

## **KERROWKEIL.**

### **Circuit Stewards Views.**

The premises are deteriorating and, as will be seen from the photographs, are in need of a new roof, two new doors and redecoration. We have been advised that the cost will be in the region of £30,000. The interior is also damp and we are unable to use the dehumidifiers as under the terms of our insurance, water and electricity had to be disconnected. We have kept insurance cover in place at a cost of nearly £1,300 per annum, but the insurers are becoming reluctant to continue the cover. At renewal we will have to tell them about the state of the roof and that could result in them refusing to insure the building.

The building was valued some two years ago at £70,000 and even if the above expenditure was undertaken it is unlikely that the value would be enhanced. In effect the funds would be spent for no monetary benefit. If the decision was made to offer the property for sale now it would mean that we would not have to incur the expenditure and save half the value of the premises. This would mean that we would have extra funds to support the assessments under the agreement that 10% of our reserves would be used to support the Churches.

If we agreed to the proposal to lease the property to a heritage organisation the property would have to be put in reasonable order. It is acknowledged that the Church has considerable heritage value, but it is off the beaten track and there is little passing footfall or traffic. Monitoring the property and providing public access will require many active supporters. One of our Stewards is the Chair of the Friends of St Jude's Church and he is well versed in the workload which falls on those responsible for the building. They are fortunate in that they have a band of active helpers, but they are ageing, and it is proving very difficult to put a succession plan in place.

If you accept the heritage proposal for Kerrowkeil, there are financial difficulties, as set out above, but also the committee would be acting on behalf of the Circuit Stewards as the property remains in the ownership of the Circuit. This presents governance issues in that whilst we trust those who have put these proposals forward we would need to be very closely involved with their activities. None of the present Stewards have an appetite to take on another role.

Our recommendation to the meeting is that the property should be offered for sale at the earliest opportunity.