

**Church Commissioners**

**Mission, Pastoral and Church Property Committee**

**The re-use of closed churches: An analysis of use types and sustainability from 1969-2019**

**Note by Clara Sidoroinicz**

**Summary**

As part of our work Andrea Mulkeen and the team have been looking at the long-term trends in relation to the closure of churches and their re-use. In May 2020 the Committee reviewed a report which explored the rationale for Diocesan closures and in this second part of the review Andrea Mulkeen and Clara Sidoroinicz have drawn together an analysis of the different ways closed churches have been used and assessed how sustainable those approaches have been.

There are many points of interest, but the Committee should note that although 57% of buildings were re-used and 18% preserved, primarily through the Churches Conservation Trust, 21% (unlisted) were demolished. Of the 57% a quarter have had more than one use over time. The case studies at **Annex A** give a flavour of the projects taken forward in each category of use and demonstrate the creative and inventive approaches taken to re-use over the 50-year period.

**Recommendation**

The Committee is invited to consider and take note of this analysis.

(signed) Clara Sidoroinicz

Church House  
Great Smith Street  
London SW1P 3AZ

15 July 2020

## **The re-use of closed churches: An analysis of use types and sustainability from 1969-2019**

1. In 1968 the Mission and Pastoral Measure<sup>1</sup> brought new arrangements into force to manage the closure of church buildings and facilitate their re-use. Since then 1,972 churches have been closed and alternative uses sought. This paper examines the various uses that have been achieved and assesses which have been the most sustainable. It is important that we understand what uses are most likely to succeed so that we can help Dioceses to make effective decisions on closures and maximise the spiritual, social, environmental and economic outcomes from the process.
2. This is also important in terms of the wider strategic debate which is now playing out in relation to the post-Covid approach to vision and mission. The financial strain and pressure on Dioceses has increased significantly during the crisis, and re-focussed attention on the Measure and the outcomes which need to be achieved from closed churches work.
3. This report therefore summarises the authorised uses that were agreed for all church buildings closed since 1969 and shows how complex and difficult it can be to find a long-term sustainable use, with some churches requiring several schemes before a permanent use can be found. It is a desk-based assessment drawing on publicly available sources of information.
4. The future of closed church buildings are settled by Schemes under the legislation which can provide for suitable alternative use, preservation (essentially vesting in the Churches Conservation Trust (CCT) or demolition.
5. The Closed Churches Database has chronicled details of what has happened to all churches closed since 1969, including any changes to their authorised future, either via an amending Scheme or, where the freehold has been disposed of, usually via a Deed of Variation amending the permitted use provided for in the user covenant. Excluded from this exercise are those buildings closed under earlier legislation, for which fresh provision has been made under the Pastoral Measure 1968 and its successors (68 buildings) and those demolished other than under the Measure and dealt with solely as site disposals (78 such cases).
6. In most cases where initial provision is for either vesting in the CCT or demolition, this remains the single authorised future for these buildings. The main focus is on those buildings authorised to a suitable alternative use and for which there has been further formal provision made.

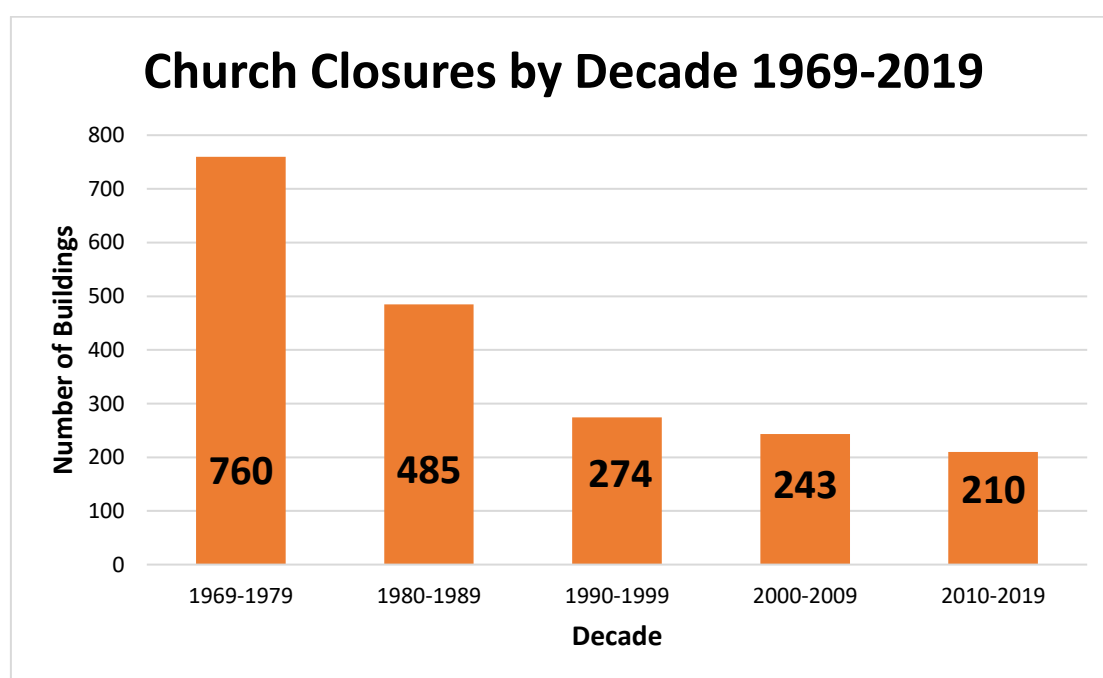
---

<sup>1</sup> Now the Mission and Pastoral Measure 2011

7. There are limitations to this exercise: it does not reveal how successfully a use has been implemented or sustained, but by monitoring the trends among different types of futures/uses, it is possible to ascertain the scale whereby new provision has been required, and the types of use this has mostly involved. This has been amplified by online research of a significant sample of buildings converted to alternative uses, to try to identify the extent to which an authorised use is still functioning.

### Church Closures (1969-2019)

8. In the period between 1969 and 2019 there were some 1,972 church closures<sup>2</sup> out of approximately 16,000 church buildings (just over 12%). As can be seen from the graph below, a much higher proportion of these closures occurred in the 1970s and 1980s than more recently. This was partly accounted for by a build up of cases awaiting the new legislation in 1968 but also reflects a downward trend in the number of closures in recent years to around 20-25 a year, or approximately 0.15% of the total number of churches.
9. The higher number of closures in the 1970's and 80's means that over 63% of the buildings covered by this research closed in the period before 1989, testing the sustainability of the new uses use for a significant period of over 30 years.



---

<sup>2</sup> These are closures which have been brought into effect.

## Legislative Position

10. As indicated, the three essential outcomes for closed churches are: suitable alternative use, preservation (almost always by the CCT), or demolition. Where a suitable use cannot be found, the Commissioners decide whether a building should vest in the CCT or be demolished. All such outcomes are provided for by a Scheme; where this involves alternative use, the Scheme specifies or generally describes the use.
11. In use cases, the normal practice is for the Commissioner to undertake freehold disposal, with Diocesan Boards of Finance (DBFs) responsible for leasehold disposal. Among covenants imposed on disposal is a user covenant restricting use in accordance with the Scheme. Where the building is leased, a change to the authorised future is via an amending Scheme. A freehold disposal takes a building outside the ambit of the Measure, the Commissioners may subsequently vary the user covenant where the authorised use was either not implemented, has come to an end or failed.
12. The variation or release of a user covenant may have a financial value, particularly if the property was initially disposed of for a use (for example a community use) for less than full market value, and now a more commercial use is proposed.

## Settling the future of closed churches

13. Closed churches are a unique building type. Most are listed, have some historical significance and are often surrounded by a churchyard and sometimes have difficult access. Consequently, it can be problematic to find suitable new uses to both remove the ongoing financial liability for the building and potentially generate income for investment in the mission of the Church.
14. Between 1969 and 2019, the Commissioners settled the future of some **1,891** churches closed under this legislation.<sup>3</sup>
15. During this fifty year period, **1,567 (82.87%)** of these buildings had only one authorised future, and only **324 (17.13%)** saw a change in their authorised future. Of those that have had further changes of use 70 buildings have seen multiple different provisions, only 4% of the total number of closed church cases:

Two authorised futures	254
Three authorised futures	56
Four authorised futures	10
Four + authorised futures	4
Total multiple provisions	324

---

<sup>3</sup> Excluded from this are those closed churches where provision has not yet been as to their future.

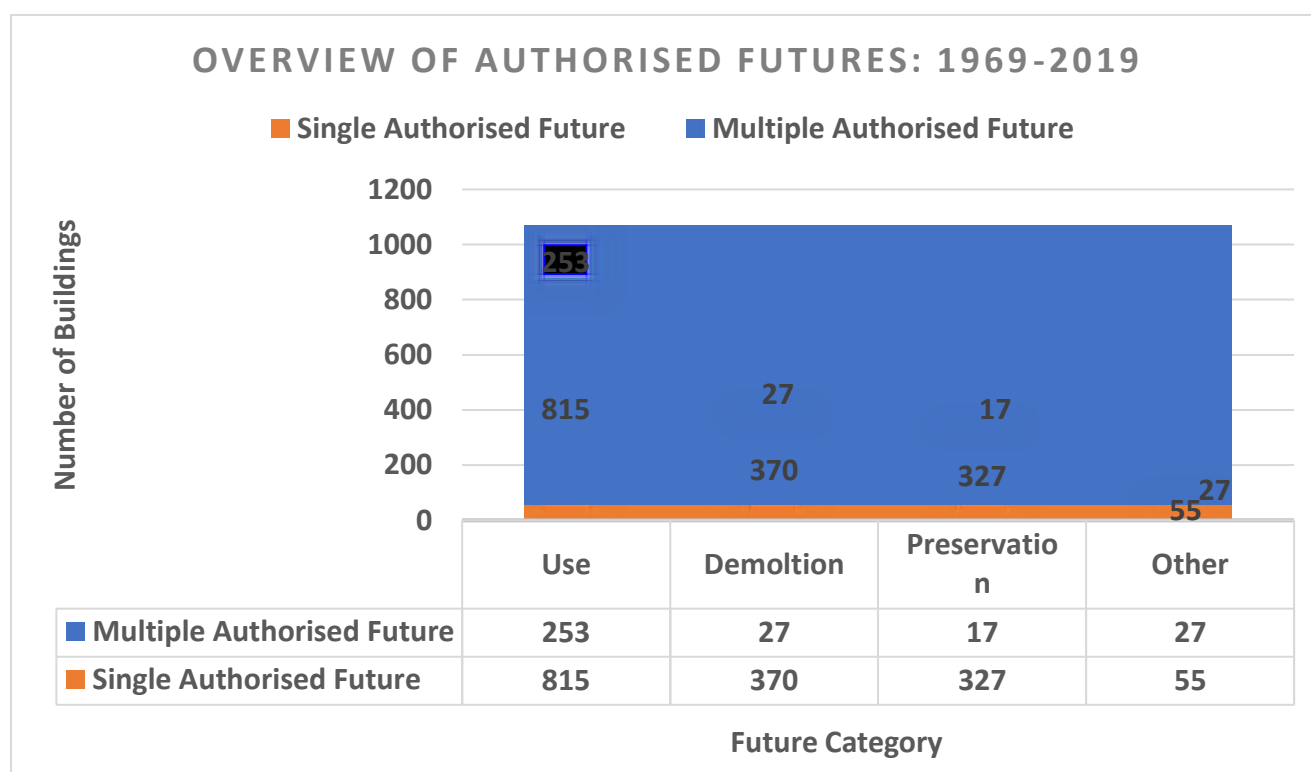
16. Not included as new authorised provision are any marginal changes not materially affecting the use or designated future, such as those providing for freehold disposal in place of leasehold disposal for the same use.

### Current Position: Authorised Futures

17. The table below sets out the latest position on the 1,891 buildings whose future was settled within this time-frame, outlining those within each category whose future has been settled only once as well as those with more than one authorised future. The breakdown is as follows between the alternative outcomes:

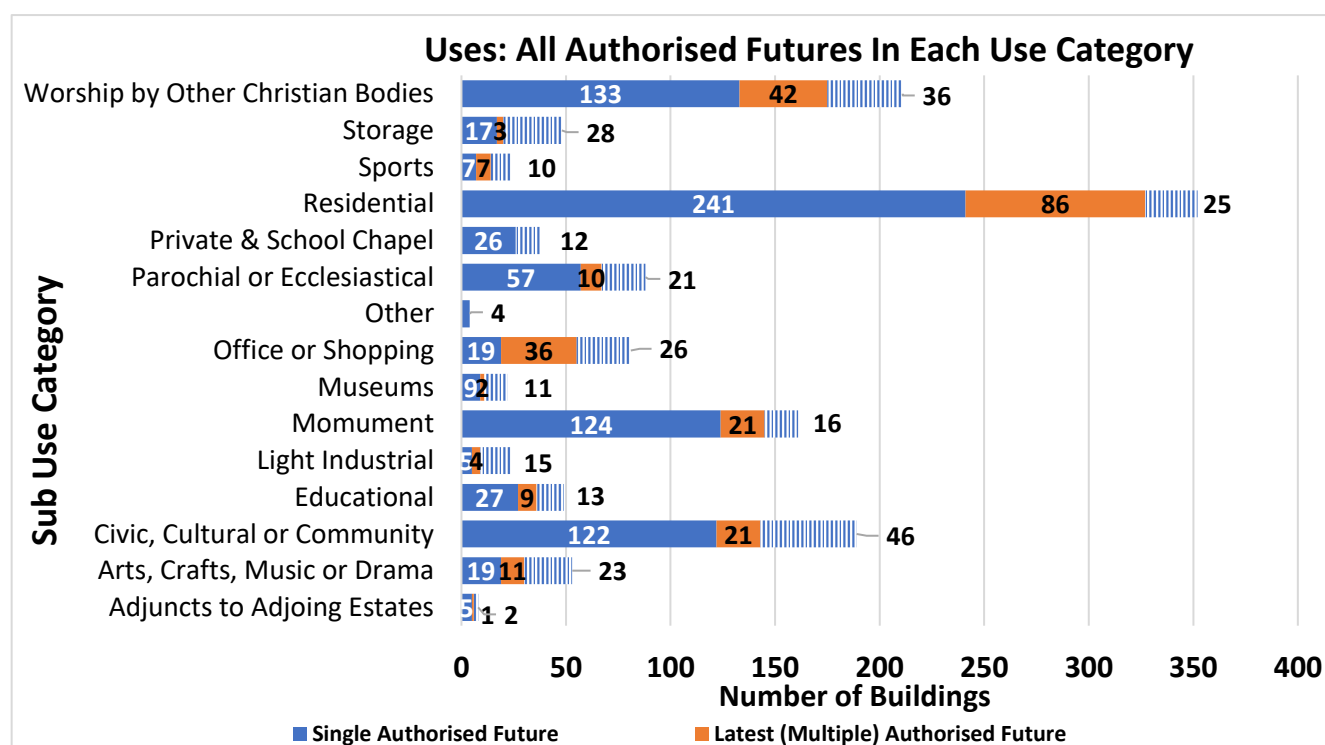
- Alternative use: 57%
- Preservation (primarily the CCT):18%
- Demolition : 21% (the majority of these being unlisted buildings)
- Other: 4% (including those buildings formally restored to uses as Anglican churches or places of worship and those whose future has been settled outside the Measure, such as by Compulsory Purchase Order or enfranchisement).

