



your experts in church properties

Hampton, Middlesex, TW12 2AQ

Church Building to Rent



CHURCH GROWTH TRUST – WHO WE ARE, WHAT WE DO and WHY WE DO IT

Church Growth Trust is a charity with the purpose of holding church properties and trust objects specifically designed to encourage church growth and church planting of independent evangelical churches in the UK. The trustees of Church Growth Trust have a clear vision, not only to hold Open Brethren and other independent church properties, but to see the resources held by the charity used for planting, growing, resourcing, connecting, inspiring, enabling and equipping independent evangelical churches. This is a God-given Ministry with roots in the past and a vision for the future.

At Church Growth Trust we aim to safeguard independent church properties for Gospel use and ensure they are fit for their God-given purpose. We provide professional services from trusteeship to architectural support. We want to help independent churches secure their future at the heart of the community. We do this by keeping church buildings for their original use and making them fit for purpose. Everyone at Church Growth Trust is passionate to use our skills, experience and practical support to serve the Church and see God's Kingdom grow.

We aim to fulfil our vision by:

- Blessing churches which occupy our buildings by granting concessionary rents;
- Helping these churches to keep their properties in good condition, compliant with legislation and suitable for modern church use, including helping to fund building projects;
- Providing professional property, architectural services and guidance in church practice and governance. We encourage churches to make best use of their properties;
- Supporting church planting and revitalisation of independent churches.

When one of Church Growth Trust's properties is vacated, we make every effort to re-let it to an evangelical church that will be able to reach the local community around the property with the Gospel. Church Growth Trust seeks primarily to support the work of independent evangelical churches and also lets to evangelical denominational churches. Any church must be aligned with the biblical doctrines that Church Growth Trust works within.



1 Manor Farm Barns, Baines Lane
Seaton, Oakham LE15 9HP
John Duffield MRICS, Property Manager
Tel: 01536 201339 / 07970 143871
Email: john.duffield@churchgrowth.org.uk

