

November 2022

PROPERTY MATTERS

The Methodist Church 

Welcome to the November edition of Property Matters with a focus on property-related updates and guidance.

For the latest property guidance, please refer to the [Property pages](#).

If you have any feedback, please email the [Property Support Team](#).

Grant Opportunity for Warm Spaces

Further Grant Opportunities for Warm Spaces

The funding section of the [Respond to the Energy Crisis](#) page has been updated to include some links to local authority grants. [Click here to view](#).

As well, funding has been made available from the Connexional Priority Fund to support churches that are unable to access funding locally. [Click here to apply](#).



[The Warm Welcome project](#) offers resources for churches would like to set up a warm space. A warm space will offer free and friendly space for those who are unable to heat their homes. As well, the Evangelism and Growth team have produced helpful resources, including a videos and advice on how to set up a warm space. [Click here to learn more](#).

Methodist Insurance Updates

150th Celebratory Award-winners

To celebrate 150 years of service as insurers to the Methodist community, we decided to give away fifteen awards of £1,500. That's one for every decade since our foundation – to church and community ventures that are **really** making a difference to those around them. [See who won](#)



Have you assessed your church's flood risk?

Climate change is resulting in more extreme weather events. Though it's impossible to flood proof your church properties, there are some actions you can take to reduce the damage caused and protect your contents.

[Protecting your church in a flood](#)



Supporting your church with risk management

Our website includes lots of useful information on topics that help you to protect your church and those who use it. If you ever have a question or need a helping hand, we have a Risk Advice Line set up for Methodist Insurance customers. Just call our risk specialists on [0345 600 7531](tel:03456007531) or email us. [Email our risk specialists](#)



Protect your home and help your favourite charity

We'll donate 20% of your first year's home insurance premium to a church or charity of your choice. Methodist church officials receive our enhanced home insurance cover at no additional cost to provide cover for the work you do on behalf of the church. [Home insurance for church officials](#)



Fundraising tools at your fingertips

Whether you're dipping your toes into digital fundraising or applying for grant funding - our fundraising hub has a range of tools specifically designed for church fundraising.

[Browse the fundraising hub](#)





METHODIST INSURANCE

Protect your home and support your church or charity

*Terms and conditions apply.

20% donation*

HSE Update



Gas Safety checks recommended ahead of winter

Gas appliances such as boilers, cookers, fires, flues, and pipework should be serviced on an annual basis by a qualified engineer listed on the Gas Safe Register. You can view a wide range of guidance and information about gas safety on the HSE website, which includes:

- [Frequently Asked Questions](#)
- [Gas Safe Register](#)
- [Useful resources and publications](#)

Slips and Trips in the winter months

With lower temperatures and less daylight, slips and trips accidents are likely to be more frequent in the coming months. At this time of year surfaces can be perilous – there are plenty of [seasonal factors to consider](#) when avoiding these sorts of accidents.

Poor lighting, excess water from rain and even wet and decaying leaves can all cause slip and trip accidents to increase significantly. Slips and trips cause over a third of all major injuries and can also lead to other types of accidents, such as falls from height.

The [HSE website guidance on slips and trips](#) provides plenty of information and resources on how to avoid these accidents.

TMCP Updates

TMCP are pleased to advise that a new telephone system has been implemented. This will enhance the way Managing Trustees and their professional advisers can contact their team. [Click here to read more.](#)



A Community Focus in Orpington

[Orpington Methodist Church](#) in Southeast London had wanted for some time to be more involved in the local community and be more relevant to the community and discussed this for a number of years. They realised that in order to be more relevant, they needed to help and work with the community on local issues, which led onto to thinking of how to use the premises and the building project emerged as a part of achieving this vision.



[Click here to read the story.](#)

A National Online Resource Portal which 'Starts Where Churches Are'

Centre for the Study of Christianity & Culture, York, and the National Churches Trust are conducting a survey about a proposed free national online resource portal for churches.



The Survey

Please share your experience and needs! Your input is needed on a proposed new Resource Portal. The aim is to help churches, chapels and meeting houses of all sizes, across the UK, assess their current needs and opportunities and plan for the future. The portal would provide FREE quick and easy access to comprehensive support, guidance, practical help, and creative ideas. This project has been shaped

by the impact of COVID-19 and other challenges, requests from churches, and consultation with denominations and partners across the country, including the National Churches Trust. It is coordinated by the Centre for the Study of Christianity & Culture at York. [Click here to go to the Survey.](#)

There are 11 questions (a mixture of tick boxes and FREE TEXT) which shouldn't take longer than about 10 minutes to complete. Please take part. Your feedback is vital to ensure this resource provides what churches really need!