18. Just under a quarter of buildings now within the alternative use category have had more than one authorised future. This paper will focus in particular on alternative uses as this is inevitably the outcome most susceptible to change, but there will also be some analysis of changes between categories, including where buildings have vested in the CCT after an alternative use ended or have devested and either been returned to use as churches or been appropriated to alternative use.



## Alternative Uses

19. As indicated, the database does not capture struggling or failed uses, but this is in some cases determined which have been 'resurrected' as current casework. Online searches have also identified instances where there appears to be some divergence from the original authorised use. Nevertheless, there are some conclusions which might be drawn regarding the durability or sustainability of particular use categories by looking at the movement between those sub-categories of use which have been in place as our official form of classification since 1969.
20. The next table provides the up to date breakdown of all authorised future use in each of these sub use categories. For each use category it shows:
  - buildings that have only ever had this authorised use;
  - buildings which previously had a different authorised future/use but now fall within this use category;
  - buildings which formerly, but no longer, fall within this use category<sup>4</sup>
21. The Blue and Orange categories combine to represent the number of cases currently in a particular use category. This represents those cases which have only ever had one alternative use (blue) and those cases where there have been one or more previous uses before ending up in the current use (orange). The light grey category shows the number of cases where this had at one time been



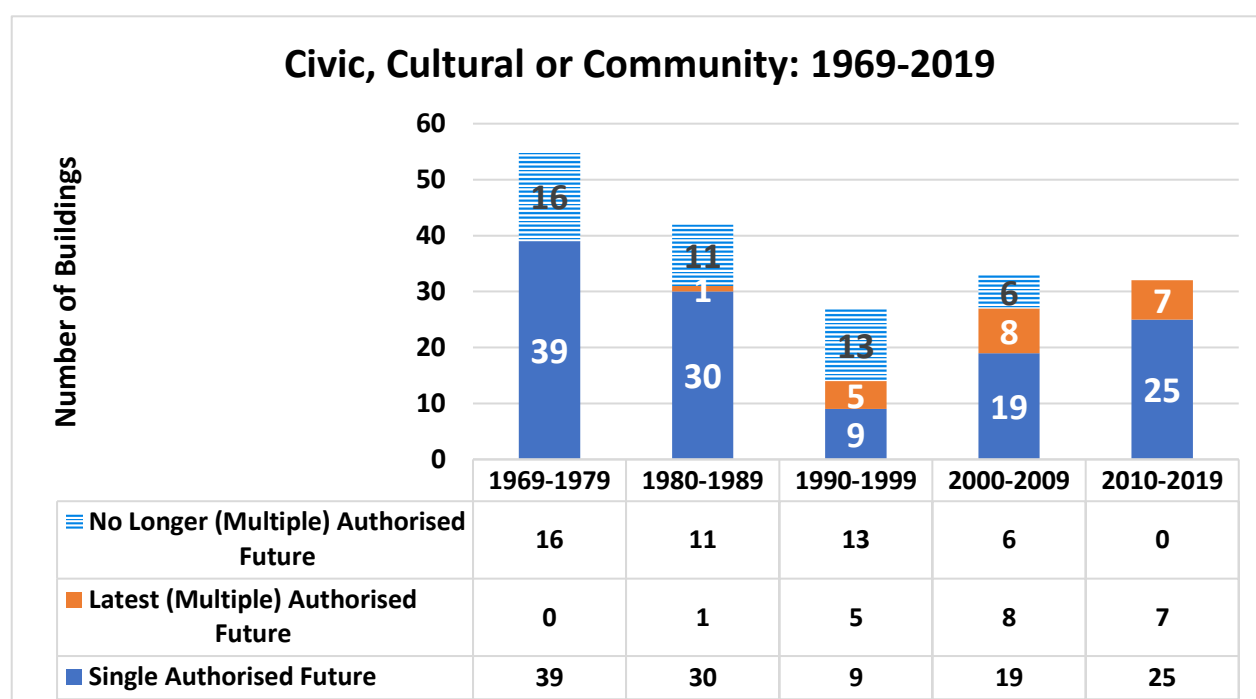
<sup>4</sup> Given that there are several buildings which have had multiple authorised uses, the cases as shown in shading do not represent individual buildings, rather they are instances where there was authorised provision for that use but this is no longer the latest such provision.

a use but the case is no longer in that use category. Placing this information in the graph together it is hoped to show the comparison between the sustainability of different uses.

22. As can be seen there has for most use categories been some movement in both directions, although some uses, for example storage and civic, cultural and community use, have lost a lot more authorised uses than they have gained. Only by looking at each category in more depth will it become clearer whether these were uses which were implemented and perhaps failed, or whether they were initially authorised or simply did not proceed.
23. Taking the 1,081 closed churches whose latest authorised future is alternative use then, by some distance, the most common use category in numerical terms is residential, which has also gained the most buildings from those with multiple authorised futures. Other prominent uses in terms of volume are worship by other Christian bodies, civic cultural and community use and monument (albeit the last is essentially a passive use).
24. Particular attention in the following sections is paid to authorised futures as represented by the orange and shaded elements within this graph to chronicle what has happened to the buildings they represent. For each sub use category case studies are also provided in **the Annex**.

### Civic, Cultural and Community Use

25. This is a very broad use category, which encapsulates buildings acquired by local authorities for predominantly civic uses, as well as those managed by charities, companies, small local trusts or private individuals as small-scale community buildings.



26. While a substantial number (122) have remained in this category as their only authorised use, there has also been some significant movement, primarily away from this authorised use, although some coming to from a different initial use. As illustrated by the table above, this was a more common outcome in the earlier period, up to 1990, which saw a number of local authorities willing to take on responsibility for closed churches. This has been less prevalent in more recent years.
27. In terms of cases where civic, cultural and community use was at one stage, but is no longer, the authorised use/future, in slightly more than half of these cases such use was never properly implemented.
28. Where civic, cultural and community use was initially implemented, eight involved local trusts/associations, four local authorities, three national charities, two companies and one was the Secretary of State.
29. Where the civic, community or cultural use was not implemented, apart from two local authorities and one small charity, the main intended users were either small trusts or local associations, and three small companies.
30. Eight buildings formerly with a different authorised use are now being used for civic cultural and community purposes.
31. The case of **Wolborough St Leonard (New Church) (Exeter)** described in the **Annex** is an unusual recent example of a town council or local authority being willing to take on responsibility for a closed church; more recently such a recipient is likely to be a small trust or community body, often reliant on grant aid or lottery funding.

## **Residential Use**

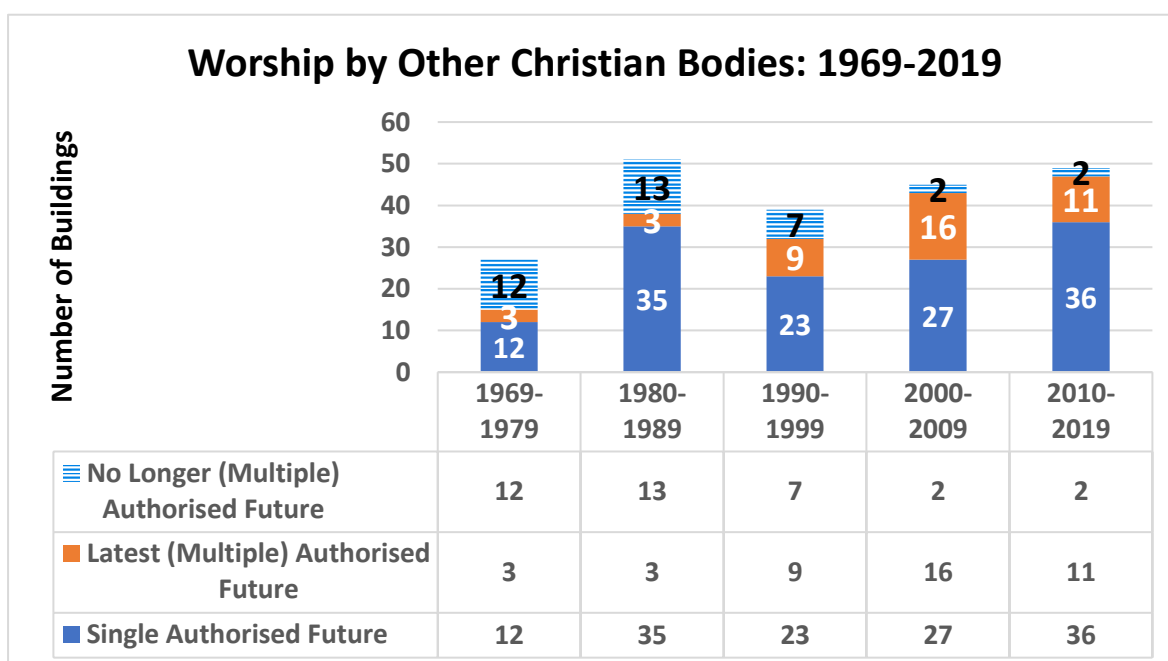
32. Residential use, provided the conversion proceeds, has proved a durable alternative use and is the single largest category of alternative use. Residential use has proved a very successful use category provided that the use has been fully implemented and has not failed in its early stages due to the new owner's lack of funding. In total there are currently 175 church buildings still in residential use schemes, 133 buildings (76%) have only ever been in the residential use category, with another 42 buildings (24%) joining the residential use class from a differing use subsection, making residential use the most likely outcome where a secondary or later use is established.
33. There are a number of interesting examples of buildings which have become residential use having failed in their previous use. But as can be seen from the examples given in the **Annex** this is often in circumstances where the initial proposed use does not even proceed to be established and further use seeking is required to secure a sustainable future for the building.



34. Likewise, although residential use has predominately been a consistently successful use category for our closed church buildings there are a number of building which have required additional provision as their residential use has proved unsustainable. When residential schemes do fail this tends to happen before conversion is complete, failing in the early stages of the schemes or before they are brought into effect.

### Worship by other Christian bodies

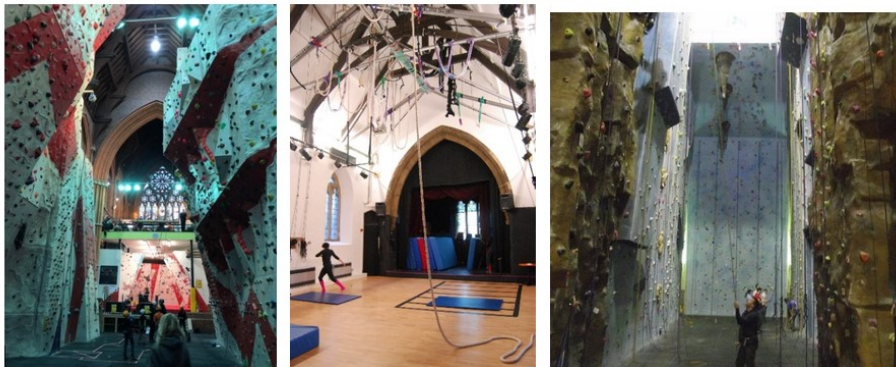
35. Worship by another Christian body is another significant alternative use, there are currently 175 closed church buildings in use by other Christian bodies. Although there has been an increase in the number of churches being used by other Christian bodies since 1969 the changes in this category have not been drastic.
36. There are some 36 buildings where use was initially, but are no longer, within the worship by other Christian bodies use category. Of the churches who fit into this category often their use was changed due to inability to raise continued finance by the lease holder or prospective owners to maintain their use and the upkeep of the building. The number of buildings changing use from worship by other Christian bodies has decreased since 1969.



37. One of the difficulties that emerges where a former worship use fails is that this is often in circumstances where only very limited ongoing maintenance has been carried out and the liability that the building represents can be significant in achieving any further suitable use for the building. In those circumstances intensive development proposals can often be the only way of securing any future for the building, such as in the case of Hulme St Mary in Manchester.

## Sports Use

38. Although numerically quite a small category, buildings involving sports use have seen some significant movement in terms of authorised provision. There are currently 13 buildings whose authorised use falls within a generic 'sports use' category (seven having only had this authorised use and six with a former authorised use (although in four of these, what was originally a sporting use has since been widened)).
39. Climbing centres have been among the most successful sports use, the proportions of the buildings suiting a niche market, but gym use and use as an outdoor centre have also been successfully accommodated:

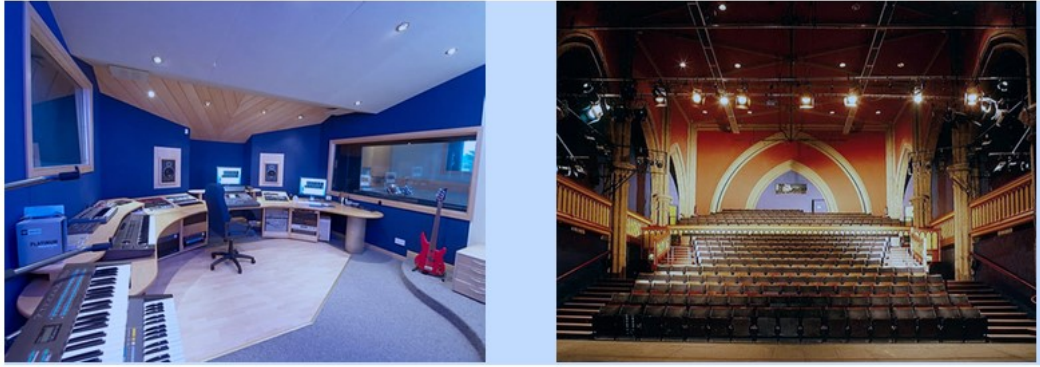


*The Climbing Academy, Bristol (left); Greentop Circus (centre); Newcastle Climbing Centre (right).*

40. By contrast, twelve buildings appropriated to sports use no longer fall within this category. In six cases they did not proceed as far as sale or lease (reasons including a new rival facility opposite, withdrawal of the potential user for financial reasons and reliance on grant finding which was not forthcoming).
41. In those cases where the use was initially implemented but did not prosper, there has tended to be a significant impact on the building itself with decay and abandonment leading to demolition. Such buildings were usually sold to private individuals and their condition tended to deteriorate over time as the use faltered.

