

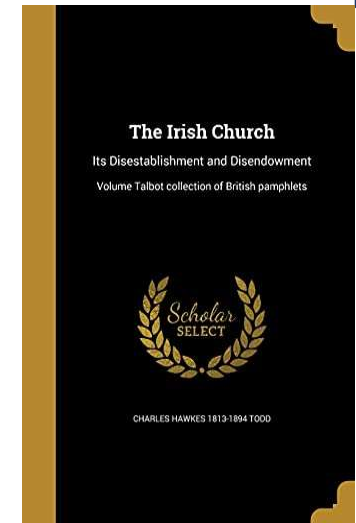
RCB Property & Trusts

Pauline High
RCB Property Manager



Context

- 1869 Disestablishment of the Church from State
- ↓
- 1870 RCB established as Trustee
- ↓
- 1876 Glebes (Rectories) Individually transferred to the RCB
- ↓
- 1879 The Irish Church Temporalities Commission transfers the remaining church property to the RCB to be held in trust for parishes



The Legal Bit

Property held in trust by the RCB:

“the RCB are the legal owners of church property that is vested in it and this property is held in trust for the benefit of the relevant parish”

The Constitution

The Main Provisions relevant to Property:

- Ch II – Supervision duties of the Rural Dean
- Ch III – Parochial Responsibilities
- Ch IV – All about the Glebe and Tenure
- Ch IX – The Canons (11, 36, 37 & 38)
- Ch X – Property Held in Trust and Church Fabric Fund
- Ch XII – Management of Burial Grounds
- Ch XIII – Management of Glebes and Parochial Land and Buildings (incl Rules)



The Property Committee Terms of Reference



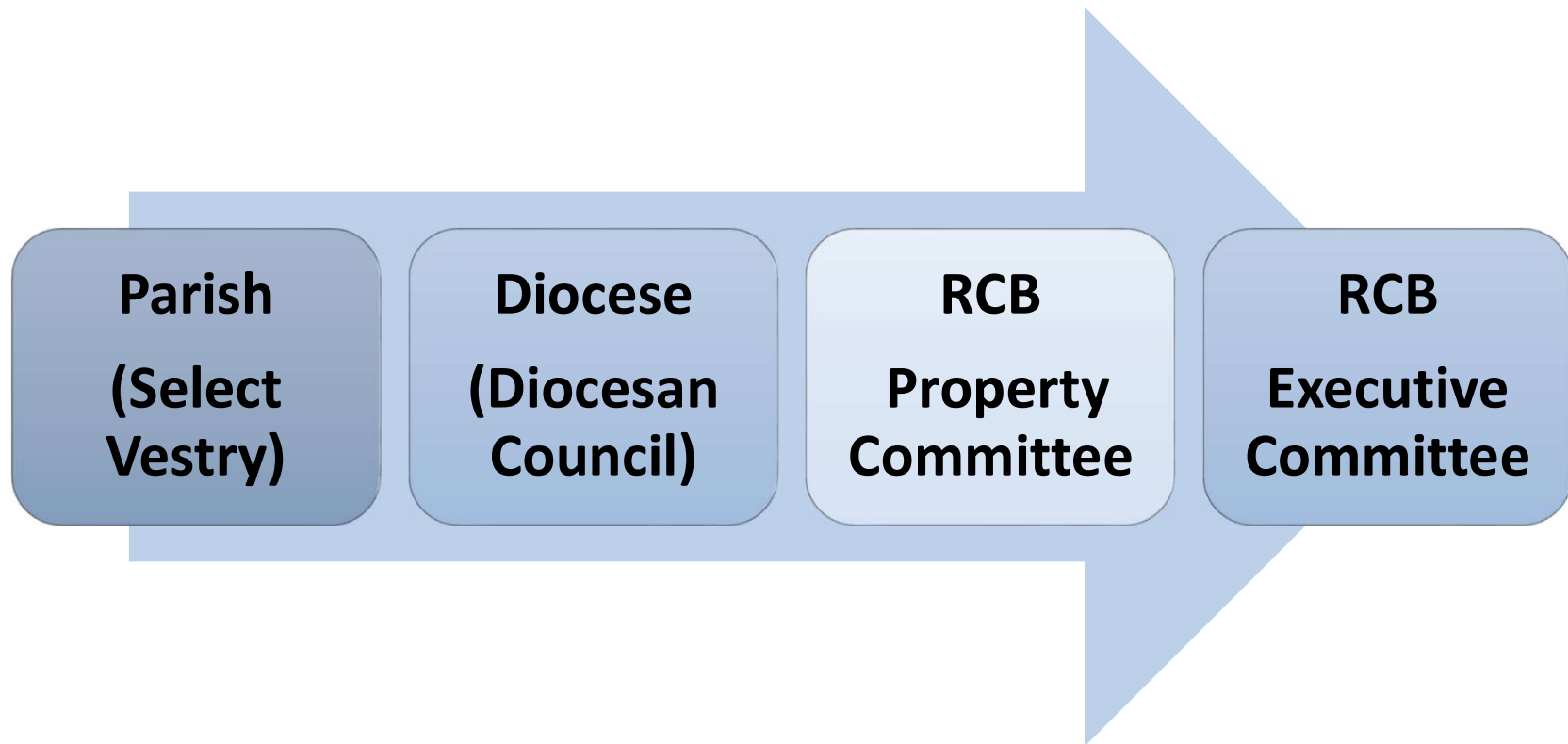
- Terms of Reference agreed at Synod in 1993
- The Committee meet 5 times a year
- It consists of 8 members plus the chair
- Makes recommendation to the RB Executive Committee for approval

