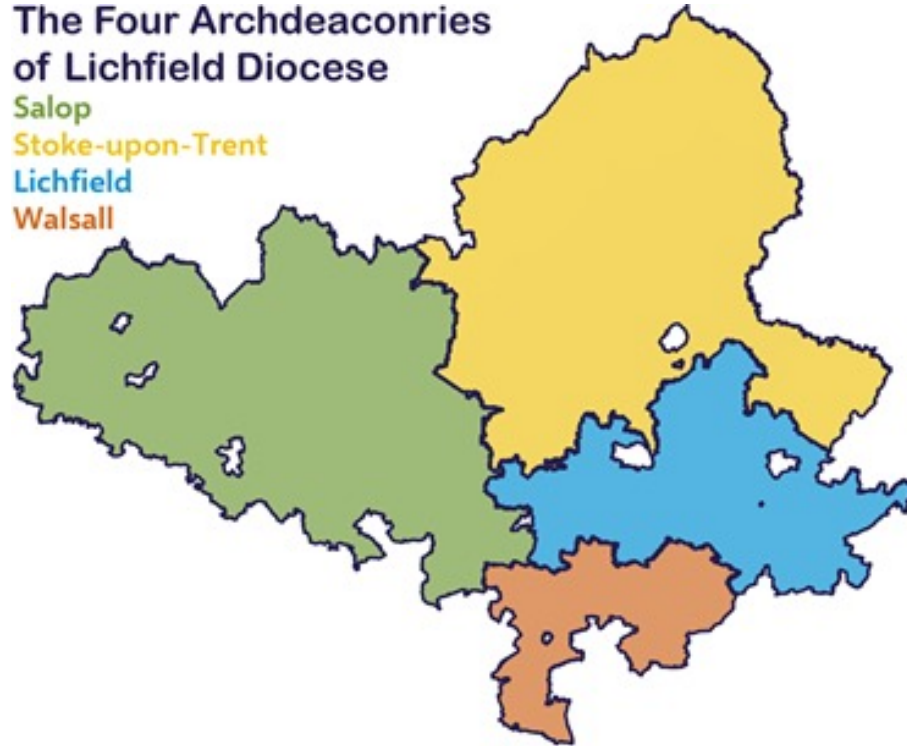
The Four Archdeaconries of Lichfield Diocese

Salop

Stoke-upon-Trent

Lichfield

Walsall



<i>The smallest is Elkstone St John the Baptist</i>

<i>79m2</i>

<i>Grade II* Post Medieval</i>

<i>Stoke on Trent Archdeaconry</i>



<i>The largest (excluding the cathedral) Stafford St Mary</i>

<i>1,439m2</i>

<i>Grade I Medieval</i>

<i>Also in Stoke Archdeaconry.</i>



Deanery Data

Church Name and Number: In the Deanery of: Stafford.		
	Comments	Please rate G- Green A- Amber R- Red
Is (are) the building(s) fit for purpose?	<ul style="list-style-type: none"> • Does it have heating, toilet and universal access? • Is the Church on the At Risk Register, and if so are there plans to resolve this. Not on the AAR. 	
Most recent quinquennial report & any fabric developments since	<ul style="list-style-type: none"> • Date of Report. • Urgent repairs identified in QI and will they be expensive. • Relevant maintenance or renovation since. 	
the medium to long term viability of the premises for worship;	<ul style="list-style-type: none"> • According to the QI what needs doing to the Building before the next QI, or in the longer term, and is this likely to be achievable. • What other facilities does the Building have. 	
The potential to attain high energy efficiency and ultimately carbon neutrality by 2030 – 40.	<ul style="list-style-type: none"> • Age and Listing of Building • Did the Church engage with the Energy Footprint Tool. No. • Is it registered for Eco Awards. • Renewable Energy? 	
age of heating system	<ul style="list-style-type: none"> • Is heating mentioned. • Type of Heating. • Age and efficiency? 	