## Arts, Crafts, Music and Drama Use

42. Arts, Crafts, Music and Drama use seems to be one of the most volatile in terms of the proportion for which this was, but is no longer, the authorised use. Among buildings where this remains the sole authorised use, there are several which seem to be operating successfully, including use as arts centres, craft workshops and theatres, although such operating models can be precarious, and several have been closed during the Covid-19 crisis, placing additional concerns about their future sustainability.



*Shireshead Recording Studio (left); Trinity Theatre (Tunbridge Wells) (right)*

43. There are some 23 buildings where uses were initially but are no longer within the Arts and Crafts etc use category. The majority of these are now used for residential purposes (in several cases, sale to a private individual for a craft workshop use with a residential element is now a solely residential use). Some of these buildings were sold almost 50 years ago and their use has, not surprisingly, evolved into a variety of uses over time.

### **Museum Use**

44. This is a numerically small category which has also seen significant turnover: half of the buildings which had been authorised for museum use no longer have this as their latest authorised use. The eleven operating as museums include examples of buildings sold privately to adjoining landowners now operating low key, modest uses; those on a larger scale run by trusts and two transferred to local authorities.

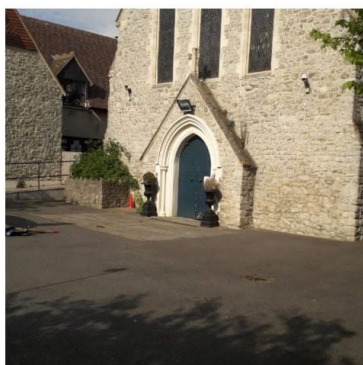


*The Garden Museum at Lambeth St Mary showing its recent development and extension*

45. Unusually, two buildings were devested from the CCT some years ago for museum use (both are still in operation), while two others originally authorised for museum use were subsequently vested in the CCT.
46. An online search has revealed that the privately-run museum at **Portfield All Saints (Chichester)** (Museum of Victorian artefacts, especially musical instruments and dolls) is no longer in operation and we await news of what may happen next in the future of this building. In eight other cases authorised museum/gallery use was not implemented; in one case the use was successfully relocated elsewhere and in three cases the use came to an end linked in part to repair costs associated with the building.

## Educational use

47. Education has proved a relatively stable use category (particularly in those circumstances where buildings are transferred to adjoining properties already in educational use). Of the 40 buildings which current use category is educational, 27 buildings (67.5%) have always been in educational use, with 13 further buildings (37.5%) joining the educational use category after having been used for a different use previously.



*Maidstone St Peter, now a pre-school and nursery*

48. There are some 13 buildings where uses were initially but are no longer within the Educational use category. These buildings are now in a number of different use categories, including a number of buildings now being in preservation and residential use categories. Further details can be found in the **Annex**.

## Office and Shopping

49. The office and shopping use, which also encompasses restaurant/café use, currently assigned to 55 church buildings has proved popular for building with a previously failed use. This is evident as 36 buildings (65%) currently sit in this use class where they had previously been assigned a different use category. Whereas, 19 buildings (35%) have only ever had office and shopping as their use designation.
50. The buildings included in the 65% have more complex histories, for example **Chichester St Peter the Great (Chichester)** was sold in 1982 for use as a market hall, offices and studios. The market hall use operated for several years but had failed by 1996 and was sold on. A 1988 Deed of Variation had authorised use for either a Market Hall, Offices and Studios and ancillary purposes or for the sale of food or drink for consumption on the Property or of hot food for consumption off the Property. The building was purchased by a brewery and had since operating as wine bar/restaurant. Further examples are given in the Annex.
51. There are a further 26 buildings which were previously assigned the office and shopping use category which have now moved on to different use categories.



## Light Industrial

52. The light industrial use category has often proved to be unsustainable for our church buildings. Overall, 15 buildings which previously were used for light industrial use required another scheme to be made for a differing use. In comparison there are only 9 buildings which are currently in the light industrial use, 5 of these have always been used for light industrial purposes and a further 4 buildings are now in light industrial use where they have previously been in a different use class.

## Parochial and Ecclesiastical

53. The parochial and ecclesiastical use class has proved to be a consistent one with 57 buildings sole use being parochial and ecclesiastical. Some of these uses have been developed as technical closures, to better enable a parish to develop its property to support mission initiatives and attract grant funding, while essentially continuing in use for worship. A further 10 buildings have joined the parochial and ecclesiastical use category

54. Although, 21 buildings for which original use was parochial and ecclesiastical have now moved to different use categories this is not entirely the unfortunate story it might suggest, with buildings restored to use or separate trusts established to enable grant funding applications or to continue the underlying mission use on a more secure financial footing.



*Brancepeth St Brandon (Durham) closed and vested in the PCC following a devastating fire and subsequently restored to use following restoration of the building*

## Storage

55. Storage use has proved to be an interesting category in so much as the number of building that have been in use as storage and have subsequently had another provision assigned to them is bigger than the current number of building which sit in this use class, with 28 buildings no long is storage use and only 20 building currently assigned storage as their use.

56. 17 of our closed church buildings have always been in storage use. A further 3 buildings have moved into this use category from another.

57. However, as the number of cases suggests, storage has not proved to be the most sustainable of uses, perhaps because the costs of maintenance are often substantial by comparison to the financial benefit of the use. Many of the buildings that have moved away from storage as a use category have ended in the residential use class.

### Private and School Chapel

58. The private and school chapel use represents a small proportion of our closed church buildings. A total of 26 buildings are currently assigned this use.

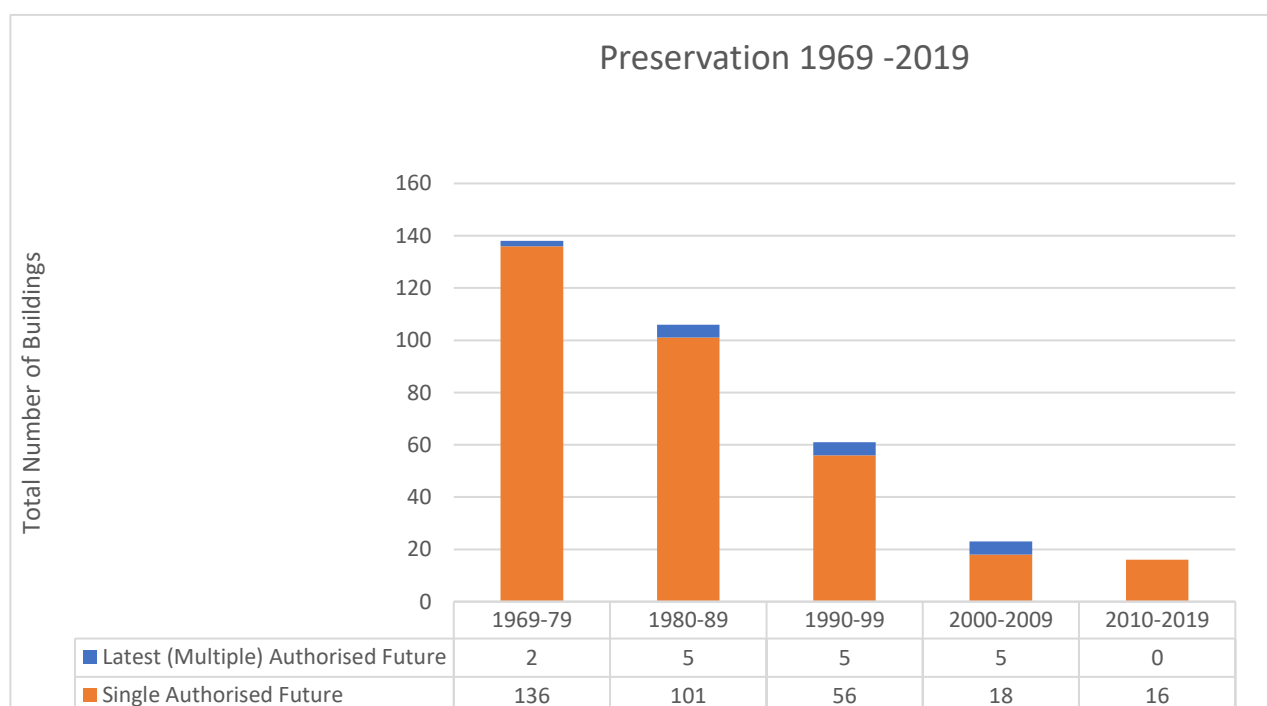
59. It is interesting to note then while 12 buildings previously assigned private and school chapel use have had another scheme made against them and now reside in another use category, there have been no buildings that have previously had a differing use and have moved into this category.

### Adjuncts to Estates

60. The adjuncts to adjoining estate use category is our smallest with only 5 buildings always having been assigned this use.

61. A further 2 buildings have moved away from this use.

### Preservation



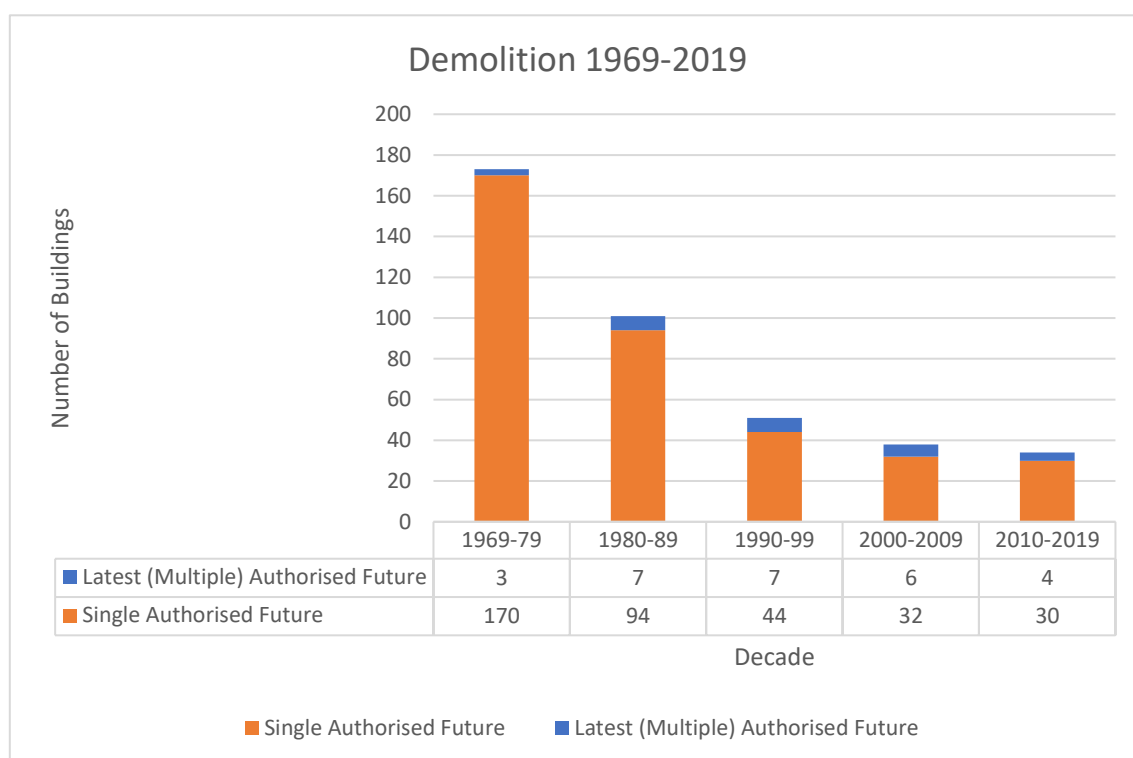
62. Preservation almost entirely comprises vesting in the CCT, which currently cares for 356 closed churches<sup>5</sup>. The two other preservation options are transfer to the Secretary of State (4 buildings are cared for by English Heritage) and long term vesting (usually of ruins) in the Diocesan Board of Finance (5); neither has been used recently or is likely to be exercised further in the near future.
63. The table above indicates that the majority of CCT vestings took place in the first 20 years of its existence, in the period up to 1989. Lower closure rates (particularly of highly listed buildings), financial constraints and more exhaustive use seeking efforts, have meant that this option has been exercised sparingly in recent years: realistically only two or three new vestings can now be afforded each year based on current funding levels for the CCT.
64. Of the 356 closed churches which vest in the CCT, 16 were vested by amending scheme after an earlier use came to an end (see annex). The difficulty which emerges in a number of these latter cases is the failure of local and independent trusts unable to bear the burden of repair, as at **Waldershare All Saints**, where despite links with the Earl of Guilford's Waldershare Estate no funds could be raised for the continuing maintenance of the property and badly drawn original lease documentation left the liability falling back on the Diocese.
65. In some of these cases the eventual vesting of the building was linked to an active use for the closed church but with the security of the CCT as a backstop. The small church of Kingsbury St Andrew old church having been vested in the CCT has now been licenced for use for worship by the Romanian Orthodox Church.
66. A legislative change in 2005 enabled the CCT, with the Commissioners' consent, to acquire a closed church whose freehold has been disposed of, by way of gift from the present owner; to date there has only been one such acquisition, **Stirchley St James (Lichfield)**, acquired in 2006 with benefit of a significant endowment from the then owner, English Partnerships.
67. Churches may be divested from the CCT; three have been restored to parish use while three others have been found an alternative use. While the CCT keeps its estate under regular review, divesting opportunities remain rare and to date vesting in most cases has been proved a permanent outcome. The CCT can also lease churches in its care with the Commissioners' consent; **Bristol St Paul** is a rare but important example of this, leased to Circomedia in 2004 after the vesting was supported by a substantial English Heritage and Heritage Lottery Fund grant.