What would the Online Resource Portal offer?

The aim behind the Resource Portal is to help churches of all sizes to assess their current needs and opportunities and plan for the future. The Portal will offer free quick and easy access to the support, guidance, practical help, and creative ideas churches need, including the excellent resources which already exist. It will be easy to navigate and will be kept up to date.

We apologise if you receive more than one request to complete this survey. Please only send one response. Our aim is to gain as wide a circulation as possible, so we can really learn what churches think. Thank you for your help in developing new ways to support churches. **The deadline for responses is 22rd November.** [Click here to go to the Survey.](#)

Thinking of Installing a Heat Pump?

Heat pumps can be a viable heating solution that offer long-term carbon and energy savings. The government is offering funding in England and Wales for the next 3 years. The Centre for Alternative Technology have produced a useful article on things to consider when installing and running a heat pump. [Click here to read.](#)



Grant Information

Transforming Churches and Communities offer an update to list of grant providers as well as some [fundraising training events](#). Some featured funders include:



- [Sir Stewart Halley Trust](#)
- [Hodge Foundation](#)
- [Bishop Radford Trust](#)

[Click here to view further funding information.](#)

Asbestos Inspections

Did you know that if a building has asbestos, it should be checked regularly - every 6 months to 1 year depending on the type and location of the asbestos?



The initial survey should be undertaken by a specialist who will prepare a formal report which should be kept in the church log book. It is then the Church Council as Managing Trustees who have the responsibility as duty holders to manage the ongoing risk by having regular inspections, which can range from 6 months to 1 year depending on the type and location. The first stage is to prepare a risk assessment to determine whether asbestos is present in your buildings. If it is, there are only two options:

- High risk - the asbestos must be removed
- Low risk - it can be sealed and left in position, together with warning notices and possibly minor repair.

If asbestos is found, the duty holders must:

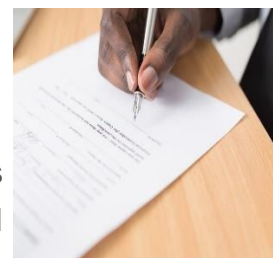
- Take reasonable steps to find out if there are materials containing asbestos in non-domestic premises, and if so, the scale of the problem, where it is and what condition it is in;
- Presume materials contain asbestos unless there is strong evidence that they do not;

- Make, and keep up to date, a record of the location and condition of the asbestos containing materials (ACMs) or materials which are presumed to contain asbestos;
- Assess the risk of anyone being exposed to fibres from the ACMs;
- Prepare a plan that sets out in detail how the risks from these materials will be managed;
- Take the necessary steps to put the plan into action;
- Periodically review and monitor the plan as well as check the asbestos, ensuring the arrangements and the condition of asbestos remains safe, relevant and up to date;
- Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

[Click here to read the full guidance.](#)

Insurance and Listed Buildings

This is a reminder for those custodians who make an insurance claim for works to listed buildings. It is likely that your insurance company has a list of contractors who undertake repair works as part of any claim. This list often includes contractors and general builders who undertake claims works on domestic and commercial properties.



In the case of churches which are listed buildings it may be that these contractors do not have sufficient experience or skill to undertake the specialist and high quality works required for our more historic buildings. In such circumstances your insurer may suggest the church ask their architect or surveyor who does the Quinquennial Inspection to draw up the specification of works (this will be more detailed than a schedule of works a general building contractor will produce) and then employ a contractor with the necessary skills to carry out the work. The associated fees and works should be covered by the insurance claim.

Any trustee who finds themselves making a claim for works to a listed building should clarify the above with their insurance company and any resulting

specification should be submitted to and approved in writing by the [Connexional Conservation Officer](#) before the works commence.

[Listed Building Advisory Committee \(LBAC\) Meeting Dates:](#)

- **24 January 2023** - Deadline for paper is 3 January 2023
- **18 April 2023** - Deadline for paper is 28 March 2023
- **18 July 2023** - Deadline for paper is 27 June 2023

Supporting the Methodist Connexion

Methodist Insurance has been protecting the property of the Methodist Church since 1872. We are a Public Limited Company owned by shareholders and independent of the Methodist Church. The company operates like a mutual by returning most of our profits back to our community in the form of a significant financial contribution to the Methodist Connexion. [Find out more.](#)



Property Matters is a monthly newsletter focused on giving updates on property related guidance and legalisation as well as providing information and links to related subjects. To view the most current content, please refer to the [Property pages](#) on the website. We cannot know about everything that's going on, so please do [email us](#) if you have any feedback or ideas for items to include.

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