

## **DIOCESE of HURON**

### **Policy for Consideration of Sale or Demolition**

**Preamble:**

Section 16-2...1 to 16-2...2 of the Guidelines Manual provides guidelines for the procedures on the closing of a church. Under the auspices of the Archdeacon and Archdeaconry Commission a thorough review of the congregation and surrounding community is completed to decide the needs of the Anglican Church at present and future years. "The Area Bishop will assure that the future pastoral care of the affected people has been considered."

Once a church closes, all assets become the property of the Incorporated Synod of the Diocese of Huron and disposition of the property is at the discretion of Synod or Diocesan Council.

When Synod takes ownership of the assets of the closed church it has the discretion to dispose of said assets under the pre-planned recommendation of the Archdeaconry Commission, Archdeacon or Vestry closing motion with the Bishop's approval.

While the Land & Property Subcommittee must be notified of the sale of all properties, it is not necessary for them to be actively involved in the disposal of property if Synod or Diocesan Council has already approved use of the assets or the handling of the disposal of the assets by other means. (i.e. merger of churches, use of trustees etc.)

For the sake of consistency, order, public relations and good stewardship it is accepted that:

"When assets have been referred to the Land & Property Subcommittee for a recommendation of disposition, all questions, complaints, expressions of interest or concern in, transfers of responsibilities or operations, or other matters concerning vacant buildings or property must be referred to, and dealt with by, the Land and Property Subcommittee."

**Therefore:**

Before assets are sold or buildings demolished for property referred to the Land & Property Subcommittee, the following will be undertaken:

1. Advertise the availability of the property (sale or lease). This will gauge the value and marketability of the same. If there appears to be a lack of interest, consideration should be given to possible community uses without cost to the Diocese of Huron. Such use can be investigated through public consultation at local meetings including the proper notification of the community and consultation with the Bishop on all potential future uses.

2. Full consideration of the following:
  - (a) Sale ability.
  - (b) Lease ability.
  - (c) Anticipated cost to the Diocese of Huron if the property is leased.
  - (d) Use ability by community groups at no cost to the Diocese of Huron.
  - (e) Anticipated costs to the Diocese of Huron if the property is retained.
  
3.
  - (a) Do not demolish unless all the above have been considered.
  - (b) If the building has no value, advertise the final demolition to give the community one last chance to assume ownership of the property.
  
4. Demolish if:
  - (a) Building is considered unsafe.
  - (b) All considerations have been met.
  - (c) A period of one full year of closure/non-usage.
  
5. Prior notice of pending lease, sale or demolition should be given to: Bishop(s), Archdeacon, Diocesan Administrator, Land & Property Subcommittee.