The Property Committee Terms of Reference

“To process all matters affecting glebes, churches, parochial buildings and graveyards vested in the Representative Church Body (RCB) in accordance with statutory responsibilities as laid down in the Constitution of the Church of Ireland... and to manage the buildings directly under the control of the RCB”



The Approval Process



What needs Approval

Ch 13 Part II

“It shall not be lawful for any incumbent or other occupier or for the authorities of any parish, without the approval of the diocesan council and the sanction of the Representative Body in writing to:

- (i) sell, assign, lease, license, sub-let, part with possession of, alienate, charge, mortgage or otherwise encumber, legally or equitably, all or any part of any land or building,
- (ii) erect, alter, destroy, make any addition to, or injure any building or structure on or belonging to any such land.

Provided always that an incumbent or other occupier or the authorities of any parish may rent for a season by way of agistment or in conacre all or any part of any such land, having first obtained the permission of the diocesan council in writing.”

When Selling Property

What is needed:

- Resolution from the Vestry confirming agreement to sell
- Diocesan Council Approval for the Sale
- At least 2 independent valuations for the property being sold
- Confirmation of title
- Confirmation that all covenants can be resolved before any sale
- Confirmation that all Statutory approvals are in place for any alterations
- Confirmation of any existing Rights of Way or access issues



What happens to the money

- For Pre disestablishment churches 20% goes to the Church Fabric fund
- The other 80% is held in Trust for use by the Parish or Group/Union
- For Glebes the funds are to be used to buy a new glebe
- If a new glebe isn't needed the money is held in trust for the parish

