



Your guide to leasing a building from Church Growth Trust



www.churchgrowth.org.uk

Leasing a church building

If your church is considering leasing a Church Growth Trust building, this guide will help you understand what is involved.

For many churches, having a dedicated building creates new opportunities for worship, outreach and growth.

Every church and every building is different. This guide is not a fixed process, but a starting point for conversation.

Why Church Growth Trust?

Church Growth Trust exists to help church buildings remain in Gospel use for future generations.

We work with evangelical churches throughout England and Wales, helping them use church buildings to support worship, outreach and Gospel ministry in their local communities.

Our aim is not simply to provide premises, but to help churches make the most of buildings as a base for Gospel ministry.

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What makes our buildings different?

Church Growth Trust buildings are not offered in the same way as commercial properties.

Our buildings are held to support Christian worship and Gospel ministry. That means we are not simply looking for tenants — we are looking to partner with evangelical churches that will use these buildings to serve their local communities and share the Gospel.

Because of this, our approach is different:

- Buildings are used for Christian worship and ministry
- Tenancies are part of an ongoing relationship with Church Growth Trust
- Many Church Growth Trust buildings are located in the heart of local communities, providing an immediate base to witness to those communities.
- Rents are always set below market level, helping churches make better use of their resources for ministry and outreach.

Church Growth Trust is more than a landlord. We work alongside churches as they care for their building and develop ministry within it.

Why churches choose Church Growth Trust buildings

Many churches value:

- Below market rents
- Buildings in the heart of local communities
- Ongoing support from Church Growth Trust



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Could this be right for your church?

We work with evangelical churches who are looking for a building to support their ministry and serve their local community.

Our buildings are leased to churches who want to use them for Christian worship and Gospel ministry.

In general, this may be right for your church if you:

- Share a commitment to the authority of the Bible (we can only let our buildings to churches who agree with our doctrines)
- Centre your ministry on Jesus Christ and sharing the Gospel
- Have a clear vision for how you would use the building to reach your community with the Gospel
- Can take on the responsibility of running a building
- Have appropriate leadership, governance and financial stability
- Have an appropriate legal structure in place to take on a tenancy

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What to expect

Taking on a building is a significant step. Churches take on responsibility for managing and caring for the building, and we will help you understand what is involved at each stage of the process.

What Church Growth Trust provides

- Help in understanding legal and practical responsibilities
- Advice on maintaining and improving the property
- Ongoing support as your ministry develops

What churches are responsible for

- Day-to-day care and maintenance
- Managing utilities and other ongoing costs
- Planning for repairs and improvements as part of a full repair and maintenance lease
- Ensuring the building is safe and meets relevant legal and safety requirements, including:
 - Health and safety responsibilities
 - Fire safety and risk assessments
 - Electrical and gas safety checks

We will help you understand what applies to your building, but churches are responsible for ensuring these requirements are met.

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Costs and lease overview

Church Growth Trust aims to make church buildings affordable for Gospel ministry.

For this reason, rents are always set below market level. In almost every case, they are a maximum of half the market rent. This helps churches make better use of their resources for ministry and outreach.

Churches take responsibility for caring for the building and meeting the ongoing costs associated with its use.

This typically includes:

- Utilities and day-to-day running costs
- Maintenance and repairs
- Insurance contributions (we insure the building on our block policy and recharge the cost to the occupying church).

Buildings are usually offered as a five year tenancy as part of a full repair and maintenance lease. This means the occupying church is responsible for the upkeep of the building throughout the tenancy.

We will explain the specific costs and responsibilities for any building you are interested in.

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The process

1. Get in touch

If a building looks of interest, or you would like to explore whether the building is suitable for you the first step is to get in touch.

2. Discuss your church and plans

We will take time to understand your church, your situation and how you would hope to use the building. This is a conversation rather than a formal process at this stage.

3. Arrange a viewing

If appropriate, you can arrange a visit to view the building.

4. Provide further information

If you would like to continue, we will ask you to provide information about your church and your plans for using the building. This helps us understand your situation and consider whether the building could be a good fit.

5. Review and next steps

We will review the information provided and prayerfully consider whether the building is right for your church and whether the Lord is leading us to let it to you.

In some cases, there may be more than one church interested in a building.

If the building is considered a good fit, we will discuss the next steps towards formalising a tenancy.

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What happens at a viewing

Viewings are arranged once we have had some initial contact with you.

At a viewing, you can expect to:

- Walk around the building and see the main spaces
- Ask questions about the property and how it has been used
- Begin to understand what would be involved in leasing it
- Talk through any or ideas you may have and for us to hear about your church.

You do not need to have everything worked out at this stage, and there is no obligation to move forward after a viewing.

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What we look for

When considering a church for a building, we will usually look at:

- The church's history, vision and growth for outreach
- How the building would be used
- The ability to take on practical responsibilities and manage the building

We will also want to understand:

- Your leadership and governance
- Your statement of faith and doctrinal position
- Discuss any affiliations, as well as how you expect to work with other churches
- The financial viability of taking on a tenancy.

If you decide to move forward, you will be asked to provide further information about your church and a proposal outlining how you would use the building.



Start the conversation

If you are considering whether a building could be right for your church, the next step is simply to get in touch.

You may wish to:

- Arrange a viewing of a building
- Ask questions about a specific property or the process
- Talk through your situation with us

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