**BETHANY CHAPEL (ALSO KNOWN AS HAMPTON BAPTIST CHURCH)
BEARDS HILL, HAMPTON, RICHMOND TW12 2AQ**

BACKGROUND HISTORY TO BETHANY CHAPEL / WHY THE PROPERTY IS AVAILABLE

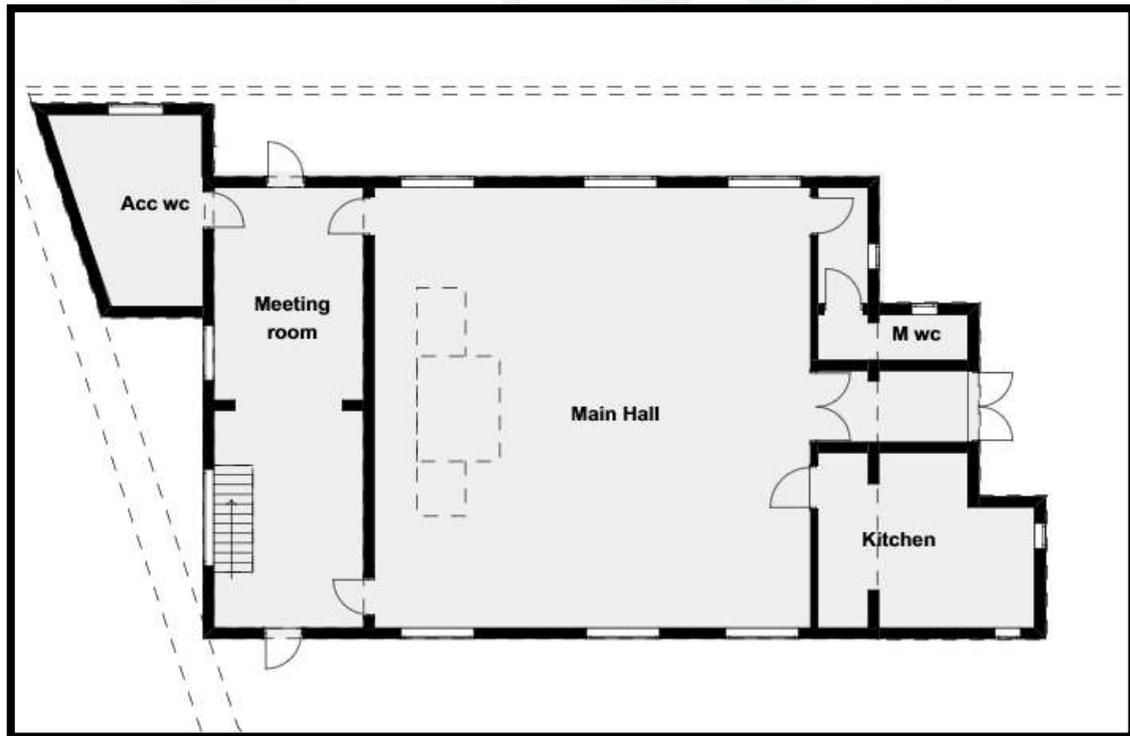
Bethany Chapel was gifted to a predecessor in title of Church Growth Trust in 1960 and in 1994 the occupation of what was to become Hampton Baptist Church began with an initial five year letting. The occupation of the church has continued uninterrupted to the present day. Lately the church has felt led to hold discussions with the local Methodist Church about a possible merger and from July 2019 they have entered into a mission partnership with the place of worship being the Methodist Church in Percy Road, Hampton. The natural result of this is that the church building in Beards Hill, Hampton is surplus to the church's needs and they have advised Church Growth Trust that they will not be renewing their lease. As a consequence the building is immediately available to rent.

WHAT IS ON OFFER?

Property Details

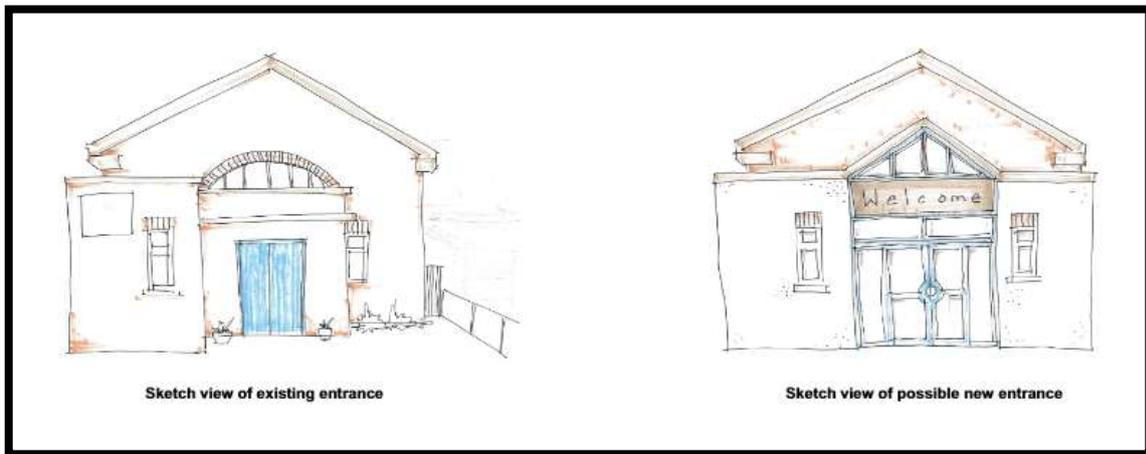
Bethany Chapel is located on a corner site in a residential area on Beards Hill, Hampton. The building is a 1950s brick and concrete tile roof chapel. It is a largely single storey building with some first-floor storage in the roof void to the front and a two storey section to the rear. It comprises an entrance lobby, kitchen and WCs (with an accessible WC to the back of the building), a main worship area/hall with a meeting room to the rear. There is a further room on the first floor at the back. The total area of the property is about

