

## Property Development Committee

<b>Contact Name and Details</b>	Gareth Powell, Secretary of the Conference soc@methodistchurch.org.uk
<b>Action Required</b>	Decision
<b>Draft Resolutions</b>	51/1. The Council receives the report. 51/2. The Council establishes the Property Development Committee with the terms of reference as set out in the report.

In January 2016, the Methodist Council encouraged the Secretary of the Conference, following a discussion introduced by the Secretary on the potential of our property for mission, to bring forward proposals for the creation of a Property Development Committee. It was recognised that the creation of a new Committee alone would not answer all of the challenges which the Connexion faces in respect of property. However, it was agreed that there does need to be a structure in place that is smaller than the Council to hold a significant degree of responsibility for the development and testing of policy and practice in respect of property. As was seen in the proposal to re-develop Camden Town Methodist Church (MC/16/10) there are a number of places across the Connexion where the potential exists for large, innovative property projects. Such projects, even at the stage of early exploration, require robust support. Even in relation to smaller potential schemes however the advice and experience which a connexional body can provide can be extremely helpful.

The establishing of the Property Development Committee is one way of giving expression to the Council's commitment to see property used for the most effective missional purposes. Another is the work being undertaken in the Connexional Team to establish a more coherent professional support service is another expression of this. The two developments go hand in hand and support momentum for change. Large property schemes are not without risk and given the range of Methodist property there will be the need for an equally diverse range of funding partnerships and models for use of property. Equally, there is a risk in doing nothing. What is needed now is a confident testing of: our appetite for missional risk taking; the parameters of the use of our considerable (but finite) financial resources; the willingness to be truly connexional in the development of our buildings.

What follows is an initial proposal as it is important to establish this Committee quickly, and with some relatively broad terms of reference. Given the diversity of our property and the range of contexts in which we seek to give expression to the love of God it may be that the focus of the Committee will need to change as its work develops. To that end the Committee will need to make regular reports to the Strategy and Resources Committee so that the SRC can advise the Council on the development of strategy and the use of resources.

### Terms of Reference

The Methodist Council will annually appoint a Property Development Committee which shall work collaboratively with the Council and the Strategy and Resources Committee in developing and maintaining a connexional property strategy.

The connexional property strategy shall articulate the mission imperative of the Methodist Church and ensure that the resources of the church are used so as to give maximum effect to their value and missional opportunities.

The Committee will report to the Council via the Strategy and Resources Committee.

The Committee will:

Develop and propose to the Council policies in respect of the use of Methodist Property.

Exercise such managing trustee responsibilities and duties as may be delegated to it by the Council.

Be responsible for identifying funding sources from across the range of Methodist investments and financial resources and from external sources for the development of Methodist property.

Review and monitor the fulfilment of the terms of all agreements reached between the Council and any institution or body with which the Council has agreements for the use and development of property.

Review and monitor the use of all property held by bodies reporting to the Council, advising the Council on the effectiveness of current and planned use of property held by such bodies.

Make an annual report to the Strategy and Resources Committee on all financial matters relating to the property for which the Committee has managing trustee responsibilities.

Undertake such other tasks as the Council may delegate to it in respect of property and the financial management of property.

Be alert to ecumenical, multi partner opportunities for property development.

Make recommendations to the Strategy and Resources Committee of the Methodist Council regarding any disposal or mortgage of any property or part of any property for which the Committee has been delegated managing trusteeship by the Council.

Offer advice to any Methodist trustees body that so requests it regarding any disposal or mortgage of any property or part of any property held on the Model Trust.

Be available to provide advice to any Methodist body of trustees on the development of property under their management.

### **Membership**

The Committee will consist of not more than 14 members including:

- (i) Chair
- (ii) A connexional treasurer
- (iii) The Secretary of the Conference (who may delegate the task under SO 116E)
- (iv) Up to eleven other persons which shall include:
  - (a) three District Property Secretaries
  - (b) a representative of the Board of the Trustees of Methodist Church Purposes
  - (c) persons (who may include those listed in (a)) with expertise in at least the following areas, surveying, property management, conservation architecture, funding of property developments, legal issues, planning.

All appointments to the Committee will be for a period of three years. Each member may be re-appointed for a further period of up to three years.

In attendance as advisers:

- The Conference Officer for Legal and Constitutional Practice
- A member of the staff of the Trustees for Methodist Church Purposes.

The Committee will be convened by the Connexional Property Development Adviser.

The Committee shall ensure the diversity of the Methodist Church is reflected when considering nominations.

**\*\*\*RESOLUTIONS**

**51/1. The Council receives the report.**

**51/2. The Council establishes the Property Development Committee with the terms of reference as set out in the report.**