Since 2016 it is worth noting that there is a mechanism for using these funds

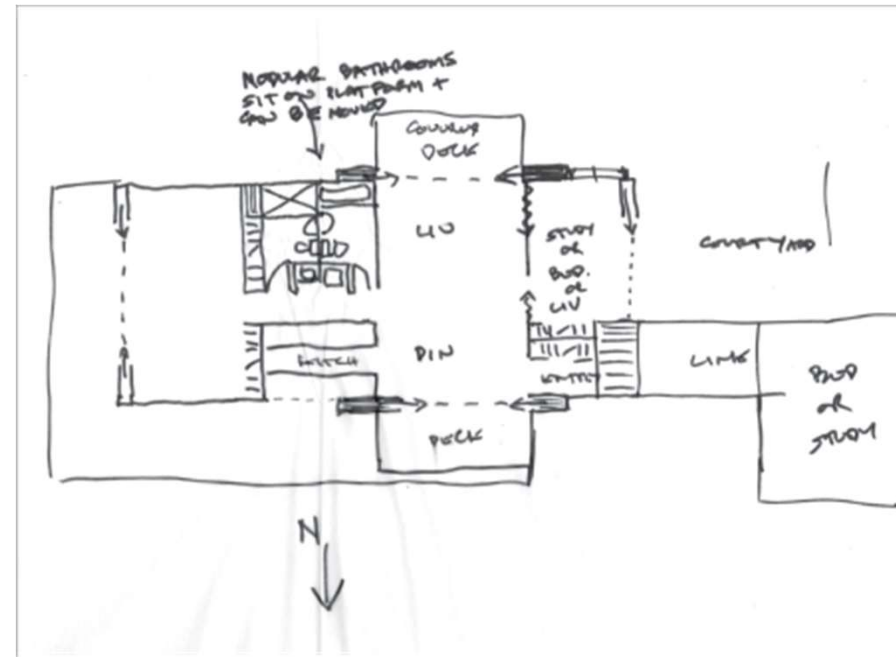
“for the development of such initiatives supporting the long term mission of the church”



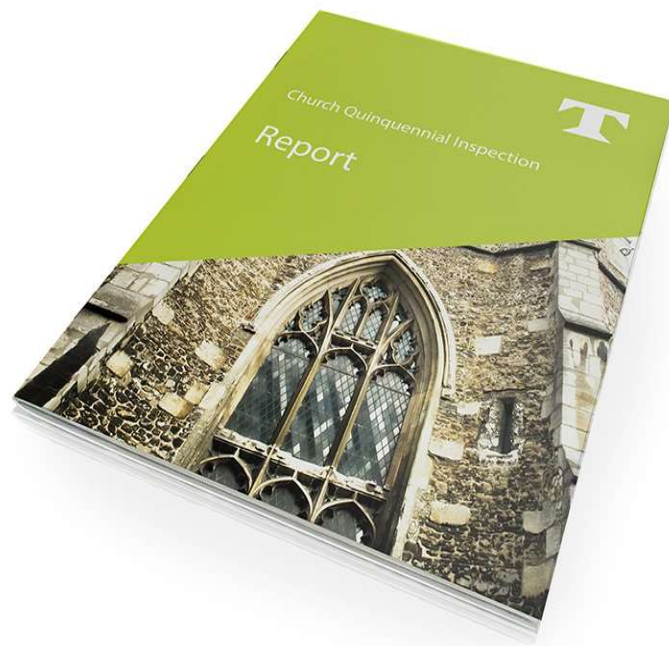
Alterations and Improvements

What is needed:

- Resolution from the vestry
- Diocesan Council Approval
- Engagement of a suitably qualified Consultant
- Proper plans and details
- Proof of how it is funded
- All contracts to be between RCB and the Contractor



Diocesan surveyors and Quinquennials



- Inspection every 5 years by the Diocesan Surveyor/Architect
- Repairs identified
- Not all repairs need to come for approval
- Larger more complex works do need approval

Other areas for consideration

- Removal of Trees
- Reordering of Churches
- Graveyards
- Leases/Licenses of Church Property
- Church Plate
- Allocation of Funds
- Policy and Procedure
- Telecommunications