---

<sup>5</sup> The graph above excludes those churches which are now vested in the CCT, but which closed under earlier legislation (such churches are not covered by this analysis).

## Demolition

68. Demolition is essentially the last remaining option, once the Commissioners have concluded that a suitable alternative use cannot be found and that the building is not of such historic and archaeological interest or architectural quality that it should vest in the CCT (or where the CCT does not have the resources to meet the cost of repair and maintenance).



69. Similar to the trend regarding preservation, the graph here highlights the decrease in the number of demolitions over time. This reflects not only the lower rate of closure, but also success in use seeking efforts and the impact of growing heritage considerations. While demolition pursuant to the 2011 Measure is exempt from listed building control, since 1979 a measure of voluntary control has operated in relation to the Commissioners' exercise of this power, in the form of an agreement to consult the Secretary of State (SoS) regarding the possibility of a non-statutory public inquiry (NSPI) or hearing into certain contested demolitions of listed closed church buildings or unlisted closed church buildings in a conservation area. These arrangements, modified in 1986, are set out in what is known as "the Skelmersdale Agreement" under which the Commissioners have agreed to accept the SoS's decision if this is to vest in the CCT, or to carry out further use seeking.

70. NSPIs have only been held in 5 cases: Litherland Christ Church Waterloo (1993); Avon Dassett St John (1988); Teddington St Alban (1987); Brighton St Wilfrid (1985); and Rugby Holy Trinity (1980). Only in one case, Rugby Holy Trinity, did



demolition proceed; Avon Dassett and Litherland Christ Church were both vested in the CCT, while uses were found for the other two buildings. (The NSPI into the proposed demolition of Birch St Peter is currently on hold.)

71. The SoS decided to hold inquiries in 3 other cases, but these did not take place (uses were secured in two, while the qualifying objections were withdrawn in the other). In 11 cases the SoS decided not to hold an NSPI, enabling demolition to proceed.
72. The graph indicates that there were 27 cases involving demolition after initial provision was made for alternative uses. In some cases the alternative use had been implemented but came to an end, while in others such use was never implemented before demolition was authorised, as explained in the Annex.

### **Other Future**

73. This classification of authorised future deals with those closed churches not covered by the main possible outcomes of alternative use, preservation or demolition. It essentially incorporates two further categories, namely for those: formally restored to use as churches via a Pastoral Scheme; or dealt with outside the Measure (e.g. under a Compulsory Purchase Order (CPO)).
74. Twenty two closed churches have been formally restored to use as churches<sup>6</sup> (a further five others were initially restored to use, then reclosed and appropriated to alternative use). Of these:
- 13 were restored to use during the use-seeking period;
  - 3 were divested from the CCT (*see under CCT for details*);
  - 6 were restored to use after initial alternative use provision had been made for their future (including 3 involving churches either partially closed or partially restored to use).
75. In addition to the churches whose future was settled solely outside the Measure, were three others dealt with by CPO after earlier provision had been made for their future.

### **Conclusion**

76. The analysis in this paper has shown that for in the vast majority of closed church cases alternative uses can be found and a sustainable use achieved, even though in some cases the initial options fails and an alternative use has to be found. However, even in those cases 17% have only changed their use once. It is interesting to note the wide variety and creative approach taken to alternative use. There are a small number of cases which remain problematic with no long-

---

<sup>6</sup> This excludes the small number of churches which were effectively appropriated to use as places of worship by amending scheme rather than being restored to use formally under a Pastoral Scheme (see section on parochial and ecclesiastical use for further details).

term use succeeding. It does become harder to find a successful use if more than one scheme fails, because over time the building declines and the repair and maintenance costs become more substantial, making it harder for a future scheme to be financially viable. In some cases after a second or subsequent use has failed the only option becomes demolition.

77. The Commissioners seek to mitigate this risk by undertaking a professional assessment of a potential user and their proposals, but it is important that we do more work to understand which uses tend to be inherently more risky, or less likely to be sustainable, as that could influence the path taken when the initial options are considered. It is notable for example that some of the arts related uses tend to be more vulnerable because they struggle to secure long term income streams. Similarly, there are some options which seem less sustainable, for example storage, where it is quite likely that the commercial gain will not outstrip the long-term maintenance/repair costs.
78. It is also important to note that residential use is the most sustainable approach and one of the most successful uses for a closed church building.
79. Seeking uses for these buildings is not a simple matter and a great deal of flexibility and inventiveness, as well as professional diligence, is required to ensure suitable and sustainable futures can be achieved for these very particular buildings.
80. The successful re-use of these churches will also have contributed to local place making and secular regeneration efforts. In the future it would be good to do some work on evaluation to quantify the more specific outcomes and contribution to the wider economy. Re-use also contributes to broader environmental and social goals and supports the delivery of the 5 marks of mission.

(signed) Clara Sidoroinicz

Church House  
Great Smith Street  
London SW1P 3AZ  
15 July 2020

## Case Studies

### Civic, Cultural and Community Use

Where civic, cultural and community use was initially implemented, eight involved local trusts/associations, four local authorities, three national charities, two companies and one was the Secretary of State. Examples include:

- **Beachley St John (Gloucester):** Sold to local association in 2006 to use for community purposes. Unviable by 2009 and unsold. Deed of Variation in 2013 authorised use as a furniture restoration workshop.
- **Coventry St Mark (Coventry):** Leased to Secretary of State in 1973 to use for consulting rooms and a chapel in connection with the Coventry and North Warwickshire Hospital. 1996 Scheme to use as a radio station and media training centre did not proceed; nor 1998 Scheme to use as an outpatients clinic (hospital use had meanwhile continued). In 2017 leased by DBF for worship, services, and other religious and charitable activities in accordance with the rites and customs of the Church of England (initially a Conventional District to be established).
- **Cray St Paulinus (Rochester):** Leased in 1980 to Age Concern to use as a day centre for the elderly; lease surrendered in 1987. Leased in 1987 to private individual to use as a nursery school, gymnasium, boxing club, offices. Amending Scheme in 2005 authorised use as offices and/or for worship, services and other religious activities in accordance with the rites and ceremonies of the Redeemed Church of Christ or any other Christian body designated by the Bishop; enabled assignment of lease.
- **Edge Hill St Catherine (Liverpool):** Leased in 1974 to a neighbourhood project group for community purposes; 2007 Scheme provided for demolition; after demolition (2008) site was part of proposals for a residential regeneration scheme initiated by Liverpool City Council.

Where the civic, community or cultural use was not implemented, apart from two local authorities and one small charity, the main intended users were either small trusts or local associations, and three small companies. Examples included:

- **Baldhu St Michael & All Angels (Truro):** Proposed sale in 1996 to use as a Cornish Cultural Centre did not proceed. Sold to studio and residential use in 2003. (Converted to 2 dwellings with no separately designated studio space).
- **Burnley St James (Blackburn):** 1999 Scheme to use for cultural and community purposes not pursued (purchaser withdrew); 2000 Scheme for storage use not brought into effect as fire broke out: damage was severe and remains of building were demolished immediately for safety reasons; 2001 Scheme provided for demolition of site.
- **Cambridge St Peter (Ely):** 1971 proposed gift to local preservation society for religious and cultural purposes did not proceed; vested in CCT in 1973.

- **Darlington St Hilda (Durham):** Sold to charity in 1994 to use as a day care centre and for community, residential and office purposes. Proposed conversion and use not implemented and building on-sold. Variation of covenant in 1996 to authorise use as a place of worship according to the rites and customs of the Light and Life Missions Charity and office purposes.

Eight buildings formerly with a different authorised use are now being used for civic cultural and community purposes. Examples include:

- **Bristol St James Haymarket (Bristol):** Proposed use in 1984 by DBF to use as a diocesan centre for clergy and lay training and occasional religious worship did not properly come to fruition. Leased to Little Brothers of Nazareth in 1993 to use for worship and community purposes. They established a centre of prayer, peace and hospitality and rehabilitation centre, evolving into the St James Priory Project, a registered charity. A 20 bed hostel building was added in the grounds in 1995. Sold to the Priory Project in 2008 to use for worship and community purposes (to facilitate a substantial HLF grant).
- **Gloucester All Saints (Gloucester):** Proposed lease in 1995 to office use did not proceed. Sold in 1997 to use as an Anglo-Asian Cultural and Community Centre.
- **Wolborough St Leonard (New Church) (Exeter):** Sold in 1988 to private individuals for use as antiques and craft centre. Use did not prosper in long term and building had been on-sold by 2012 and then again to Town Council. 2016 Deed of Variation authorised use for civic, cultural or community purposes, including use as a Town Hall, Council Chamber and meeting rooms, as a museum and community/heritage and exhibition/learning centre and offices ancillary to all or any of these purposes. (Town Council wished to centralise the various functions on a single site.)

## Residential Use

There are a number of interesting examples of buildings who have becoming residential use having failed in their previous use, including:

- **Bolton Holy Trinity (Manchester):** A use scheme providing for office/shopping use was made in 1993 although the use did not proceed. A subsequent Office and shopping scheme was made for the building in 1996 but once again the building was never converted and the use therefore was not implemented. A final residential scheme became effective in 2005 with the new owners gaining planning permission to convert the building as well as permission to build on the churchyard.
- **Bolventor Holy Trinity (Truro):** Originally a storage scheme was made in 1992 enabling the DBF to use the building until 1998. In 2001 a local trust proposed use as a visitor and information centre; the scheme was confirmed but not brought into effect as trustees were unable to proceed. Ultimately planning permission was granted and the building was sold in 2009 for residential conversion.
- **Camberwell St George (Southwark):** In 1977 the building was sold for worship use to Sold to the Celestial Church of Christ who were unable to meet repair costs, the building was subsequently gutted by fire in 1980 and became little more than a shell. Rusjon Limited bought property from the Celestial Church of Christ in 1992, obtaining a deed of Variation to enable the property to be converted into 30 one bedroom flats

for Cooperative Housing Society. This involved major exhumation of bodies from crypt and conversion was completed in November 1994.

- **Haggerston St Augustine (London):** In 1983 a scheme was made to with its intended use being civil, cultural or community by Hackney Council in conjunction with adjoining recreation park; the building was leased, but the use was never implemented and the building was in a deteriorating condition. The building was then sold to the London Diocesan Fund Sold to enable simultaneous on-sale with vicarage and church hall to end purchaser, Glasslake Ltd with intended use as office or shopping space. In 2009 the owner was granted planning permission for conversion to residential use and a deed of variation was agreed to enable this.
- **Hampstead All Souls (London):** A 1991 scheme was made to accommodate a civic, cultural or community use of the building, unfortunately the prospective tenants withdrew and the use not implemented. Subsequently a 1994 scheme enabled worship use for prospective lessees but they did not proceed to lease. The building was then sold to Overwhelm Ltd for arts, crafts, music or drama use in 2000. In 2004 planning permission was obtained by the owners and a scheme made to permit residential conversion.

As you can see in the cases below when residential schemes fail they tend to fail before conversion is complete, failing in the early stages of the schemes or before they are brought into effect

- **Eppleton All Saints (Durham):** A residential scheme was made in 2007 but was never implemented as there was no sustained interest for conversion proposal. In 2008 proposals were put forward for demolition linked to re-development of site for housing, but was not implemented. Finally, in 2009 the building was demolished due to poor and deteriorating condition. The site was subsequently sold in June 2012.
- **Fornsett St Mary (Norwich):** In 200 a scheme was proposed for disposal to Vivat Trust to let for holiday accommodation. However, it was dependent on Trust securing substantial grants, their funding applications proved unsuccessful and scheme was not brought into effect. In 2005 a local resident proposed to restore the building and pass to local trust with benefit of an endowment. The scheme was not implemented following failure to agree legal provision to pass property to a trust within a defined period to secure future management of the building. A 2009 scheme enabled proposed lease to the intended Fornsett St Mary Trust. Such a trust was not set up, nor was there a lease, but the building was repaired and used again for events and worship. Finally, in 2012 the building was restored to parish use following extensive work to the building. It was restored to a very good condition. Concerts and worship had taken place and now the incumbent, PCC and DMPC sought its return to use as a chapel of ease.
- **Claydon St Peter (St Edmundsbury and Ipswich):** Its first 1985 residential scheme was never implemented after prospective purchaser withdrew before completion. In 1987 the building was vested in the CCT.
- **Eastbourne St Elizabeth (Chichester):** In 2006 a residential scheme was made, prospective developer proposed to convert building to flats and use crypt as office. Lengthy delays ensued; meanwhile condition of building deteriorated and was subject to vandalism. Ultimately the building was not converted. In 2019 a scheme was made to demolish the building; this is currently in progress.

