



MEARNS  
FREE CHURCH

# Property Group Report



# Outline

- Property Group option assessment – *Graham MacKay*
- Appraisal methodology – *Rosalie Menon*
- Finances & Fundraising – *Sandy McDougall*



# Background

- Belmont House School
- Property Group formed to consider heritable property
- Preliminary view presented to Kirk Session & Finance Committee



# Current situation

- MFC has no heritable property
- Factors relating to lease of Belmont
  - Restrictions on gospel work without full access
  - Lease could end at relatively short notice
  - Considerable setup and take down work
  - Less time spent on property matters

# Option assessment

- The Property Group has met over 6 months
- 2 meetings with Designed to Succeed
- Group recommends MFC should prioritise purchase of a worship space over the status quo



# Option assessment

- Place of worship vs. Manse
- Building for worship & activities vs. Community building
- New Build vs. Conversion of non-Church building vs. Purchase of existing Church building

# Methodology

- Identify potential sites available for sale from listings in the area
- Source title deeds and drawings to assess suitability
- Review Planning Consent considerations  
(eg. Change of Use Consent, Listed Building Consent)

# Methodology

- Apply MFC preferred criteria  
(location, size, cost etc)
- Review the schedule of accommodation against proposed building/ site
- Identify opportunities and liabilities





# Methodology

- Current condition/running costs/ EPC
- Indicative cost of upgrade/ phasing potential
- Identify strategic potential development opportunities



# Case Study

Cathcart Old Church & Hall,  
119 Carmunnock Road,  
Glasgow, G44 5UW





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# Property Finances



# Where are We Now?

Donated £360k since we formed in Nov '23 (~18 months)

- £260k regular givings & £100k lump sum

Spent £200k leaving £160k available

From August '25 income & expenditure in balance (small surplus)

NMNC Trust Limited ready to receive into a restricted property fund and purchase property when sourced



# What do we need?

Acq'n & Pre-occupation Renovations (Ph1)	£600k
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Further Renovations (Ph2)	£250k
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<b>Funding target</b>	<b>£850k</b>
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Future Enhancements (Ph3)	£400k
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	<b>£1,250k</b>
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# Sources of Funds?

Option 1 – 36m of additional regular givings

Option 2 – 3 years of annual lump sum givings

Option 3 – commitment to give a lump sum when an offer has been accepted

Other sources

- Loans – individuals & banks
- Grants - possibly including Free Church
- Trust Funds - various
- Legacies



# Funds to be Raised

**NMNC funds @ June '25** **£160k**

Funds pledged - option 1 (monthly)	}	£370k
Funds pledged - option 2 (annual)		
Funds pledged - option 3 (at purchase)		

Gift Aid **£70k**

**Total Raise Nov '23 – Sept '28** (70%) **£600k**

Loans / Grants / Trusts / Legacies (30%) **£250k**

**Total funding** **£850k**



# Perspectives on £370k

- £100 can access £25 of Gift Aid for a taxpayer
- Every £100 also saves £27.50 for a higher rate Scottish tax-payer ( $42\% - 20\% \times £125$ )

**£72.50 net payment can generate £125 for the Fund**

Can leverage Grants, Trust Funds & Loans

**£360k – raised since we started 18 months ago**

- £370k – buys a 2 bed flat in Maidenhill
- £850k – buys a 4 bed house in Maidenhill

**3 years – long enough to make a difference, short enough to see an end in sight!**





# Timetable

Summer – Prayerful Consideration

End August – (non-binding) Pledge forms completed, but not actioned just yet...

Mid Sept – Finance Committee to report back to congregation on the results

End Sept – assuming positive indications, we can press ahead & action pledges in Q4

End December – SMcD to report on funds received and pledges receivable

Quarterly updates thereafter