



your experts in church properties

Custodian Trusteeship Service

A Church Growth Trust Service Paper
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CUSTODIAN TRUSTEESHIP SERVICE

Introduction

Custodian trusteeship is a special kind of trusteeship. Although the legal title of land is vested in the custodian trustee, full control over the land and its use remains with the local trustees, usually referred to as “the managing trustees”. Only certain bodies can act as a custodian trustee. Church Growth Trust, being a Trust Corporation, is one of these.

Who is this service relevant to?

This service is relevant to trustees who hold church or other charity buildings or land. The service does not extend to other types of holdings (e.g. stocks and shares).

What do you get?

There are a number of benefits of appointing Church Growth Trust as Custodian Trustee:

- You avoid the need to transfer the legal title each time there is a change of managing trustees. This means you:
 - save legal costs and, where relevant, Land Registry fees, and
 - avoid potential problems with the legal title if trustees forget to transfer the land title to new trustees over a period of years.
- The land title deeds and any associated trust deeds are held securely by us in fire-proof cabinets. Their whereabouts is therefore known and safe. This service includes secure access to your documents online and the provision of copies of documents up to two times a year without additional charge.
- Access to Stewardship’s Consultancy Helpline Service. We have arranged this for all our connected churches.
- The service includes telephone advice on trusteeship matters.

What is our relationship as custodian with you?

Local managing trustees always remain legally in control of the property. You will be legally empowered to remove Church Growth Trust as custodian trustee at any time and require us to transfer the property back to named trustees. We may only refuse to follow instructions if they would involve a breach of trust.

Charges

There is an annual charge of £150 for one property. Any additional properties will be charged at £30 per year. You will also be responsible for the initial legal fees involved in our appointment as custodian trustee. The amount of these varies, depending on the provisions within the existing trusts and how up to date your existing deeds are. They may typically be in the region of £750 to £1,000 plus VAT. However, if the title is not in order and has to be repaired or brought up to date, then these charges could be exceeded, depending on the amount of work to be done. We also charge a set fee of £350 to cover our costs for setting up the arrangement and would need to charge something similar at the end of the arrangement.

Taking the next step

If you think custodian trusteeship could be right for your church, the best next step is a conversation.


We are very happy to talk through:


- your current arrangements
- whether the service would suit your situation
- what the process would involve
- and the likely costs in your particular case

There is no obligation, and discussions are handled with care and in confidence.

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