Deanery Data

Church Name and Number: anonymised In the Deanery of:		
	Comments	Please rate G- Green A- Amber R- Red
Is (are) the building(s) fit for purpose?	<p>This QI is now out of date. The new QI will provide current information on the condition of the Building. It would be helpful to encourage the Church to do this.</p> <ul style="list-style-type: none"> • Does it have heating, toilet and universal access? Yes. • Is the Church on the At Risk Register, and if so are there plans to resolve this. Not on the Register. 	
<p>Most recent quinquennial report & any fabric developments since (Please see notes about Permissions at bottom of page).</p>	<ul style="list-style-type: none"> • Date of Report. 2015. This QI is now out of date. • Urgent repairs identified in QI and will they be expensive. The Architect lists a number of Surveys he would like carried out. The Surveys would not be expensive but any problems that need rectifying may be. Other urgent work is minor and the Architect suggests £2-2,500. However within 18 months the Architect lists 11 pieces of work with an estimated cost of £40-50,000. To include Renew mullions & glazing to the nave west extension windows, & reglaze local stonework repointing and repair. • Relevant maintenance or renovation since. List B Permission recorded on 'my diocese' for Cleaning, making good and repainting all guttering & down-spouts to the church and adjacent parish centre. Replacing tiles and re-pointing the stonework to the nave roof. Safety inspection of the bell turret. <p>Nothing recorded on the OFS.</p>	
the medium to long term viability of the premises for worship;	<ul style="list-style-type: none"> • According to the QI what needs doing to the Building before the next QI, or in the longer term, and is this likely to be achievable. Before the next QI: 3 items including a phased schedule of re pointing. Est cost £18-20,000. In the longer term: Cleaning stonework externally or as part of repointing and repair scheme. No costs given. • What other facilities does the Building have. Kitchen, hearing Loop, attached Church Hall. 	
<p>The potential to attain high energy efficiency and ultimately carbon neutrality by 2030 – 40. (Please note this Report does not record whether a church uses LED lighting).</p>	<ul style="list-style-type: none"> • Age and Listing of Building. Not Listed. Victorian/Pre WWI. The chancel of 1848 was built as a 'Chapel-of-Ease'; to this was added the nave in 1865 when the 'Parish' was formed. The south aisle in 1868 the north aisle in 1902. • Did the Church engage with the Energy Footprint Tool. No. • Is it registered for Eco Awards. No. • Renewable Energy? No. 	
age of heating system	<ul style="list-style-type: none"> • Is heating mentioned. No. A Boiler Room is mentioned, and the Building has been renovated over the years, so will have heating, but it is not mentioned specifically. 	

Deanery Data

Ellesmere Deanery								Of Concern	Some Concern	No Concern
	Deanery	Nature	QI date	Church No.	Listing	Status	Size			
Baschurch All Saints	Ellesmere	Rural	2018	620483	II*	Medieval	Medium			
Cockshutt S.Simon and S.Jude	Ellesmere	Rural	2019	620484	II*	Post Medieval	Small			
Criftins S.Matthew	Ellesmere	Rural	2018/19	620485	Not Listed	Victorian/Pre WWI	-			
Dudleston S.Mary the Virgin	Ellesmere	Rural	2017	620486	II*	Victorian/Pre WWI	Medium			
Ellesmere The Blessed Virgin Mary	Ellesmere	Urban	2016	620487	II*	Victorian/Pre WWI	V Large			
Great Ness S.Andrew	Ellesmere	Rural	2017	620491	I	Medieval	Medium			
Hordley S.Mary the Virgin	Ellesmere	Rural	2017	620488	II*	Medieval	Small			
Little Ness S.Martin	Ellesmere	Rural	2019	620492	II*	Medieval	-			
Lyneal with Colemere S.John the Evangelist	Ellesmere	Rural	2014	620490	II*	Victorian/Pre WWI	Medium		OoD QI	
Petton S.Isidore and S.Raphael	Ellesmere	Rural	2019	620493	II*	Post Medieval	Small			
Ruyton-XI-Towns S.John Baptist	Ellesmere	Rural	2016	620494	II	Medieval	Medium			
Welsh Frankton S.Andrew	Ellesmere	Rural	2014	620531	II	Victorian/Pre WWI	Medium	OoD QI		
Welshampton S.Michael and All Angels	Ellesmere	Rural	2016	620495	II	Victorian/Pre WWI	Medium			
Weston Lullingfields Holy Trinity	Ellesmere	Rural	2016	620496	II	Victorian/Pre WWI	Medium			
Total Buildings 14										
Listed 13										
Unlisted 1										
None of these Churches are on the Heritage at Risk Register										
Out of Date (OoD) QI 2										
Highly listed 9										
V large 1										

Deanery Data

We have this data for each of the 28 deaneries, so when we combine the information together we can then use it to view the whole diocese.

