

## Spaces For Church Planting. #6. A Redundant Church Building.

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There are new church communities that are growing and seeking accommodation. At the same time, there are worshipping communities that have declined and no longer require their building. It becomes redundant and may be offered for sale or lease. Such change is inevitable. Of all the options available to the new church community, why should it consider buying or leasing a redundant church building?

### Auditorium

- It has an auditorium for gathering. You don't need to build a new wide-span structure.
- It's likely to be a tall space, which means you can locate screens above the head height of leaders on the platform.
- It probably already has some seating which can be used until you can afford more comfortable seating.
- Heritage interiors are often darker, but this can be good for audio visual installations.
- Consider what modifications will be needed to make it suit the new church community's style of worship.

### Foyer

- Does it currently have a place for gathering and hospitality? Particularly one that can be seen from the street. If not, can you plan to create one in the future?
- Is there a kitchen facility close by, or can you establish a coffee cart near the foyer?

### Ancillary spaces.

- Where are the toilets, and is an upgrade required? Are there enough? You'll probably have to build a new disabled toilet.
- Are there rooms to use as offices and meeting rooms?

### Car parking and value

- Any existing car parking is normally considered adequate for the maximum seating capacity in the auditorium in town planning terms. This is referred to as existing use rights. If you are constructing a new auditorium, you would need three car park spaces for every ten seats. Typically, this requires an extra 150% land area and is only used on Sundays. Finding street parking has been the norm for the previous congregation.
- Given current land costs in our major cities, this is a significant saving rather than buying the land to build new. For many redundant churches, there are few alternative uses, and this constrains the value.

### Condition check

- Before acquisition, obtain a thorough report on the existing property condition. Particularly the roof, gutters and downpipes. Have any work costed.
- If it is a heritage building, are there any significant repairs that will be essential? Again, obtain repair costs. Is there a heating system? What are its running costs?

### History of Worship

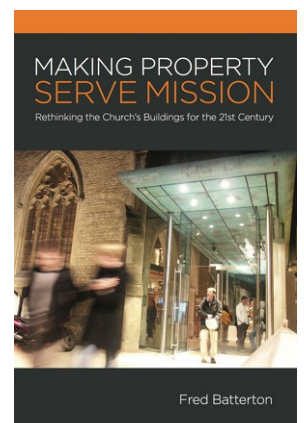
- A building that has had a faithful history of worship, and particularly if it was built to a fine standard, can be a beautiful thing. It can be a blessing to use the space to worship the same God in a new way.



*A redundant church interior*

Next time - New build church

Chapter list for [Making Property Serve Mission](#)



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