

## PCC Zoom Meeting to discuss future of the Wyndham Hall

7.30 pm Tuesday 12<sup>th</sup> January 2021

**Present: DA, RD, TPJ, JS, SM, LC, BM**

**Apologies: JL**

Opening prayer

**This meeting is specifically to consider options for the future of the Wyndham Hall, as part of ongoing discussions during main PCC meetings. Questions addressed in the meeting:**

What do you see as the main (primary) role of WH for our church's future?

- a) A facility for outreach/service of the community, eg hire by groups
- b) A facility for holding church activities, eg meetings, after-service coffee (1)
- c) A source of revenue, eg through private bookings or by lease agreement
- d) A capital asset, ie able to be sold to fund a future capital project (6)
- e) Something else

1. What are the pros and cons of trying to re-open WH as before? **Pros – in the past with the correct teams it was successful and was a service for the community. In the short term and long term depending on how long it would take to be able to sell it. Revenue and outreach. Cons – we do not have the team now. Having to find a manager and not being able to have it for church use at the times that we need it. Not in normal time, Don't have the team. Don't have money. Not available for church things.**
2. How could we overcome the 'cons'? **Get a team to go in and run it. Making sure that church had some priority bookings.**
3. What are the pros and cons of leasing WH to a third party? **Pros - In the short term and long term depending on how long it would take to be able to sell it we would have someone to run the hall. Person with the lease hold could take on fixing the roof. It would give us an income and could be used for church activities. A manager for the rentals. Steady revenue using a long term lease. Cons - be expensive to fix Church loses out on hall rental. No guarantee of last minute church use. Losing control over church property.**
4. How could the 'cons' be overcome? **Expensive new roof replacement. Loss of income. Flexibility of church bookings – what about the ad hoc bookings? Might give priority to lease holder bookings. A carefully written agreement to ensure church bookings are included.**

5. What are the pros and cons of selling WH now? **Pros** – we would be able to gather money with the money in the WH account in the church funds. May have a potential buyer. Can focus on church. Have instant revenue. Might raise enough money to cover QQI recommendations. **Cons** – may not be the right time to sell. No toilet for church. Will not have places for church meetings. Worst time to try and sell. Criticism from the community.
  
6. How might we overcome the cons? **Could access the toilets in the scout hut. Wait until the selling market improves. Wait until there are toilets available in church. Be clear about our decision when presenting to the community. Get the hall in first class condition (we have £13K although this will go down due to bills) and put it up for sale (or lease). Alternatively sell it before it is all fixed up..**
  
7. What are the pros and cons of selling WH at a future date? (specify a timescale if you wish) **Pros** – **Might have time to remedy work to make hall fit for high price. Toilets for church use.** **Cons** – **will have to spend a lot of money to repair things. May not get money back when selling. Condition of the hall is so well known in the community that we would be knocked down on price. If we didn't use the hall in the mean time we will lose out on large hall for church use, and revenue before we sell.**
  
8. How would we overcome the cons? **Use the money we have available. If we lease until we sell at a future date we may need to relinquish all use of the hall.**
  
9. Are there any further issues that you think we should consider? **We can reserve the use of the Youth Club section of the hall while it is being leased. We are a very small team and to run a Youth Club we do not have the manpower. If we keep hold of the WH we will find it hard to get users to rebook. If we sell it we could upgrade the toilets in the scout hut.**

It was noted that the possible disposal of the WH has been mentioned in the PCC minutes for a number of years.

SM will get valuations for options a) lease now b) sale now and c) lease to sell in two years.

Need to do an inventory of WH – SM happy to do this and will liaise with the Friends.

BM to contact locksmith and get locks changed.

DA thanked everyone for their input.

The meeting ended with The Grace.