## Worship by other Christian bodies use

Examples of churches who have only had one use as a place of worship for another Christian body are:

- **Battersea St Bartholomew (Southwark):** Originally leased in 1973 to Greek Orthodox Community of St Nectarios; sold to them in 1995.
- **Battersea St Stephen (Southwark):** leased in 1977 to Church of the Assemblies of the First Born; sold to them in 2011.
- **Bolton All Souls (Manchester):** Sold to Ukrainian Catholic Church in 1973.
- **Leyton St Edward (Chelmsford):** Sold in 1972 for use by Elim Pentecostal Church; 1997 variation of covenant to use by Christian Hope Ministry or any other Christian body designated by the Bishop (to enable on-sale by Elims).
- **Manningham St Luke (Leeds):** Sold in 1985 to Church of God of Prophecy.
- **Middlesbrough St Aidan (York):** Proposed sale in 1986 for use in connection with the Christian religious teaching of the Trinitarian Doctrine of God and in furtherance of the objects of the Kingdom Life Trust and for social and community purposes did not proceed; instead new Scheme and leased to same body in 1992.
- **Milton St Jude (B & W):** Sold in 1984 for use by Greek Orthodox Church.
- **Northam Christ Church (Winchester):** Sold in 1983 for use by the Assemblies of God (Great Britain and Ireland) and for social and community purposes.
- **Kentish Town St John the Baptist (London):** Leased in 1997 for use by Christ Apostolic Church (UK) or any other Christian body designated by the Bishop; lease subsequently assigned to another worshipping group.
- **Norwich St John de Sepulchre (Norwich):** Given to Norwich City Council in 1990 for use for Christian worship or for any civic, public or educational purposes or for storage; then sub-let by Norwich Historic Churches Trust for use by Russian Orthodox Church.
- **Gorton St Mary & St Thomas (Manchester):** Sold in 2004 for use by Church of Jesus Christ Apostolic Faith Incorporated or any other Christian body designated by the Bishop and for community purposes.
- **High Elswick St Paul (Newcastle):** Sold in 2009 for use by Life Transformation Church or any other Christian organisation belonging to Churches Together in Britain and Ireland or for any other body designated by the Bishop and for community use.
- **Leeds St Margaret (Leeds):** Sold in 2001 for use by Word of Life Community Church and for community use; Deed of Variation in 2013 extended non-worship uses to aid fundraising: use by the Antioch Trust and/or any other Christian body designated
- **Broughton St John (Manchester):** Sold in 2017 for use by Ethiopian Orthodox Tewahedo Church or any other Christian body designated by the Bishop.
- **Cowes St Faith (Portsmouth):** Sold in 2014 for use by the Apex Church(member of New Frontiers family of churches) or any other Christian body designated by the Bishop.
- **East Hyde Holy Trinity (St Albans):** Sold in 2010 for use by the Greek Orthodox Church or any other Christian body designated by the Bishop.

Among those now in this category formerly with a different authorised use are:

- **Bolton St George (Manchester):** Initially leased to local authority in 1979 for use as a music centre (initially successful but came to an end by 1983; lease surrendered). New lease by local authority in 1983 for use to use as a museum and craft centre (terminated by Council in 2007 when significant works of repair identified). Leased

since 2011 to use for worship, ecclesiastical, community and charitable purposes in accordance with the rites and customs of the Redeemed Christian Church of God and any other Christian Body designated by the Bishop.

- **Bournemouth St Mary (Winchester):** Scheme made to lease in 1999 for Civic, cultural or community to the Dorset Christian Activity Centre, but did not proceed as occupiers unable, however, to take on FRI lease. Leased in 2007 for use as community and resource facility for various community groups by the Bourne Spring Trust. BST were unable to achieve grant funding required to fully implement conversion and full use of the building. Subsequently found it increasingly difficult to cover costs or meet requirements of a full-repairing lease. In early 2017, informed Diocese of their intention to close down and cease operating; lease surrendered to DBF. Ultimately the church has been sold to Breath of Life Faith Ministries in 2019.

The number of buildings changing use from worship by other Christian bodies has decreased since 1969 and the buildings in this category include:

- **Romford St John (Chelmsford):** Scheme made for sale in 2010 for use by the Pentecostal City Mission Church. Although closure came into effect on 3/6/2010, the use clauses were never brought into effect as PCMC withdrew their interest in the property. Building leased in June 2012 for 3 years to the Redeemed Christian Church of God. Lease to RCCG terminated and building sold in 2018 for worship use and for use as a school, a training centre, a children's day nursery, a crèche, a library, a museum, a public meeting hall, an art gallery, a clinic, a health centre, a law court and for purposes ancillary to all or any of the said uses.
- **Hulme St Mary (Manchester):** Planned to sell in 1981 to the African Methodist Episcopal Zion Church for worship purposes, following lengthy delays, the proposal did not proceed in its original form. In 1985 the church was leased for worship use with wider community use, there were lengthy delays but the building was eventually leased to Hulme Community Development Trust, who sublet about one-third of building to the African Methodist Evangelical Church. AMEC soon practically ceased to exist as a worshipping community. In 1993 an amending scheme was made to find another Christian worshipping community to use the building but attempts by the Hulme Community Development Trust were unsuccessful. Subsequently they surrendered the lease in 1994. In 1997 the church was leased for Civic, cultural or community use by Firmstart Ltd for workshops and community space. The amending scheme provided for this, but the proposal was unable to attract sufficient funding and failed soon after scheme confirmed; use not implemented. In 2001 Hulme St Mary found its current residential use as a multiple dwelling building with Kingsdown Developments Ltd.
- **Islington St Paul (London):** Leased in 1985 to All Saints Church of Christ but the church was repossessed in 1989 as lessees had not been carrying out repair work or paying rent. In 1995 the church was leased for educational use to the Rudolf Steiner educational centre, for use as a housing Kindergarten and accommodation for a playgroup.

## Sport Use

Sports uses successfully incorporated into buildings with complex histories include:

- **Cosway Street Christ Church (London):** Leased in 1983 for use as use as an antique market and restaurant; use not implemented and Receivers assigned lease. 1989 Scheme authorised use as offices and recording studios; long lease assigned to Greenhouse Sports Ltd in 2015; 2016 Scheme authorised use for multi-purpose sports and community purposes. The building is now run by a Sports Charity and is operating as a Greenhouse Centre.
- **Derby St James the Greater (Derby):** Given to DBF in 1996 for use by PCC for religious and other charitable purposes of the Church of England and partly for community, light industrial, office, training and workshop purposes. Insufficient funds to complete conversion following loss of a major tenant; project no longer viable. Worship area in chancel now not required. Variation of use covenant in 2008 for use for community, light industrial, office, training and workshop purposes and as a climbing centre. In 2020 the building is operating as the Alter Rock Indoor Climbing and Activity Centre.

12 buildings appropriated to sports use no longer fall within this category. In six cases they did not proceed as far as sale or lease (reasons including a new rival facility opposite, withdrawal of the potential user for financial reasons and reliance on grant finding which was not forthcoming. Examples include:

- **Blackburn All Saints (Blackburn):** 1985 Scheme use for manufacture of orthopaedic appliances and surgical footwear not implemented; nor 1987 Scheme for use as sports and community centre (new leisure complex sited opposite); nor 1989 restaurant Scheme. Demolished under 1990 Scheme.
- **Harrogate St Mary (Leeds):** 2009 Scheme for use as spa not in effect (purchaser unable to proceed); sold in 2018 for use as offices, and for community space and or artists' studios.
- **Plymouth St Augustine (Exeter):** 1995 Scheme for use as climbing centre not brought into effect (dependent on HLF funding not forthcoming). Demolished under 2001 Scheme for residential development.

In those cases where the use was initially implemented but did not prosper, there has tended to be a significant impact on the building itself:

- **Dodington St Catherine (Lichfield):** 1979 Scheme for use for repair, restoration and manufacture of clocks not implemented; sold in 1981 to private individual for use as a squash and sports club, but use did not prosper, building fell into disrepair. Covenant varied in 2008 to enable residential conversion.
- **Torquay Holy Trinity (Exeter):** Sold in 1982 to private individuals for use as a sports hall. Initially used as a snooker and sports club; by 2001 an all-weather attraction known as "Rainbow Fun House". [Deed in 1996 granted personal licence suspending operation of covenant restricting sale or consumption of alcohol; released from covenant in 2002]. Unfortunately, the business failed and was put on the market; the building was still abandoned by 2019, having been fire damaged earlier in year.



- **Wath-upon-Deerne St James the Great (Sheffield):** 1975 demolition scheme did not proceed when prospective use emerged. Sold to local company in 1977 for use as squash courts. Apparently demolished c.2011. In 2019 an application for residential development of the site withdrawn.
- **Whitehaven Christ Church (Carlisle):** Sold for use as wholesale warehouse in 1983 (firm out of business by 1990). Variation of covenant in 1996 for use as gymnasium and fitness centre. Demolished sometime in 2004 after devastating fire apparently rendered premises structurally unsafe.

## **Arts, Crafts, Music and Drama Use**

Among buildings where this remains the sole authorised use, there are several which seem to be operating successfully, including use as arts centres, craft workshops and theatres, although such operating models can be precarious, and several have been closed during the Covid-19 crisis, placing additional concerns about their future sustainability. Examples of those in this category include:

- **Attercliffe Christ Church (Sheffield):** Sold in 1986 to Tudor Players Dramatic Society for use as rehearsal and storage rooms.
- **Bristol St George (Brandon Hill) (Bristol):** Leased in 1987 to specially established trust for use as a cultural centre for music and drama and for purposes ancillary thereto and for such special or occasional religious worship as may be authorised by the Bishop. 2012 amending Scheme better reflected events taking place, providing for use as an arts, cultural and conference centre.
- **Gailey Christ Church (Lichfield):** Sold in 1979 to private individual for use as a craft workshop. Subsequently operating as Gailey Pottery.
- **Gravesend St Andrew (Rochester):** Sold to local authority in 1975 for use as an arts centre and leased to Gravesend Arts Council.
- **Great Yarmouth St George (Norwich):** Sold to local authority in 1975 for use as an Arts, Music and Drama Centre. Converted to a theatre.

Among those now in this category formerly with a different authorised use are:

- **Shireshead St Paul (Blackburn):** Leased in 1985 to use as youth centre; Scouts relinquished lease in 1990. Sold for use as recording studio in 2001. The building is currently operating as a professional recording studio.
- **York St Mary Walmgate (York):** Leased to York Civic Trust to use as a store in 1976. Leased in 1999 to use for the study and performance of music and other educational (including scholarship and research) or cultural purposes. Opened as York Early Music Learning Centre in 2000 following £2m conversion project. The building is currently operating as the National Centre for Early Music.

There are some 23 buildings where uses were initially but are no longer within the Arts and Crafts etc use category. Some of these buildings were sold almost 50 years ago and their use has, not surprisingly, evolved into a variety of uses over time:

- **Cold Hanworth All Saints (Lincoln):** Sold in 1978 to private individual for use as a studio. Retrospective deed of variation in 1986 to authorise residential use (had previously been converted to a dwelling).
- **Great Marlow Holy Trinity (Oxford):** 1979 Scheme for use as a museum, curator's workshop, music school and concert hall did not proceed; sold in 1981 to a company for use as a photographic studio and museum. Deed of Variation in 1985 to authorise use as a creative workshop and design centre with ancillary offices; further Deeds in 1994 to extend permitted use to include offices within the meaning of Use Class B1 and in 2018 to use as a hairdressing and beauty salon.
- **Tufnell Park St George (Old Church) (London):** Sold for use as an Elizabethan theatre in 1973 (into liquidation by 1990s). 2000 Deed of Variation authorised use as conference, art and exhibition centre, theatre, concert hall and for multi-media purposes; further variation in 2003 widened use to include worship use by the House on the Rock church and any other Christian body designated by the Bishop (onsold to House of Rock church).
- **Wareham Holy Trinity (Salisbury):** Leased in 1972 to private individual to use as an arts centre for the exhibition and sale of paintings, sculpture and arts and crafts. 1995 Scheme authorised use for civic, community and cultural purposes; initially leased to local authority for use as a heritage and tourist information centre then in 2012 leased to Not Just Sundaes Ltd (non-profit organisation) established by the parish, for use as café/ice-cream parlour /community centre & youth drop-in.

## Museum Use

The eleven operating as museums include examples of buildings sold privately to adjoining landowners now operating low key, modest uses; those on a larger scale run by trusts and two transferred to local authorities. Examples include:

- **Botley St Bartholomew (Portsmouth):** Sold in 1988 to use as a museum. (To become part of Botley Manor Farm agricultural museum complex). The building is still functioning in this use.
- **Lambeth St Mary (Southwark):** Leased to Tradescant Trust in 1980 to use as a conference hall and exhibition centre primarily concerned with garden history and gardening. The interest in this particular church is because it is the burial place of John Tradescant (c1570 – 1638), the first great gardener and plant-hunter in British history. The building operates as The Garden Museum, which explores and celebrates British gardens and gardening history through its collection.
- **Richmond Holy Trinity (Leeds):** Leased in 1972 to use as a regimental museum (reserving right to use part as a chapel for worship according to the rites of the Church of England). Greater part used by Green Howards Regiment as a regimental museum; small area used by parish as chapel. During 2014 the museum was completely redeveloped via HLF with private funding.
- **Ryde St Thomas (Isle of Wight):** Originally leased in 1987 to local trust to use as a museum and heritage centre; subsequently leased and then sold to Isle of Wight Council in 2005 for existing authorised use. The building was sold by Council in 2017 to private individual for authorised use.

Unusually, two buildings were divested from the CCT some years ago for museum use (both are still in operation), while two others originally authorised for museum use were subsequently divested in the CCT:

- **Bedford St Mary (St Albans):** Proposed lease under 1978 to use for educational and cultural purposes not implemented. Divested in CCT in 1981. Divested in 1992 and leased to Bedfordshire County Council to use as an archaeological centre. Currently operates as Albion Archaeology (previously Bedfordshire County Archaeology Service).
- **Birkenhead St Mary (Chester):** Under 1977 Scheme, main body of church demolished, and tower, spire and wing walls were divested in the CCT. Divested in 1987 and sold to Wirral Borough Council to use as a museum and interpretative centre. Currently operates as part of Birkenhead Priory Museum.
- **Kingsbury St Andrew (Old Church) (London):** leased to local trust in 1980 to use as an exhibition, study and workshop centre, and museum; trustees terminated lease in 1998 as unable to take forward repair plans after failing to obtain full lottery grant sought; divested in CCT in 2003.
- **Luddenham St Mary (Canterbury):** leased to owner of adjacent farm in 1975 but proposed use as agricultural museum never implemented; divested in CCT in 2002.

