



Trafford Circuit Property Policy 2025

This policy covers Trafford Circuit Properties

Manses

The Willows (Sale)

Cheltenham Drive (Sale),

Green Lane (Altrincham),

Lock Lane (Partington)

Moorside Road (Urmston)

Church Buildings

- Carrington Lane (Sale)

- Gorse Hill (Urmston)

- Urmston (Urmston)

Land off temple Road (The Bowling Green)

General aims: Circuit Property should be used to fulfil the aims of our Circuit Mission Statement.

Trafford Circuit Mission Statement (agreed at Circuit Meeting Sept 12th 2024, to be reviewed annually)

Trafford Circuit aims to be an inclusive, justice seeking, welcoming church.

We will do this by the following means: (taken from The Methodist Church's *God for All* strategy and the criteria for the New Places for New People scheme)

1. Being a Church for Everyone
2. Telling our story
3. Putting Mission first
4. Living as Christians

Circuit Property should be used for given purposes, or rented out when appropriate. Although income raised from rentals can be useful for Missional projects across the Circuit, it is not our mission to be property agents.

Trafford Circuit will keep all properties in good condition and compliant. eg Quinquennials, EICRs, gas safety

Trafford Circuit will be good stewards of our property, spending wisely.

Church Buildings Church buildings should primarily be used for worship and community use.

They should be used for clearly defined missional objectives (referring to our Circuit Mission Statement above).

If properties are planned to be sold following Model Trust 20 policy, the net receipt of any offer less costs to sell to be incurred by the seller for a Trafford Methodist Circuit building must meet 80% of market value prior to beginning the process of selling. The Model Trust 20 policy makes provision for the sale of Methodist property at less than best price if it is to be used for continuing Christian mission. It should be noted that acceptance to proceed by the circuit does not mean the transaction will be approved by Trustees for Methodist Church Purposes (TMCP) who have the final say.

Land owned by the Circuit off Temple road is to be sold as there is no missional use for it.

Manses – To use for given purposes ie manses to house ministers. Trafford Circuit seeks to have 3 manses for use by ministers (2 in use and one spare rented out)

Others to be rented out if appropriate and cost-effective.

To keep to Connexional guidelines on size, specification, location, and renewal and updating of décor and furnishings.

Eco considerations – to undertake retrofit surveys to understand and plan how building sustainability can be implemented

The circuit will try to utilise its existing housing assets before disposing or purchasing any property

Presented and agreed by Circuit meeting on 5th June 2025