

# **GLASGOW PRESBYTERY – DRAFT BUILDINGS PLAN – MARCH 2014**

## **BUILDINGS CLASSIFICATIONS**

The General Assembly requires all buildings to be placed into one of four categories, labelled alphabetically (A,B,C,D). This final draft Plan uses numerical labelling (1,2,3,4) to avoid confusion with National Listings. These four Assembly categories are officially described as follows:

- 1 - (General Assembly Category A) Buildings which will be required to remain in use during the lifetime of the Presbytery Plan (10 years)
- 2 - (General Assembly Category B) Buildings which will be closed during the lifetime of the Presbytery Plan
- 3 - (General Assembly Category C) Buildings which will be sold during the lifetime of the Presbytery Plan
- 4 - (General Assembly Category D) Buildings about which Presbytery is unable to reach a decision.
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The following are the Presbytery Categories:-

- Buildings are given a **Category 1** rating if they will be required to remain in use during the lifetime of the Presbytery Plan. Previously to differentiate within Category 1 between buildings on which significant expenditure should or should not be required or foreseen over the ten years of the Plan, category 1 was sub-divided into three sub-categories (1a,1b,1c). As of 2014 this sub-division is no longer seen as having a continued utility and has been set aside.
- Buildings are given a **Category 2** rating where one of the following applies:
  1. The building is not required because of an Adjustment contained in the Presbytery Plan but the ground could be redeveloped for Church use and should remain in Church ownership.
  2. The building is not capable of adaptation to meet the perceived needs of the congregation and some form of redevelopment is required, incorporating future use by the congregation; the ground should remain in Church ownership.
  3. The building is not capable of adaptation to meet the perceived needs of the congregation and whole or partial relocation will be necessary; the building/ground should remain in church ownership.
- Buildings are given a **Category 3** rating where one of the following applies:
  1. The building is not required because of an Adjustment contained in the Presbytery Plan and need not remain in Church ownership.

2. The building is not required because of the availability locally of more suitable buildings with space capacity to be used on a sharing basis; the building need not remain in Church ownership.
  3. The building is not capable of adaptation to meet the perceived needs of the congregation and should be sold with the congregation relocating to new premises elsewhere.
  4. There is a continued need for the building to remain in (regular or occasional) use by the congregation but there is a perceived maintenance burden which should not be placed on either the congregation or the Central Church; the building should be sold on the basis that continued Church use is built into the conditions of sale.
- Buildings are given a **Category 4** rating where one of the following applies:
    1. There are on-going appraisal discussions, the outcome of which will have a bearing on the categorisation of the building.
    2. There is an on-going (or pending) arbitration process about the future of the building expenditure is anticipated as being required during that time.

Across the Presbytery out of 132 congregations this is the breakdown of the allocation to the different classifications within this draft Plan :-

Category 1 : 73

Category 2 : 0

Category 3 : 17

Category 4 : 42

Within the ministry Plan of December of 2012 (“Minplan”) there are set forth two processes, namely, (a) Union and (b) Linkage Leading to Union where future buildings planning has to follow as a natural consequence of these two processes and so in this introduction to the final draft Buildings Plan (“BP”) detailed comment follows now on these two processes :-

## **I. UNIONS UNDER THE MINISTRY PLAN**

### **Drumchapel St Andrew's & Drumchapel St Mark's**

In terms of the Minplan there is an allocation of 3 FTE and mention of two worship centres. In light of the foregoing the BP sees the retention of the two existing buildings but issues of financial sustainability may arise in the event of a union since on current income stream a single congregation is likely to struggle to maintain two buildings

Here as in other parts of these notes there are recorded average income 2009/2011 then 2010/2012 then M & M for 2014 then net residual income:-

	<b><u>AVERAGE INCOME</u></b> <b><u>2009-2011</u></b>	<b><u>AVERAGE INCOME</u></b> <b><u>2010-2012</u></b>	<b><u>M&amp;M</u></b> <b><u>2014</u></b>	<b><u>NET RESIDUAL</u></b> <b><u>INCOME</u></b>
<b>DRUMCHAPEL ST MARK'S</b>	£14,983	£15,531	£2,480	£13,051
<b>DRUMCHAPEL ST ANDREW'S</b>	£68,549	£69,707	£42,212	£27,495

### **Lenzie Old and Lenzie Union**

The Minplan stipulates union. The BP addresses the impact of such a union by choosing one building only for retention since the retention of two such close set buildings would seem contrarian in face of such a local union. The BP it should be noted follows the Minplan which is of course subject to appeal by Lenzie Old, with that appeal likely to found on their ability in terms of finance to sustain their own congregation and support the wider work of the Church nationally. The counter view is the General Assembly's concern around buildings oversupply and of course the associated costs of that oversupply.