## Educational use

Examples of the successful one stage educational schemes include:

- **Bermondsey St Crispin (Southwark):** Leased in 2003 to use as a nursery school (Sallywags Nursery).
- **Cokethorpe St Mary the Virgin (Oxford):** Sold in 1979 to school whose grounds in which situated to use for worship and for cultural and educational purposes and for purposes ancillary thereto in connection with Cokethorpe School.
- **Hammersmith St John the Evangelist (London):** Leased to Godolphin and Latymer School in 2007 to use for education and/or community purposes and/or for use for Christian worship (intended as a hall space but also with some continued community use).
- **Loughborough Holy Trinity (Leicester):** Sold to local company in 1988 to use as a children's nursery.
- **Newton St Faith (Peterborough):** Sold to a local trust in 1974 to use as a field centre for the study of natural history.
- **Northgate St Mary (Canterbury):** Sold to King's School Canterbury in 1972 to use for educational purposes in connection with the School.
- **Oxford (Holywell) St Cross (Oxford):** Leased to Balliol College in 2009 to use as an archive centre.
- **Oxford St Philip & St James (Oxford):** Sold to Oxford Centre for Mission Studies in 1986 to use as a centre for mission studies.
- **Stepney St Philip (London):** Leased in 1985 to The London Hospital Medical College to use as a medical library.

Among those now in this category formerly with a different authorised use are:

- **Bedford Holy Trinity (St Albans):** Proposed sale under 1975 Scheme for use for worship, services and other activities of a religious nature in accordance with the rites and customs of the Polish Roman Catholic Church did not proceed. Sold in 1981 to The Trustees of the Bedford Charity to use for educational purposes.
- **Clifton St John the Evangelist (Bristol):** Sold in 1986 to use as auction sale rooms and offices. 2012 Deed of Variation authorised use as auction sale rooms and/or a day care nursery and/or offices (to enable use of ground as children's day care nursery. Fully converted to Whiteladies Road Day Nursery & Pre-School in 2013.
- **Islington St Paul (London):** Leased in 1986 to use for worship, services and other religious activities in accordance with the rites and customs of the All Saints Church of Christ (repossessed in 1989 as lessees had not been carrying out repair work or paying rent). Leased in 1995 to use for educational, community and cultural purposes (for use as a Rudolf Steiner educational centre, housing Kindergarten and providing accommodation for a playgroup).
- **Longsight St John (Manchester):** Sold for residential use in 2000 but Housing Association lost funding; use not implemented. Onsold to Trustees of the Islamic Social and Educational Trust and 2003 variation of covenant to permit educational, library, cultural and community uses.
- **Sheffield St George (Sheffield):** Leased to University in 1983 to use as a place of religious worship, as a centre for Reformation and religious studies and for educational and cultural purposes in connection with the University of Sheffield. Lease under 1993 amending Scheme to use as a lecture theatre and for residential use in connection with the University of Sheffield did not proceed as University now wished to acquire freehold; sold for these purposes in 1995. Conversion provided 36 student flats in nave arcades.

There are some 13 buildings where uses were initially but are no longer within the Educational use category:

- **Woodhill St Mark (St Albans):** Sold in 1977 to Roman Catholic group to use as a Christian residential training centre. Purchased in 1998 by Greek Orthodox Church; retrospective consent in 2000 to authorise use for worship by the Greek Orthodox Community.
- **Twerton-on-Avon St Peter (B & W):** Sold in 1985 to use as a language school; use implemented but came to end in 2003. 2005 Deed of Variation authorised residential use; became St Peter's Place after conversion to flats.
- **Southwark St Jude (Southwark):** Under 1984 Scheme, proposed lease of main building to DBF for educational purposes in connection with adjoining church school, and lease of crypt to a community association for social and community use (In the event, only lease of the crypt went ahead). Amending scheme (1991) provided worship use in main building by the Celestial Church of Christ; the Celestials took up early occupation but failed to agree lease terms and evicted in 1993. Sold in 1998 to company for use as offices and design headquarters and for social and community purposes (the latter accommodating crypt use due to expire in 2012. Onsold to New Testament Church of God in 2003 and Deed of Variation authorised use for worship services and other religious activities of a Christian denomination.

- **Southwark St Alphege (Southwark):** 1987 Scheme to use as a study centre and students' hostel did not proceed; demolished under 1991 Scheme and site leased to Peabody Trust for residential development.
- **Upton St Michael (Peterborough):** 1982 proposed lease to adjoining school to use for Christian worship and for educational purpose did not proceed (Governors decided costs of maintenance and repairs were beyond their means); vested in 1988.
- **Lincoln St Michael on the Mount (Lincoln):** Sold to De Montfort University in 1999 to use for educational purposes and for cultural and community use. Became surplus to requirements as a teaching space. Variation of covenant in 2007 enabled wider range of uses prior to auction of property (use for purposes (except those explicitly excluded) falling within the Use Classes A1 (shops), A2 (financial and professional services), B1 (offices), C3 (dwellings) D1 (non residential institutions). New owner granted pp/lbc for conversion to 3 residential units (although not implemented). Further Deed of Variation in 2013 permitted hotel use (DBF had acquired property for conversion into boutique hotel, as extension to its retreat centre, housed in nearby Old Palace (now a hotel).
- **Edgbaston St James (Birmingham):** Sold in 1974 to use as headquarters for the Birmingham Bible Institute. Use not fully implemented on financial grounds. 2001 Deed of Variation authorised residential use; on sold and by 2004 converted to 12 flats.
- **Gloucester St Nicholas (Gloucester):** Proposed lease in 1971 to use as a dining hall to be used in connection with University Hall, Gloucester did not proceed; nor did proposed lease under 1972 amending Scheme for restaurant use. Vested in CCT in 1975 (apart from small 19th C brick extension, being demolished).

## Office and Shopping

19 buildings (35%) have only ever had office and shopping as their use designation. Buildings included in the 35% are:

- **Adlington Christ Church (Blackburn):** Sold to private individuals in 1982 for use as restaurant.
- **Blakenhall St Luke (Lichfield):** Sold in 2017 to use as an antiques emporium or for any other purposes falling within Use Class A1 (Shops).
- **Chapeltown St John (Sheffield):** Lady Chapel demolished in 2006; site and remainder of building sold in 2007 for office purposes (intended offices for a building company).
- **Derby St Michael & All Angels (Derby):** Leased to company in 1982 to use as offices.
- **Kingsway Holy Trinity (London):** Mostly demolished in 1991 with exception of Kingsway façade, incorporated into redevelopment of site and for retail and office purposes. Known as Aviation House and home to OFSTED (as at 2013).
- **Leicester St Mark (Leicester):** Sold in 1995 to use as a restaurant and for social, educational and cultural activities.

The buildings included in the 65% have more complex histories:

- **Berechurch St Michael & All Angels (Chelmsford):** Proposed lease to Greek Orthodox Church in 1977 for worship use did not proceed. In 1981 Audley Chapel vested in CCT; remainder of property sold to private individual in 1985 to use as a craft workshop, studio and residence (Use not implemented (bankruptcy) and building sold on). Deed of variation in 1991 authorised office use.
- **Cheltenham St James (Gloucester):** Leased to parish as church hall in 1974; by 2000 PCC could no longer maintain. Sold in 2003 to private individual to use as antiques centre. User covenant varied in 2004 to authorise restaurant use.
- **Chichester St Peter the Great (Chichester):** Sold to company in 1982 to use as a market hall, offices and studios. Market hall use operated for several years but had failed by 1996. Onsold; 1988 Deed of Variation authorised use for either a Market Hall, Offices and Studios and ancillary purposes or for the sale of food or drink for consumption on the Property or of hot food for consumption off the Property. Since operating as wine bar/restaurant.
- **Clifton St James (Oxford):** Sold in 1976 to private individuals to use for manufacture of jewellery. Covenant varied in 1989 to use for any purpose within Class B1 of the Town and Country Planning (Uses Classes) Order 1987 provided that neither the Property nor any part thereof may be used for any purpose which in the reasonable opinion of the Bishop denigrated the Christian Faith. Building onsold to DPA Lighting Consultants and in 2007 was being used as offices.

There are a further 26 buildings which were previously assigned the office and shopping use category which have now moved on to different use categories:

- **Blackburn All Saints (Blackburn):** 1985 scheme providing for use for the manufacture of orthopaedic appliances and surgical footwear not pursued (purchaser withdrew); 1987 scheme for use as a sports and community centre not pursued (new ice rink and leisure centre sited opposite building); 1989 scheme for use as a restaurant not pursued (purchaser withdrew); 1990 scheme authorised demolition; demolished in 1992 and site subsequently sold.
- **Blackburn St Michael & All Angels (Blackburn):** 1984 scheme for use as offices and craft workshops not pursued (delays over title issues); meanwhile condition deteriorated badly and insurance cover withdrawn; 1986 scheme authorised demolition and site subsequently sold.
- **Bolton Holy Trinity (Manchester):** Proposed lease for office use in 1993 did not proceed. Leased to company in 1996 under amending Scheme 'to use as offices or for any other use for which planning permission is granted'; intended office use not implemented. Sold for same purposes in 2005 (converted to residential use).
- **Bournemouth Holy Trinity (Winchester):** In 1977 leased to use as a medieval banqueting hall; in 1979 fire seriously damaged the building, necessitating demolition of most of it, with exception of tower and some adjoining walls. DBF negotiated surrender of lease; 1981 Scheme authorised demolition of remainder and site subsequently sold.
- **Bristol St Jude with St Matthias (Bristol):** Sold for office use in 1988; use not implemented. User covenant varied in 2004 to authorise use for residential and/or live and work units and/or office use. Converted to apartments and loft houses.
- **Bristol St Paul (Bristol):** 1993 office use not implemented; vested in CCT in 2000.

## Light Industrial

The buildings that have always been in the light industrial use category are:

- **Blackburn St Philip (Blackburn) (tower):** Tower sold to local firm of steeplejacks in 2015 to residential and/or office and/or training use.
- **Bridport St Andrew (Salisbury):** Sold in 1982 to use as an organ repair workshop.
- **Hockerton St Nicholas (S & N):** Sold in 2020 to private individual to use as a glass studio, for educational purposes and for community purposes.
- **Tong St John the Evangelist (Leeds):** Sold in 1971 to private individual to use for light industrial purposes (intended use as factory for steel grinding for motor trade).
- **Upper Lambourn St Luke (Oxford):** Sold in 1979 to private individual to use as a farrier's forge.

Building now included in the light industrial use class include:

- **Beachley St John (Gloucester):** Sold to local association in 2006 to use for community purposes. Unviable by 2009/ Onsold; Deed of Variation in 2013 authorised use as a furniture restoration workshop.
- **Great Horton St John Bell Chapel (Leeds):** Sold in 1973 for use in connection with the woollen industry. Variation of use in 1980 authorised use for retail hire of small plant and machinery and power tools and ancillary maintenance.

Finally, building that have moved away from the light industrial use class include:

- **Berechurch St Michael & All Angels (Chelmsford):** Proposed lease to Greek Orthodox Church in 1977 for worship use did not proceed. In 1981 Audley Chapel vested in CCT; remainder of property sold to private individual in 1985 to use as a craft workshop, studio and residence (Use not implemented (bankruptcy) and building sold on). Deed of variation in 1991 authorised office use.
- **Blackburn All Saints (Blackburn):** 1985 scheme providing for use for the manufacture of orthopaedic appliances and surgical footwear not pursued (purchaser withdrew); 1987 scheme for use as a sports and community centre not pursued (new ice rink and leisure centre sited opposite building); 1989 scheme for use as a restaurant not pursued (purchaser withdrew); 1990 scheme authorised demolition; demolished in 1992 and site subsequently sold.
- **Chailey St Mary the Virgin (Chichester):** Proposed lease in 1995 to use as a workshop for the repair, restoration and construction of church pipe organs not implemented. Sold in 2011 for residential use.
- **Dodington St Catherine (Lichfield):** 1979 Scheme for use for repair, restoration and manufacture of clocks not implemented; sold in 1981 to private individual for use as a squash and sports club, but use did not prosper, building fell into disrepair. Covenant varied in 2008 to enable residential conversion.

## Parochial and Ecclesiastical

The parochial and ecclesiastical use class has proved to be a consistent one with 57 buildings sole use being parochial and ecclesiastical. Examples of success buildings in this use class include:

- **Accrington Christ Church (Blackburn):** Given to DBF in 2004 to use for any ecclesiastical or charitable purposes of the parish and for cultural and community purposes and for office and educational and for purposes. "Technical" closure to facilitate extended use; included £1.2m project and installation of Sure Start children's centre in newly created space. [Subsequently operating as Trinity Community Church LEP.]
- **Bradford St Columba (Leeds):** Partially closed in 1994 and leased to PCC to use for social and community purposes (In 1980s this part subdivided to form a restaurant (training project to provide better employment opportunities) and meeting rooms.) Remaining part closed in 2007; whole then leased to PCC to use for social and community purposes and for worship according to the rites and ceremonies of the Church of England.
- **Chellington St Nicholas (St Albans):** Leased to Diocesan Community Project in 2005 to use as a centre for prayer, work and community for young people and others in connection with the diocese of Saint Albans.
- **Duddeston St Matthew (Birmingham):** Given to DBF in 1994 to use for religious and other charitable purposes of the Church of England and partly to use as offices. (A major reordering project was completed in 1994 under faculty: eastern half retained for worship; western end used for commercial office premises (on 3 floors)).
- **Hartlepool St Andrew (Durham):** Under 1984 Scheme closed and vested in DBF to hold on trust for PCC<sup>7</sup> to use as a church hall and for occasional religious worship. When no longer needed, sold c.1995 under the PCC (Powers) Measure 1956 for proposed residential conversion. However, operating as tea shop until at least 2013; in 2018 planning permission granted for residential conversion.

A further 10 buildings have joined the parochial and ecclesiastical use category including the examples that follow:

- **Angell Town St John (Southwark):** Partial closure; proposed lease in 1984 to Lambeth Borough Council to use as a community arts centre did not proceed. Amending Scheme in 1999 authorised DBF to hold on trust to use by PCC for any ecclesiastical purpose of the parish.
- **Barnsbury St David (London):** Leased in 1994 to use for worship, services and other religious activities in accordance with the rites and customs of the Greek Orthodox Church or any other Christian body designated by the Bishop. Lease expired in 2004 and not renewed. Under 2010 Scheme authorised for use for any

---

<sup>7</sup> In some cases, buildings vested automatically in the DBF on trust for the PCC so no covenants were included. This meant that the proceeds of any future disposal if no longer needed by the parish were not apportioned as under the Measure. Now such cases would be dealt with by gift to the DBF for the PCC but with a user covenant included.



ecclesiastical purposes of the Diocese of London and for office and/or retail and/or restaurant and/or café uses.