Building Layout Plan – NOT TO SCALE



Commentary on building (i.e. CGT thoughts on present / future enhancements)

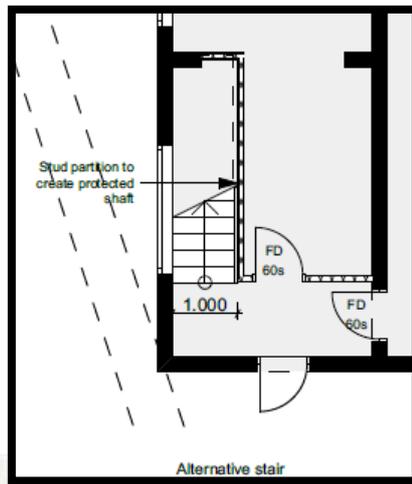
The property has been improved by the installation of some UPVC windows to the main hall. The gas boiler has been maintained and inspected annually. However, the building would benefit from some thoughtful renovation and modernisation in some areas. For example, the entrance could be enhanced as shown below.



This work would also result in additional floor space of over 12 sq metres (about 130 sq ft) to the front of the property, as seen in the following plan, allowing for a more welcoming and open appearance to the property and perhaps to offer a café/drop-in facility.



An additional enhancement would be to the staircase to the rear, which needs to have fireproofing as shown below, for the first floor to be used for anything other than storage. Church Growth Trust is keen to agree with the new tenant how the cost of these improvements and any other suggested improvements could be financed.



THE TENANCY AND THE RENT

The property is available to let as a whole for a term of five years on a tenancy excluding Part 2 of the Landlord and Tenant Act 1954. The tenant will be responsible for all repairs and for refunding the annual building insurance premium to the Landlord. A copy of Church Growth Trust's standard tenancy agreement is available on request and can be shared electronically.

Church Growth Trust propose to charge a rent of £7,500 per annum for this property. This represents a rate of about £150 per week. The rent has been calculated by looking at the market rent for a building with a D1 Use planning permission. CGT as a policy normally charges 50% of the market rent. This is to allow the church to be in a position to use the other 50% as a fund towards maintaining and enhancing the property and to support their work of Gospel proclamation from the property. The rent will be collected monthly in advance by Direct Debit.

There may be exceptions to the rental level set out above and we are prepared to consider these. Any further discount will take into account things like the financial strength of the church, if it is a church plant or a pioneering work and the building works that may be needed or desirable (and who is paying for these). We want the church tenant to be effective in its Gospel work in the building. We do not want the rental level to be a barrier to this. However, we charge a rent for our properties to fund the provision of the services we offer to churches.

During the tenancy the church will be provided with a lever-arch file called a Property Book. This deals mainly with compliance issues and will, for example, contain copies of any gas certificate, fixed wire testing certificate and key information relating to the property. This is an aid for the church and will need to be kept up to date.

THE LETTING PROCESS USED BY CHURCH GROWTH TRUST

The table below sets out approximate timings of the letting process. These may vary – for example if there are bank holidays or if someone is unavailable to open the property. Actual target dates are shown below the table.

1. Initial weeks – Viewing of property
2. Following two weeks – Expression of interest and date for interview
3. Two weeks later – Interview at the property with interested parties
4. Two weeks later – Formal proposal
5. Two weeks – Recommendation to Trustees
6. One week – Discussion if necessary to finalise agreement

7. Three weeks – Draft tenancy and agreement of details
8. Two weeks – Signing and completion of tenancy

THE TARGET START DATE FOR THE TENANCY AT HAMPTON IS 1 DECEMBER 2019

Stage 1 – Viewing – Today to 30 August 2019

This can be arranged by contacting Paul Barker on (07951) 122623 in the first instance to see if a mutually convenient time for a visit can be arranged. By preference this should be during a Friday.

