



The Church of St Andrew Boyton
IP12 3L

30th January 2023

For the Attention of Boyton Parish Council

Dear Councillors

As Boyton Parish Council are aware, the PCC of St Andrew's Church Boyton can no longer manage and maintain the Church Hall in Boyton. On the recommendation of James Hall the Diocesan Registrar (Solicitor) for St Edmundsbury and Ipswich, the PCC have taken the advice of Haydon Foster MRICS, FAAV, FARLA partner at Clarke and Simpson. In order to value the property he visited it in January and describes it as "an attractive brick building under tile, standing in good sized grounds extending to about 0.46 acres. The property comprises a main hall, well-appointed kitchen, storeroom and loos "

In making his deliberations in setting a figure for a fully repairing and insuring lease which would include for the PCC to have the use of the Hall for free on a number of days per year (to be agreed,) that the rent should be £1,750.00 (one thousand ,seven hundred and fifty pounds) per annum, details of length of lease and any rent review timings to be worked out.. The figure he states is below the amount the PCC could expect if they rented the hall out commercially.

Because the Hall is owned by the Church it has charitable status and as such in disposing of it by lease or sale, the Charity Commissioners would expect the Church to get the best price possible. However the Diocesan Registrar has said it is likely that the Charity Commissioners would agree to a long lease to Boyton Parish Council at the figure stated above as the Hall and land would continue to be used by the village.

Both the Registrar and the Consultant Surveyor advise the PCC that as they (the PCC) can no longer discharge their duties to maintain and manage the Hall, that unless it is taken over by Boyton Parish Council, it does in fact become redundant. At which time the PCC will have to seek to dispose of the Hall and surrounding area and would have to try to get the best price possible.

The PCC is ready to discuss this with Boyton Parish Council at any time . As there is a Coffee morning on Saturday 4th February in the Hall to which members of the public have been invited to come and discuss the future of the Hall. We wanted to let you know the current position of the PCC with regards to the Hall.

Yours sincerely

Juliet Johnson
On behalf of the PCC of St Andrew's Boyton