



Using Church Assets for Affordable Housing



Jackie Cottingham
Faith in Affordable Housing
Co-ordinator (England)

Tel: 07557 110956
fiah@housingjustice.org.uk



What does FiAH do?



Housing Justice



**Acts as
Midwife**





What does FiAH do?



Housing Justice



- ❑ Offers support and advice to churches
- ❑ Acts impartially and links churches with HA's
- ❑ Works with all denominations
- ❑ Does not charge fees for advice
- ❑ Understanding of church structures and trustee responsibilities
- ❑ Lobbying role to change policy



Affordable Housing



Housing Justice



- Usually owned by housing associations or councils
- Below market price
- But not necessarily affordable to those whose needs are not met by the market
- Should remain as affordable in perpetuity



Affordable Housing



Housing Justice



Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market... Affordable housing should include provisions to remain at an affordable price for the future or for the subsidy to be recycled.

National Planning Policy Framework 2012



Affordable Housing in Rural Areas



Housing Justice



- **12% housing stock in rural areas is affordable compared to 19% in urban areas**
- **Need 11,000 new affordable homes/ year - Affordable Rural Housing Commission 2006**
- **<4,000 new affordable homes completed / year in rural areas 2008- 15**
- **90% rural homes cost 8x average salary – 2014**
- **43% increase in price of rural land in last 5 years**



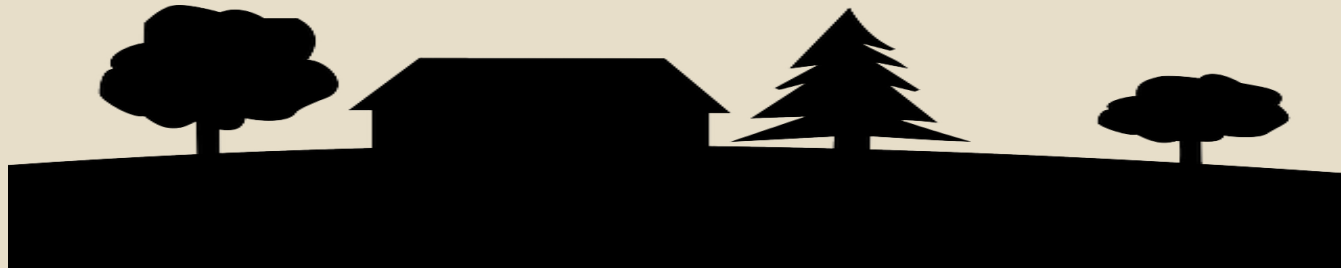
Why is church land important?



Housing Justice



- Church owns land and buildings in all areas
- Land for development in short supply in many rural areas.
- Housing Associations building sub-market price housing often can't compete with private developers





Why is church land important?



Housing Justice



- Church of England is present in most communities
- CofE Buildings review 2015
- 9,000 CofE rural churches, >90% listed
- Small rural congregations – average 30/ building





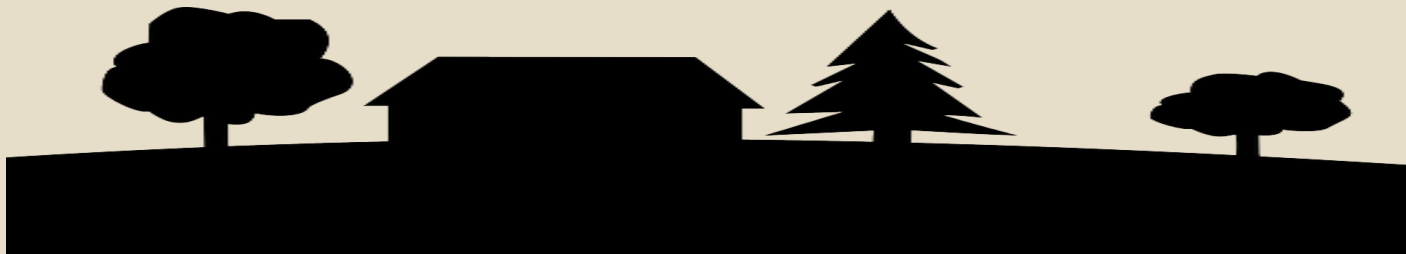
Why is church land important?



Housing Justice



- CofE closed 328 churches 2003-12, of which 130 converted or demolished for residential
- 1/3 Methodist chapels closed 1970-2000
- Glebe land e.g. Diocese of Oxford (CofE) owns 280 glebe agricultural holdings





Disposal on Best Terms



Housing Justice



- Charities disposing of land must usually obtain 'best terms'
- Best Terms not best price
- FIAH guide:
<http://www.housingjustice.org.uk/pages/fiah-resources-117.html>





Church of England Ownership



Housing Justice



43 CofE dioceses:

- Vicarages
- Church halls
- Glebe land – income used to pay clergy
- Closed churches – finding a suitable alternative use is the major requirement
- Festival churches – shared uses



Other Denominations



Housing Justice



- 19 Roman Catholic dioceses
- Methodists – property usually owned by TMCP
- Baptists
- Quakers
- United Reformed Church
- FIAH guide
<http://www.housingjustice.org.uk/pages/fiah-resources-117.html>



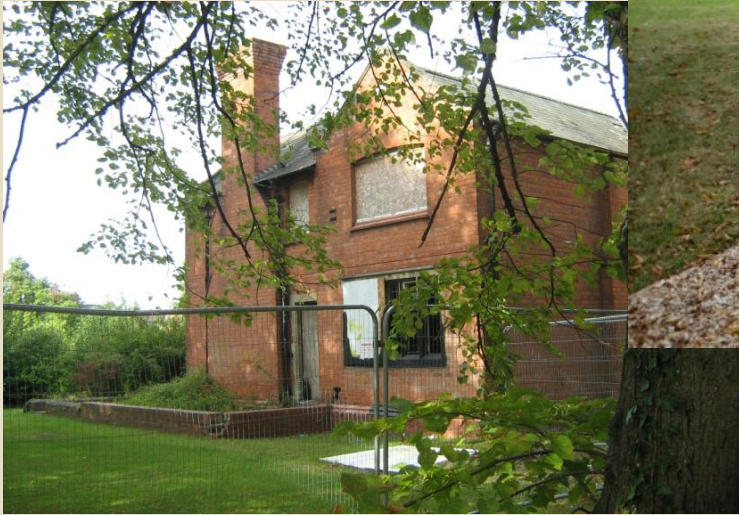
St Stephen's Vicarage, Gloucester



Housing Justice



**14 affordable
homes on site of
old vicarage**





Church Hall Cottage, Chapel Stile



Housing Justice



Vacant cottage owned by Diocese of Carlisle

**FIAH worked with
Cumbria Rural
Housing Trust and
CLT
21 year lease**





Methodist Church, Ambleside



Housing Justice



- Church sold to Home Group HA
- Converted into 15 rented flats
- Priority to those with local need
- Proceeds contributed to new parish centre including worship space





REAL PEOPLE



Housing Justice





Housing Justice



Questions?