When we also add in data about congregation size, or deprivation scores, it helps add detail about whether churches might attract grant funding for maintenance costs.

This information will help us as we continue to look for ways to support our church congregations as they maintain their buildings for mission.

Module one

Early Intervention Protocol

The current situation

- Some congregations have shrunk.
- Some churches are weary.
- Some churches have used up their financial reserves paying for ongoing costs (insurance, heat, water and parish share).
- For some churches the repair costs of their building feel unattainable.
- *And some are raring to get on, but aren't sure where to start.*

Which churches have contacted the Diocese directly with concerns about viability, which churches have the Diocese been aware of for a while, and which churches have the deaneries through SfM identified as no longer being fit for purpose.

Of those, which churches will be difficult to save because of a combination of repair needs, small congregations and low finances? More information should be gathered on these three areas, and the option for a church to make an argument for saving should be included.

Of those remaining that are of concern, consider the following:

Does the worshipping congregation have the energy to invest in looking at new solutions and trying any that might be appropriate?

No

Yes

- Is the mission of the church growing?
- Is it accessible and does it have suitable facilities?
- Does a geographical area need as many churches as it has?
- Could a worshipping community share its building with a different denomination?
- With the right support could a building have other purposes that may supplement its income and make it more attractive to funders (community organisations, post office, café etc)?
- Could churches either individually or in groups be supported to better engage in church tourism?
- Can it improve its environmental offering on the path towards net zero carbon by 2030?
- Would another model of church help?
- Are there other options that could be considered?

Consider the process of Closure.

Including: Public Consultation; What alternative Use can be made of the Building; Is it saleable; would a church of a different denomination like to use it. Refer to AMPC (Area Mission Pastoral Committee). See Closing Consecrated Church Buildings diocesan guidance..

If any of the bullet points can be answered **yes**, church to engage with diocesan resources to explore possible solutions. If **no** is answered to the questions above then consider the option of closure.

Early Intervention protocol

- Is the mission of the church growing?
- Is it accessible and does it have suitable facilities?
- Does a geographical area need as many churches as it has?
- Could a worshipping community share its building with a different denomination?
- With the right support could a building have other purposes that may supplement its income and make it more attractive to funders (community organisations, post office, café etc)?
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Available resources

- The [Discipleship, Vocation and Evangelism \(DVE\) Teams](#) can look at mission initiatives.
- The [Diocesan Advisory Committee \(DAC\)](#) can advise on whether physical alterations or adaptations to buildings are likely to gain the support of Historic England, the Victorian Society, the Georgian Group etc., all of whose views need to be taken into account before major permissions or faculties are applied for or granted.
- The [Parish Support Project Officer](#) can advise on funding opportunities for building repairs and upgrades.

Holistic support

Our churches provide a valuable service both to their worshipping congregations and their wider communities.

- we need to identify the churches that cannot be saved or are no longer fit for purpose.
- we need to support churches as they explore new ideas.
- and we need to work with the churches that are not currently identified as struggling, to look at what they might need in the future.

We have the opportunity to make a real difference. By providing clear guidance and a documented approach, we can work with churches to face the future in whatever guise that may be.

Buildings for Mission

toolkit module 2 – options for change



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Church status

- **Parish churches, Chapels of Ease**
- **Festival churches**
- **Resource or resourcing churches**

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Canon law

- legal requirement is that **a** service should take place in **one** church in a benefice each week.

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toolkit module 3 – options for change



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Mission and pastoral measure

- legal framework for pastoral reorganisation
- Understand first, act later!

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Options and models for change

- Responsibility for open and closed buildings
- Sharing spaces – looking to needs of wider community
- Leasing to facilitate maintenance

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Options and models for change

- closure
- sharing
- community/commercial use
- promoting tourism and fundraising
- Friends and trusts

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Closure

St Luke's Blakenhall

- Building in perilous condition



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Closure

St Luke's Blakenhall

- Building in perilous condition
- Congregation now meet in school
- Old building sold to antique dealer



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toolkit module 3 – options for change



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Closure

St David's Oswestry

- Sold with conditions
- Converted to award-winning holiday let



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Sharing

St Peter's Glascote Heath

- Built 2002 in cooperation with Tamworth BC
- Operates community centre on behalf of TBC
- Community uses – events, art, youth



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Community and commercial

St John's Weston Rhyn

- Used church building, not separate hall
- Community space for concerts, arts, events
- Host mobile Post Office



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toolkit module 3 – options for change