21 buildings for which original use was parochial and ecclesiastical have now moved to different use categories. This includes buildings restored to use or for which separate trusts have been established to enable grant funding applications or to continue the underlying mission use on a more secure financial footing.

- **Bowthorpe St Michael (ruins) (Norwich):** Proposed lease in 1991 to PCC to use for any ecclesiastical purpose of the parish of Bowthorpe Saint Michael did not proceed; parish unable to assume long term financial liability for ruins. Ruins given to specially formed local trust in 2008 to use for community and educational purposes.
- **Brancepeth St Brandon (Durham):** Severely damaged by fire in 1998; the PCC established and leased to a Trust to develop and rebuild it, with a view to its restoration to church use. Closed by 2002 Scheme and appropriated to use for any ecclesiastical and other charitable purposes of the parish. After rebuilding, restored to use as parish church by 2005 Scheme including relinquishing the lease by the Trust, enabling a significant VAT saving on the restoration.
- **Bristol St James Haymarket (Bristol):** Proposed use in 1984 by DBF to use as a diocesan centre for clergy and lay training and occasional religious worship did not properly come to fruition. Leased to Little Brothers of Nazareth in 1993 to use for worship and community purposes. They established a centre of prayer, peace and hospitality and rehabilitation centre, evolving into the St James Priory Project, a registered charity. A 20 bed hostel building was added in the grounds in 1995. Sold to the Priory Project in 2008 to use for worship and community purposes (to facilitate a substantial HLF grant).

## Storage

17 of our closed church buildings have always been in storage use and a number of examples follow:

- **Beverley St Mary Chapel (York):** 1985 Scheme provided for DBF to hold building to use for storage (used as diocesan furnishings store).
- **East Putford (Exeter):** Sold in 1972 to owner of adjoining farm to use as an agricultural building.
- **High Head Chapel (Carlisle):** Sold to owner of surrounding land in 1978 for use for agricultural purposes (intended use as a barn or some other agricultural use).
- **Kilnwick Percy St Helen (York):** Sold in 2016 to owners of surrounding land (who controlled access) for storage use.
- **Wispington St Margaret (Lincoln):** Held by DBF in 1978 to use as a store for materials and items from redundant churches in the diocese of Lincoln.
- **Wood Enderby St Benedict (Lincoln):** Sold to private individual in 1979 to use as a store for architectural elements of interest.

A further 3 building have moved into this use category from another including:

- **Warrington St Luke (Liverpool):** In 1987 leased to local company for storage use. 2001 Scheme and proposed lease to Martial Arts group for sports and community use did not proceed. Sold under 2005 Scheme for storage, workshop, nursery, light industrial, office, sports and community uses; initially used for storage. The building has stood empty for several years and suffered vandalism; in 2018 a planning application for retail use was refused. The building is currently on the Victorian Society's 2019 Top Ten Endangered Buildings list, is being marketed by its current owner and no resolution is yet in sight.

Many of the buildings that have moved away from storage as a use category have ended in the residential use class, although a number of differing examples are detailed below:

- **Aconbury St John the Baptist (Hereford):** Held by DBF since 1974 to use as a store for materials and items from other redundant churches in the diocese of Hereford, until 1979 when no longer needed for such purpose. Sold to Duchy of Cornwall (who owned surrounding land) in 2012 to use as a monument and/or for any use falling within class B1 of the Town and Country Planning (Use Classes) Order 1987.
- **Bentham St Peter (Gloucester):** Held by DBF since 1994 to use as a store for materials and items from redundant churches; no longer needed for such purposes by 1999. Sold in 2002 for worship by Greek Orthodox Church (now houses Greek Orthodox Community of St. John Chrysostom).
- **Blackmore End St Mary the Virgin (Chelmsford):** Held by DBF in 1990 to use for storage (no longer needed for this use by 2011). Sold to private individual in 2014 for residential use.
- **Bolventor Holy Trinity (Truro):** Proposed lease for storage in 1992 did not proceed (DBF itself then used for storage to 1998). 2004 Scheme to use as a visitor and information centre not brought into effect (trustees unable to proceed). Sold for residential use in 2011.
- **Burnley St James (Blackburn):** 1999 Scheme to use for cultural and community purposes not pursued (purchaser withdrew); 2000 Scheme for storage use not brought into effect as fire broke out: damage was severe and remains of building were demolished immediately for safety reasons; 2001 Scheme provided for demolition of site.

## Private and School Chapel

The private and school chapel use represents a small proportion of our closed church buildings. A total of 26 buildings are currently assigned this use, including:

- **Avington St Mark & St Luke (Oxford):** Sold in 1980 to owner of Avington Manor, in whose grounds church was situated, to use as private chapel.
- **Babington St Margaret (B & W):** Leased in 1994 to charitable trust of local trustees headed by owner of Babington House, to use for worship, services and other religious activities in accordance with the rites and customs of any Christian body designated by the Bishop and for cultural and community purposes.
- **Barton Blount St Chad (Derby):** Given in 1977 to owners of adjoining Barton Hall for use as private chapel.

- **Betteshanger St Mary the Virgin (Canterbury):** Licensed in 2001 to Northbourne Park School (in whose grounds situated) to use as a school chapel and for purposes ancillary thereto in accordance with the rites and customs of the Church of England and or the Roman Catholic Church or any other Christian body designated by the Bishop.
- **Bryanston St Martin (New Church) (Salisbury):** Sold to Bryanston School in 1983 to use as a chapel and for educational purposes.
- **Bryanston St Martin (Portman Chapel) (Salisbury):** Leased to surrounding Portman Estate in 1978 as a private chapel.

The buildings that have has another use after their private and school chapel use include:

- **Nevill Holt St Mary (Leicester):** Leased in 1984 to Nevill Holt Preparatory School (in whose grounds situated) as a school chapel. In 1999 school was wound up and house sold. Proposed lease in 2002 to new owner of adjoining house to use as a monument, for the holding of occasional services in accordance with the rites and ceremonies of the Church of England or such other Church as may be authorised by the Bishop and for cultural and community purposes did not proceed but in 2014 sold for same purposes.
- **Oxcombe All Saints (Lincoln):** Proposed gift to owner of Oxcombe Manor House in 1980 to use as private chapel did not proceed. Given to Lincolnshire Old Churches Trust in 1983 to use as a shrine or monument or for Christian community purposes. In 2008 Trust wished to transfer property to new owner of adjoining Manor House, who was concerned about covenants. Deed of Variation effectively removed requirement for positive use (so as not to use for any illegal or immoral purpose or for any purpose which may be or become a nuisance annoyance or disturbance to the Commissioners; nor to use for worship other than in accordance with the rites and customs of the Christian faith.)
- **Paddlesworth St Benedict (Rochester):** 1971 intended lease to adjoining farmer to use as a memorial chapel did not proceed; vested in CCT in 1976.
- **Cambridge All Saints (Ely):** 1973 proposed lease as theological college chapel did not proceed; vested in 1981.
- **Cann St Rumbold (Salisbury):** Sold to Shaftesbury school in 1971 to use as a place for Christian worship and teaching. Variation of covenant in 1988 expanded permitted uses to include as a music and drama centre and the holding of concerts meetings and lectures and for educational purposes.
- **Kemp Town St Mark (Chichester):** Gift to local school in 1987 for use for Christian worship and for educational purposes and for purposes ancillary thereto in connection with the school known as Saint Mary's Hall, Brighton. User covenant widened in 2006 to also enable use as an arts and community centre (for benefit of school and wider community).
- **Maidstone St Peter (Canterbury):** Leased in 1984 to local firm of funeral directors for use as chapel of rest but use not implemented. Leased in 2002 to local company for use for educational purposes (operating as pre-school and nursery).

## Adjuncts to Estates

The adjuncts to adjoining estate use category is out smallest with only 5 buildings always having been assigned this use:

- **Ewhurst St Mary the Virgin (Winchester):** Sold in 1972 as adjunct to Ewhurst House, to use as accommodation ancillary to Ewhurst House.
- **Melbury Sampford St Mary (Salisbury):** Sold in 1972 to owner of adjoining estate to use in connection with Melbury House.
- **Pertwood St Peter (Salisbury):** Sold in 1973 to owner of adjoining Estate to use as an adjunct to the house known as Pertwood Manor.
- **Tarrant Rawston St Mary (Salisbury):** Sold in 1980 to use as accommodation ancillary to Rawston House.
- **Wendon Lofts St Dunstan (Chelmsford):** Given in 1984 to owners of surrounding Estate to use as accommodation ancillary to Wendon Lofts Hall.

A further 2 buildings have moved away from this use:

- **Fosbury Christ Church (Salisbury):** Sold in 1981 to owner of adjacent former parsonage to use as accommodation ancillary to Buchan House. Building on sold; 2014 variation of covenant authorised use as a monument and for occasional Christian worship in accordance with the rites and customs of the Church of England or any other Christian body designated by the Bishop.
- **Kelvedon Hatch St Nicholas (Old Church) (Chelmsford):** Sold in 1974 to owner of Kelvedon Hall (who controlled access); deteriorating condition leading to cracking and falling brickwork; in 1977 PP/LBC granted for demolition; in 1980 CC granted release from covenant prohibiting demolition.

## Preservation

### Churches vested in the CCT following earlier authorised use

1. The 16 churches vested following non-implementation or the ending of an authorised use were:

- **Bristol St Paul (Bristol):** 1993 office use not implemented; vested in 2000.
- **Cambridge All Saints (Ely):** 1973 proposed lease as theological college chapel did not proceed; vested in 1981.
- **Cambridge St Peter (Ely):** 1971 proposed gift to local preservation society for religious and cultural purposes did not proceed; vested in 1973.
- **Catmore St Margaret (Oxford):** leased as monument to private individual in 1975 but unable to maintain building owing to financial difficulties; vested in 1999.
- **Claydon St Peter (St E & I):** 1985 proposed sale for use as residence and studio did not proceed; vested in 1987.
- **Gloucester St Nicholas (Gloucester):** Proposed lease in 1971 to use as a dining hall to be used in connection with University Hall, Gloucester did not proceed; nor did proposed lease under 1972 amending Scheme for restaurant use. Vested in CCT in 1975 (apart from small 19th C brick extension, being demolished).

- **Frenze St Andrew (Norwich)**; Leased to Norfolk Churches Trust (NCT) in 1979 to use as a shrine or monument or for Christian community purposes. In 1994 NCT urged vesting in CCT, so NCT could devote more of its limited resources to churches in use. Surrendered lease; vested in 1995.
- **Haley Hill All Souls (Leeds)**: Leased to specially established local trust in 1983 for use as a monument and for cultural and community purposes but trust decided not to renew lease; vested in 1989.
- **Kingsbury St Andrew (Old Church) (London)**: leased to local trust in 1980 to use as an exhibition, study and workshop centre, and museum; trustees terminated lease in 1998 as unable to take forward repair plans after failing to obtain full lottery grant sought; vested in 2003.
- **Litherland Christ Church Waterloo (Liverpool)**: 1992 proposed lease for office use did not proceed; vested in 1998 after non statutory public inquiry into proposed demolition.
- **Luddenham St Mary (Canterbury)**: leased to owner of adjacent farm in 1975 but proposed use as agricultural museum never implemented; vested in 2002.
- **Norwich St John Maddermarket (Norwich)**: Leased in 1983 to Greek Orthodox Church for worship use; subsequently surrendered lease in 1988 after struggling to finance repairs. Vested in 1990.
- **Norwich St Lawrence (Norwich)**: proposed gift in 1975 to Norwich City Council to lease to Norwich Historic Churches Trust for use for any civic, public or educational purposes or for storage did not proceed as suitable user for building could not be secured; vested in 1992.
- **Paddlesworth St Benedict (Rochester)**: 1971 intended lease to adjoining farmer to use as a memorial chapel did not proceed; vested in 1976.
- **Upton St Michael (Peterborough)**: 1982 proposed lease to adjoining school to use for Christian worship and for educational purpose did not proceed (Governors decided costs of maintenance and repairs were beyond their means); vested in 1988.
- **Waldershare All Saints (Canterbury)**: leased to specially established local trust in 1982 for monument use. Trust unable to bear burden of repair, surrendered lease in 2001; vested in 2006.

## Churches divested from the CCT

### Restored to use as churches

- **Didmorton St Lawrence** – returned to use after the Parish realised it had closed the 'wrong' church building in the village and where the other church has since been sold for residential development.
- **Oseney Crescent St Luke** vested in the CCT after very significant grant aid from English Heritage and the Heritage Lottery Fund. Original proposals to de-vest the building and sell it to an Orthodox Community were halted, rather at the last minute, when the Church of England restored it for use by a church plant from Holy Trinity Brompton. The circumstances meant that Holy Trinity were required to repay the CCTs costs in this case
- **Toxteth St James** had been an early vesting in the CCT and had not been well maintained even after vesting because of its difficult location in central Liverpool just behind the Anglican Cathedral. The CCT eventually stabilised the building and it was divested to allow a new church plant, St James in the City to be established. That community have solely been raising the funds to fully restore and develop the building.

## Appropriated to alternative use

- **Bedford St Mary (St Albans):** Proposed lease under 1978 to use for educational and cultural purposes not implemented. Vested in CCT in 1981. Devested in 1992 and leased to Bedfordshire County Council to use as an archaeological centre.
- **Birkenhead St Mary (Chester):** Under 1977 Scheme, main body of church demolished and tower, spire and wing walls were vested in the CCT. Devested in 1987 and sold to Wirral Borough Council to use as a museum and interpretative centre.
- **Blawith St John (Carlisle)** was a last resort vesting case in 1993 after five years of failed use seeking. It was identified early on as a potential divesting case and marketed for residential use to which it has now been successfully converted following its sale in 2012.