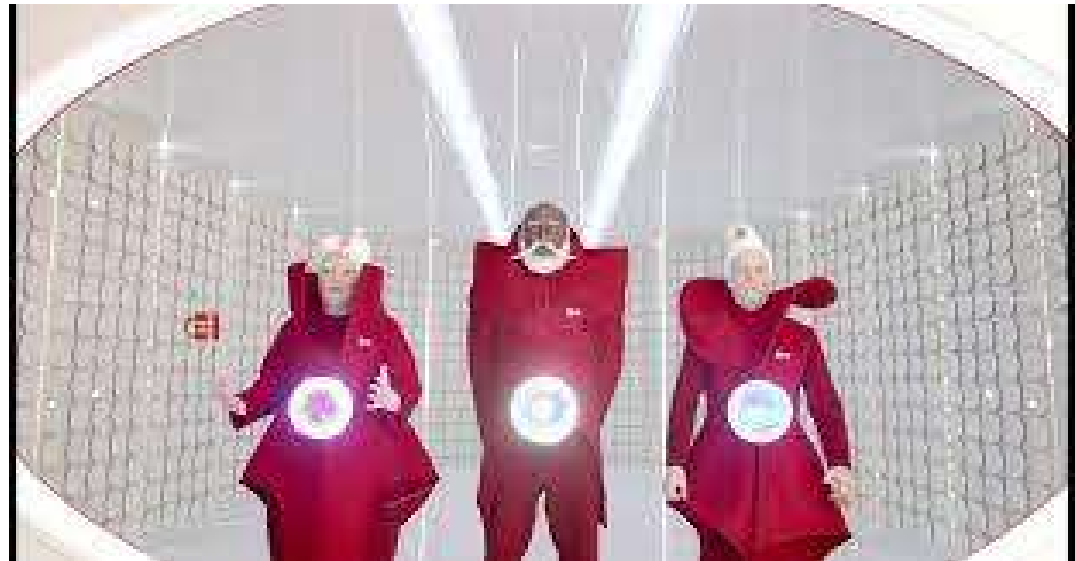
Grants

- Church Fabric and Development Fund
- Marshall Beresford
- National Churches Trust
- Built Heritage Investment Scheme
- Historic Monuments Scheme
- National Lottery



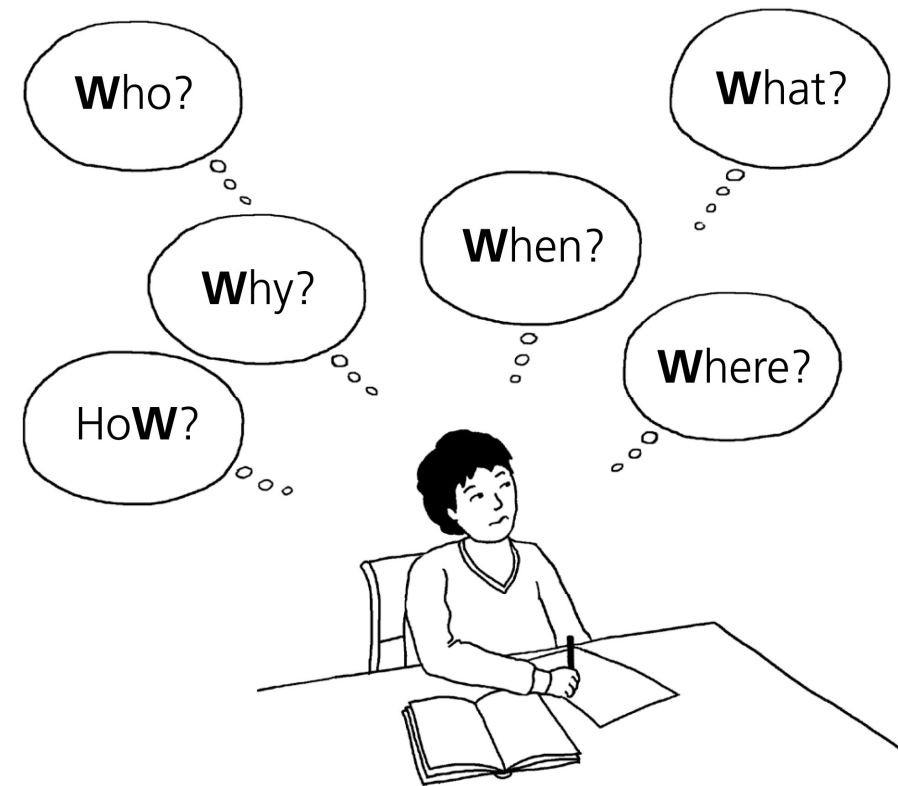
The Future

- Environmental Changes
- Building use in the community



In summary

- Usually not one size fits all
- If in doubt, ask
- We are here to help



In summary

“The priority of the Church of Ireland is spiritual, not material.....”