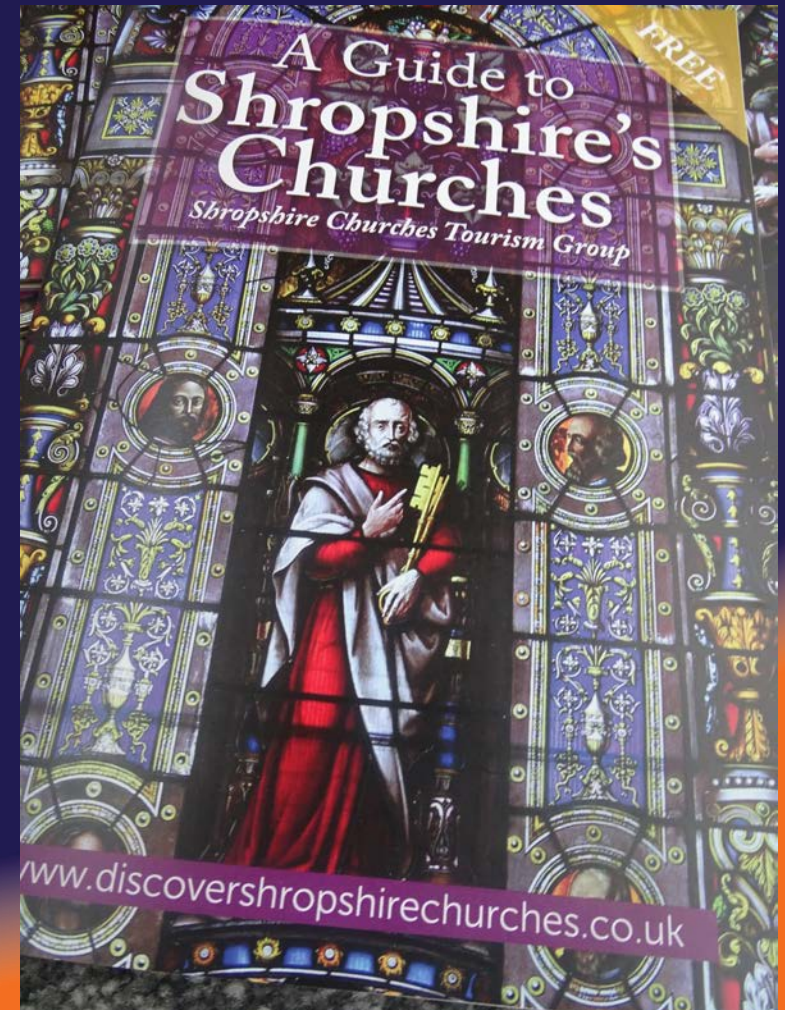


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Tourism and fundraising

Shropshire Churches –

- discoverchurches.org.uk
- discovershropshirechurches.co.uk/



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Tourism and fundraising

Llanyblodwel tourist cafe

- Loved by visitors and locals



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toolkit module 3 – options for change



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Tourism / fundraising

Pilgrimage routes draw visitors...

- Two Saints Way - St Winefride Pilgrim Trail –
Abbesses Way - Two Kingdoms - Peak Pilgrimage:
all in or through the diocese



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Friends and trusts

Salt and Hopton churches

- saltandhoptonchurches.co.uk



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toolkit module 4 – practical issues



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Practical issues

- Maintenance
- Insurance
- Net carbon zero
- Training

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toolkit module 4 – practical issues



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Maintenance

- Many resources and pointers in the toolkit
- Act early!

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toolkit module 4 – practical issues



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Insurance

- Shop around...
- Evaluate cover (with archdeacon

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toolkit module 4 – practical issues



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Net-zero carbon

- 2030 – 3079 days time...

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toolkit module 4 – practical issues



Net-zero carbon

- Solar panels are obvious
here at Meir Heath
(Stoke)



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toolkit module 4 – practical issues



Net-zero carbon



- Solar panels are obvious
here at Meir Heath
(Stoke)
- or discreet –
St Alkmund's, Shrewsbury



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toolkit module 4 – practical issues



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Net-zero carbon

- Other discreet actions include:
 - Green electricity tariff
 - Draught-proofing

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Recommendations

- **Seven for diocese**
- **Five for parishes**

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Breakout discussion

- **Is your church building a blessing or a burden?**
- **What have you heard tonight that encourages you?**
- **Which ideas might you consider trying in your deanery?**