

Connexional Allowances Committee Proposal to sell 24 Long Acre, Swansea

Contact Name and Details	John Bell, Connexional Allowances Committee Chair, johnabell@supanet.com
Status of Paper	Final
Action Required	Decision
Draft Resolutions	54/1. The Council; A) agrees to 24 Long Acre, Murton being sold, B) To the net proceeds of the sale to be deposited in the Methodist Medical Benevolent Fund (MMBF) for its general use including recuperative breaks. 54/2. The Council delegates responsibility for the sale of 24 Long Acre, Murton to the Connexional Allowances Committee.

Summary of Content

Subject and Aims	Selling Murton bungalow and depositing proceeds of sale of bungalow into the MMBF
Main Points	<ul style="list-style-type: none"> • The use of Murton bungalow is limited for its main purpose • The proceeds of sale of Murton bungalow will enable the MMBF to finance recuperative breaks in various places more convenient to anyone who may need them.
Consultations	Connexional Allowances Committee

Summary of Impact

Financial	The proceeds of the sale of the Murton bungalow will be deposited in the MMBF
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Connexional Allowances Committee Proposal to sell 24 Long Acre, Swansea

- 1.1 The bungalow at Murton, near Mumbles, Swansea, came into the possession of the Methodist Medical Benevolent Fund (MMBF) in May 1999, being held on a 99 year lease commencing on 24/06/75. It has been managed locally for all of that time by Mrs Anne Griffiths who lives in the same road.
- 1.2 The property has been available for recuperative and convalescent breaks to ministers (ordained, probationer and student, presbyters and deacons) and Methodist Church lay employees recovering from ill-health, and their immediate families, free of charge, and when not required for this purpose, could be rented as a holiday property by the same categories of people for their normal holidays.
- 2.1 The Connexional Allowances Committee, as delegated trustees of the MMBF, strongly recommends to the Council that the time has come to sell the bungalow and deposit the net proceeds in the Fund for its general use, which includes recuperative breaks. The reasoning is as follows:
 - A. Its use is limited for its main purpose, and it is not attractive as a general holiday bungalow even at the modest rates charged. Occupancy in the October to March period is particularly low and sitting empty it serves no purpose at all.
 - B. Notwithstanding the attractiveness of the area, it remains a long and prohibitive return journey for many people who might otherwise use it: the proceeds of sale will enable the MMBF to finance recuperative breaks in various places more convenient to anyone who may need them.
 - C. The bungalow requires a considerable amount of money for refurbishment, probable re-wiring and re-decoration: this has not been costed, but will run into a few £000s.
 - D. The present arrangements whereby guests must provide their own bed-linen and towels, and be responsible for cleaning, defrosting frige/freezer etc felt outdated: to provide a full service requiring someone to be employed locally was not an appealing prospect.
 - E. Quite independently of the CAC's discussions, Mrs Griffiths indicated her wish to step down from her role at the end of December 2013. The CAC has already formally expressed its gratitude to her for her decades of service to the Church.
 - F. Finally, having deferred the recommendation for two years, the resumption of a more active property market indicates the time is now appropriate for sale.
- 2.2 Having prepared the recommendation, to go to the Methodist Council for approval, and following Mrs Griffiths' retirement, no further bookings have been taken since the end of December 2013.
3. The property is held upon trust for sale as directed by the Committee of the Invalid Ministers Rest Fund. The Deed Poll states that the property can be sold and the proceeds applied for

such charitable purposes as directed by the successor body to the Committee of the Invalid Ministers Rest Fund, being the Methodist Council.

*****RESOLUTIONS:**

54/1. The Council;

- A) agrees to 24 Long Acre, Murton being sold,**
- B) to the net proceeds of the sale to be deposited in the Methodist Medical Benevolent Fund (MMBF) for its general use including recuperative breaks.**

54/2. The Council delegates responsibility for the sale of 24 Long Acre, Murton to the Connexional Allowances Committee.