Stage 2 – Expressions of interest – to be received by Friday 13 September 2019

Churches should contact John Duffield either by email or phone or both by Friday 13 September 2019 to arrange a site meeting and interview with John.

Stage 3 – The Site Meeting and Interview – Thursday 26 September 2019

John Duffield will be available to arrange to meet church representatives at the property on Thursday 26 September all day. This meeting is for him to pray with interested parties and discuss their vision for using the property for outreach work and ministry. This meeting allows the church to ask questions and for John to explore further any matters which are unclear or need to be addressed.

Stage 4 – Written proposals – to be received at Church Growth Trust offices by Friday 18 October 2019

After the Stage 3 meeting, if the church wants to take the tenancy then a written proposal will need to be sent to Church Growth Trust's offices (posted or emailed) by no later than Friday 18 October 2019. The proposal needs to set out clearly the matters discussed to this point including:

- a. The church's vision, mission, values and passions.
- b. Details of the origins of the church and history to date, its areas of growth and the demographic of the church, including location of where members live and broad profiles of age, ethnicity and cultural background. This should include who the church is aiming to reach.
- c. A commitment to and alignment with the biblical doctrines that Church Growth Trust works within. These doctrines are included in the tenancy which the church will legally commit to upholding. A copy of the church's doctrinal statement should be provided, along with any of the church's distinctives in terms of beliefs and practices.
- d. The church's vision and plans for the property and how this fits with the wider vision and the church's ministry. This should include how the church intends to reach the local community with the Gospel.
- e. Details of any existing or growing relations with other churches/organisations in the vicinity of the property.
- f. Confirmation that the church is a registered charity or confirmation that it is in the process of registering.
- g. Demonstration of financial competence, including how the church can afford any rent, cost of works required to the building and ongoing responsibility for the property. Copies or links to the church's accounts will be required.
- h. The church will need to demonstrate property competence; that is the awareness of property issues and the ability to meet these. This will be evident either through existing activities or through competent people within church.

- i. Details of the proposed length of tenancy, start date, rental level, works planned and other specific requirements.

We are looking for churches who recognise and support CGT's calling to provide buildings for Gospel proclamation to the local community over the long term. This will include a desire to maintain and enhance the property for generations to come until the Lord returns.

Stage 5 – Recommendation – by 1 November 2019

All proposals will be shared with Church Growth Trust's trustees, together with a recommendation made by John Duffield, so that they are able to discuss and pray about them. It is intended that a decision on a new tenant can be made by 1 November 2019 so that the new tenancy can begin on 1 December 2019.

Stage 6 – Finalisation

If necessary, a further discussion may take place with one or more churches if there are queries which have not been answered or other clarification is needed.

Stage 7 – Tenancy discussions

It is hoped that sufficient information will have already been provided by both sides at this stage so that finalisation of the actual tenancy document will be straightforward. Church Growth Trust uses an in-house document for short-term lettings to minimise costs and simplify the process. During this period both sides can clarify points so that the church is in agreement about what the tenancy contains.

Stage 8 – Signing and completion – to be completed for a start date of 1 December 2019

Four weeks is allowed for this process. This is because there is a need for all signatories to sign both copies of the tenancy documents and in the case of the tenants for one of the signatories to make a Statutory Declaration prior to taking the tenancy, as this is part of the legal letting procedure.

LOCATION MAP



ADDITIONAL PHOTOGRAPHS

Photo 1 – front view showing parking



Photo 2 – the main hall



Photo 3 – the kitchen



Photo 4 – ground floor room at rear



If you have any questions please contact:
John Duffield MRICS, Property Manager

Church Growth Trust

1 Manor Farm Barns, Baines Lane
Seaton, Oakham, LE15 9HP

Tel: 01536 201339 / 07970 143871

Email: john.duffield@churchgrowth.org.uk