## Demolition

Demolition is essentially the last remaining option, once the Commissioners have concluded that a suitable alternative use cannot be found and that the building is not of such historic and archaeological interest or architectural quality that it should vest in the CCT (or where the CCT does not have the resources to meet the cost of repair and maintenance). A significant number of examples are given here to show the varied circumstances in which demolition is finally reached as a solution

### Demolition authorised after implementation of alternative use(s)

- **Acton Vale St Thomas (London):** Leased to Ethiopian Orthodox Church St Mary of Zion in 1982; lease surrendered in 1987. Building severely damaged by fire in 1992, remaining structure deemed dangerous; demolished in Feb 1993 and site sold for residential development.
- **Bournemouth Holy Trinity (Winchester):** in 1977 leased to use as a medieval banqueting hall; in 1979 fire seriously damaged the building, necessitating demolition of most of it, with exception of tower and some adjoining walls. DBF negotiated surrender of lease; 1981 Scheme authorised demolition of remainder and site subsequently sold.
- **Edge Hill St Catherine (Liverpool):** Leased in 1974 to a neighbourhood project group for community purposes; 2007 Scheme provided for demolition; after demolition (2008) site was part of proposals for a residential regeneration scheme initiated by Liverpool City Council.
- **Edge Hill St Nathaniel (Liverpool):** Sold in 1982 for the manufacture of garden sheds; subsequently acquired by Liverpool City Council as part of major urban regeneration scheme; 1993 Deed of Variation waived non-demolition covenant; demolished that year.
- **Halifax St Mary (Leeds):** Sold initially for monument use (in 1993) while more permanent arrangements for its future were sought; badly vandalised, to extent incapable of beneficial use; in 2001 CC lifted covenant prohibiting demolition; demolished and residential development on site.
- **Holbeck St Edmund (Leeds):** leased in 1979 as an antique and fine arts store; DBF regained possession in 1981 after disappearance of lessee; SoS declined to hold NSPI into demolition Scheme, but CC agreed stay of action until 1984 so SAVE

could work up a use proposal; SAVE unable to proceed; demolished in October 1984 and site sold.

- **Kelvedon Hatch St Nicholas (Old Church) (Chelmsford)**: Sold in 1974 to owner of Kelvedon Hall (who controlled access); deteriorating condition leading to cracking and falling brickwork; in 1977 PP/LBC granted for demolition; in 1980 CC granted release from covenant prohibiting demolition.
- **Nantwich All Saints (Chester)**: 1978 Scheme provided for DBF to hold on trust for use as parish hall but by 1981 no longer needed by parish; demolished to a height of 12-18" in 1985 other than by Scheme (apparently parts had become dangerous); 1986 Scheme appropriated site (including remaining structure) for gift to incumbent as addition to churchyard; 2011 Deed of Release removed all covenants to enable demolition of remaining walls (deteriorating condition).
- **Newington the Transfiguration (York)**: 1974 Scheme authorised demolition of main body of church with vestry given to DBF w.e.f 30/3/1978 for parochial purposes. In 1980 DBF released from covenant to enable demolition and disposal of site of vestry along with rest to local authority
- **Pitsea St Michael (Chelmsford)**: 1985 Scheme for use as a local history museum and for cultural purposes did not proceed (prospective purchaser, Local Authority, couldn't afford); 1994 Scheme for use as a creche, day nursery or day centre also did not proceed; sold under 1996 Scheme for monument use to Orange to enable telecommunications use of tower as site for mobile phone mast. In 2000 CC approved plans involving demolition of main body of church and renovation works to tower. [Conveyance had prohibited demolition of tower but not main body of church].
- **Winsford Christ Church (Chester)**: Sold to local authority under 1976 Scheme to use for civic, public and community purposes; 1980 Deed of Release of non-demolition covenant; timber framed construction deemed to be in dangerous condition. Building demolished in 1980.

### **Demolition after Alternative Use initially authorised but not implemented**

- **Blackburn All Saints (Blackburn)**: 1985 scheme providing for use for the manufacture of orthopaedic appliances and surgical footwear not pursued (purchaser withdrew); 1987 scheme for use as a sports and community centre not pursued (new ice rink and leisure centre sited opposite building); 1989 scheme for use as a restaurant not pursued (purchaser withdrew); 1990 scheme authorised demolition; demolished in 1992 and site subsequently sold.
- **Blackburn St Michael & All Angels (Blackburn)**: 1984 scheme for use as offices and craft workshops not pursued (delays over title issues); meanwhile condition deteriorated badly and insurance cover withdrawn; 1986 scheme authorised demolition and site subsequently sold.
- **Burnley St James (Blackburn)**: 1999 Scheme to use for cultural and community purposes not pursued (purchaser withdrew); 2000 Scheme for storage use not brought into effect as fire broke out: damage was severe and remains of building were demolished immediately for safety reasons; 2001 Scheme provided for demolition of site.
- **Cheetham St Mark (Manchester)**: 1985 demolition Scheme not implemented as potential use emerged; 1986 Scheme provided for residential use but not pursued (Mencap intended to convert to housing for elderly but withdrew in 1987); 1989 demolition Scheme attracted qualifying objections but SoS decided not to hold NSPI; demolished by November 1989; site appropriated to use as part of large surrounding churchyard.

- **Eppleton All Saints (Durham):** 2007 Scheme for residential use not pursued; demolished under 2009 Scheme and site sold.
- **Gawthorpe St Mary (Leeds):** 2007 residential use Scheme not pursued in economic downturn; demolished under 2010 Scheme and site sold.
- **Leicester St Augustine (Leicester):** Sold in 2004 for residential use but very shortly afterwards severely damaged by fire (arson). Owner subsequently acquired pp for demolition of remaining shell; awaiting upturn in market. In 2103 CC lifted demolition covenant; demolished by 2016 and supermarket built on site.
- **New Cross St Paul (Manchester):** 1981 Scheme for warehouse use not pursued; prospective purchasers withdrew in 1982, by which time extensive outbreak of dry rot. Draft demolition scheme attracted qualifying representations, overtaken by events as building was demolished under DSN by June 1984; 1984 Scheme authorised site disposal.
- **Peterborough St Mary Boongate (Peterborough):** 1984 Scheme for demolition excluding tower not brought into effect; 1988 Scheme provided for full demolition (redevelopment of site included new place of worship).
- **Plymouth St Augustine (Exeter):** 1995 Scheme for use as a climbing centre did not proceed (dependant on unsuccessful HLF grant application); demolished under 2001 Scheme (sale of site included provision for new place of worship).
- **Preston St Oswald (Blackburn):** Sold in 1990 for use as a nursing home but use not implemented; on sold and subject to considerable vandalism; CC agreed variation of covenant to permit demolition; demolished by March 1996.
- **Princes Park St Paul (Liverpool):** Partial demolition carried out under 1974 Scheme but sale to adjoining School of site and tower and spire to use for educational purposes did not proceed (condition of tower); tower demolished under 1975 Scheme; site then sold to School.
- **South Shields St Aidan (Durham):** Sold under 2002 Scheme for residential use; use not implemented and in 2008 released non-demolition covenant to enable development of site.
- **Southend St Erkenwald (Colchester):** Sold under 1984 Scheme to use for leisure, community, arts and cultural activities; use not implemented and on sold; severely damaged by fire in 1992. Feasibility study commissioned by English Heritage concluded no viable use; lbc granted for demolition and CC released non-demolition covenant in 1995; site on-sold for residential development following demolition.
- **Southwark St Alphege (Southwark):** 1987 Scheme to use as a study centre and students' hostel did not proceed; demolished under 1991 Scheme and site leased to Peabody Trust for residential development.
- **Southwark St Matthew Newington (Southwark):** 1988 Scheme for conversion of chancel for use as new place of worship, and remainder into flats not implemented because of funding difficulties; demolished under 1990 Scheme and site used for new parsonage, new worship centre and hall; and Housing Association development.

Demolition also throws up examples which are hard to predict and categorise – examples of these oddities include:

- **Sheffield St Nathaniel (Sheffield):** Demolished under 1982 Scheme and sold for residential development; Deed of Variation in 1990 to permit nursing home on site.
- **Stamford Hill St John Varty Rd (London):** 1972 demolition Scheme not brought into effect but demolished under 1975 Scheme and site sold for residential development.



- **Islington Caledonian Rd, St Matthias (London):** 1978 Scheme empowered DBF to hold on behalf of PCC, with intention to use as a youth and community centre; acquired by Local Authority under CPO in 1979 (during demolition of adjoining properties, church had suffered considerable damage, as a result no prospect for further use of building; Council demolished it and redeveloped site.
- **Wandsworth St Faith (Southwark):** 1973 demolition Scheme (to extend adjacent primary school, incorporating a place of worship) not implemented; 1974 demolition Scheme enabled retention of 2 vestries and church porch as ancillary accommodation for school pending rebuilding (but to be demolished as part of new school scheme in due course). Site of incorporated new place of worship subsequently conveyed to DBF.

Demolition as a category also incorporates buildings that have been demolished in part, with the user of the building choosing to retain part of the building:

- **Paddington Christ Church (London):** Demolished (excluding tower and spire) under 1978 Scheme and site sold for residential development; tower leased under another 1978 Scheme as monument; 1980 Scheme varied to monument and residential use to enable its use as communal entrance hall.

## Other Future

### Restoration to use as churches

The six churches within the latter category outlined above were:

- **Brancepeth St Brandon (Durham):** Severely damaged by fire in 1998; the PCC established a Trust to develop and rebuild it, with a view to its restoration to church use. Closed by 2002 Scheme and appropriated to use for any ecclesiastical and other charitable purposes of the parish. After rebuilding, restored to use as parish church by 2005 Scheme.
- **Clapham St John (Southwark):** Partial closure of greater part of nave in 1990s to enable its lease to Community Association for use for parochial, social, community, and educational purposes; lease not completed but project undertaken by parish itself; closed part restored to use in 2008.
- **Fornsett St Mary (Norwich):** Closed in 1985 and held by DBF on trust for use by PCC for any ecclesiastical purpose of the Church of England affecting the parish; 2000 Scheme authorising residential use not pursued (prospective lessee unable to secure HLF funding), nor was 2005 Scheme for use for community purposes and/or domestic storage and/or residential purposes, nor was 2009 Scheme for use as a conservation workshop and/or cultural purposes and occasional acts of Christian worship. However, building was repaired in interim and 2012 Scheme restored it to parish use.
- **Fulwell St Michael (London):** 2010 closure Scheme provided for use as a Sports Education and Training Centre but not pursued after potential lessee withdrew; restored to use as parish church in 2019.
- **Kensington St Philip (Earl's Court) (London):** 1989 closure Scheme for partial demolition and replacement place of worship did not proceed; restored as parish church in 1993. Re-closed in 2000 and partially demolished; new place of worship & ancillary facilities in nave and aisles (completed by end of 2003), remainder leased for residential purposes (wrapped round place of worship). 2017 Scheme restored

the place of worship element to use as a parish church on creation of a new benefice and parish.

- **Pallion St Luke (Durham):** Partial closure Scheme in 2003 to enable transfer of responsibility for new structure incorporating vestry, organ chamber, chancel and tower to Neighbourhood Project to use for any ecclesiastical purpose of the parish and for cultural and community purposes, leaving nave and N aisle to continue in use for worship. 2011 Scheme restored closed part to use as part of church (the community project not now to be implemented in full).

Those initially restored to use but then closed again and appropriated to alternative use were:

- **Emmington St Nicholas (Oxford):** restored to use in 1991 during use seeking period as PCC felt church use now a viable option following enlargement of benefice and potential further housing development in area; however, services not resumed in the church and re-closed in 2003 and sold to owner of adjacent Old Rectory as a monument.
- **Attercliffe Hill Top Chapel (Sheffield):** Not used for worship since 1964; restored to use in 1990 with major regeneration proposed in area. Used for a period to house "The Nine O'clock Community" but by 2009 no longer needed by parish; closed again in 2017 and sold to Presbyterian Church (already in occupation) for worship use.
- **Daylesford St Peter (Oxford):** Closed in 2006 but restored to use as a chapel of ease in 2008; closed again in 2017 to a specially formed trust for use to use as a monument, and for cultural and community purposes and for occasional acts of Christian worship.
- **Upper Holloway All Saints Tufnell Park (London):** closed in 1983; intended lease under 1984 Scheme to Asian Christian congregation for use for Christian worship not completed for financial reasons. Restored to use as chapel of ease in 1992 but subsequently closed again under 1994 Scheme and leased for residential use (with new place of worship planned for elsewhere).
- **Bishopsgate St Ethelburgha (London):** closed in 1991; brought back into use in 1992. Mostly destroyed in 1993 by IRA bomb; re-closed to relieve parish of responsibility and under 2002 Scheme given to specially set up Trust to use as a centre for reconciliation and peace.

## Dealt with outside the Measure

In addition to the churches whose future was settled solely outside the Measure, were three others dealt with by CPO after earlier provision had been made for their future.

### CPO cases

- **Ardwick St Jerome with St Silas (Manchester):** A 1994 partial closure Scheme provided for the lease of most of the building for social and community purposes (excluded was the chancel which remained in use for worship). However, the lease did not proceed as the user group failed to achieve funding. By 2004 the future of the whole building was under review; in 2008 the whole of the church - including that part which had not been closed - was acquired by Manchester City Council under a Compulsory Purchase Order.

- **Brentford St Lawrence (London):** Leased in 1980 for use as a theatre and restaurant, but the local Trust failed to bring its conversion project to fruition; the lease was variously assigned but others also not able to implement restaurant use. In 2019 the Local Authority invoked a CPO on the building (part of wider regeneration scheme).
- **Islington Caledonian Rd St Matthias (London):** 1978 Scheme provided for Diocese to hold in trust for use for parochial purposes including youth and community work. Acquired by Local Authority under CPO in 1979 (see under Demolition).

## Other

Finally, in some cases, buildings subject to a Scheme under the Measure vested automatically in the DBF on trust for the PCC so no covenants were included. This had the effect of passing the building outside the ambit of the Mission and Pastoral Measure and has meant that the proceeds of any future disposal if no longer needed by the parish, were not apportioned as under the Measure. Now such cases would be dealt with by gift to the DBF for the PCC but with a user covenant included in the transfer. One example is provided here:

- **Hartlepool St Andrew (Durham):** Under 1984 Scheme closed and vested in DBF to hold on trust for PCC to use as a church hall and for occasional religious worship. When no longer needed, sold c.1995 under the PCC (Powers) Measure 1956 for proposed residential conversion. However, operating as tea shop until at least 2013; in 2018 planning permission granted for residential conversion.