### **Shettleston Old & Victoria Tollcross**

The Minplan stipulates union or if the outstanding Shettleston Old appeal is successful a linkage between these two. That appeal decision is necessary to confirm the BP for the area and this may involve St Margaret's Tollcross where a recent report highlights a need for a significant spend.

### **High Carntyne & South Carntyne**

The two congregations have been assisted in recent times by the Transformation Team to look together at mission within the Carntyne area. To date no buildings discussions have taken place. The buildings issues here are complicated so that both churches are classified "4". A short summary of the buildings position should record that the High Carntyne buildings are prominently situated in the landmark square just off Carntyne Road with their halls being of a scale and condition that the congregation recognises that maintenance/refurbishment of their halls is beyond their resources but following on from that, if the halls were to be no longer available to the congregation, then the sanctuary which has also had a recent history of fabric concerns, would need expensive conversion as well as core fabric works. The South Carntyne building on Carntyne Road is not far away from High Carntyne and is not so prominently placed (nor is it hidden) and the scale of sanctuary and halls there is smaller. It too suffers from core fabric issues so a spend on maintenance and refurbishment is needed here too and once more the works required would be beyond the congregation. Figures for High Carntyne and South Carntyne are:-

	<b><u>AVERAGE INCOME</u></b> <b><u>2009-2011</u></b>	<b><u>AVERAGE INCOME</u></b> <b><u>2010-2012</u></b>	<b><u>M&amp;M</u></b> <b><u>2014</u></b>	<b><u>NET RESIDUAL</u></b> <b><u>INCOME</u></b>
<b>HIGH CARNTYNE</b>	£63,685	£61,388	£36,888	£24,500
<b>SOUTH CARNTYNE</b>	£35,447	£32,688	£18,520	£14,168

### **Easterhouse St George's & St Peter's & Lochwood**

The finances of St George's and St Peter's are inadequate to maintain their "new" building which, although a very recent build, is coming to the stage where a spend will be needed on regular ongoing maintenance. The prospect of a union with Lochwood would deliver to the united charge the heritable assets of Lochwood, the sale of which assets could assure buildings integrity to the united congregation freeing them to look to mission with the assurance that they will have the resources to maintain St George's and even, if needed in future time, to develop that single site. Figures for St George's are :-

	<b><u>AVERAGE INCOME</u></b> <b><u>2009-2011</u></b>	<b><u>AVERAGE INCOME</u></b> <b><u>2010-2012</u></b>	<b><u>M&amp;M</u></b> <b><u>2014</u></b>	<b><u>NET RESIDUAL</u></b> <b><u>INCOME</u></b>
<b>EASTERHOUSE ST GEORGE'S &amp; ST PETER'S</b>	£11,726	£9,406	£237	£9,169*
<b>LOCHWOOD</b>	£17,579	£21,785	£11,542	£10,243**

\* Presbytery variation of £4,278

\*\* Presbytery variation of £3,499

### **Rutherglen West and Wardlawhill & Rutherglen Old**

Appeal pending

### **Greenbank & Busby**

The buildings here are in good heart. The union is set down by the Minplan. There is able leadership in both congregations who will, out of the necessity demanded by the Minplan, need to buildings plan to address the union. Prudence indicates that the process should be timetabled, ideally by the two congregations but if not by Presbytery.

### **Shawlands and South Shawlands**

A call to these charges appears imminent. They have already worked together to choose the Shawlands manse as the single manse going forward with the South Shawlands manse in course of sale. A similar effort will be required in respect of the choice of a single sanctuary and halls. The “super parish” reference in the Minplan is unrealisable. During the three year linkage set down progress has to be made towards the choice of a single site for the to be united charges. Classification remains “4” for both. The congregations should either be set a Buildings timetable (separate from the three year linkage to union timetable) by Presbytery for reaching an “internal” decision on buildings, if that were their choice, or be set a timetable for calling for external assistance.

### **Netherlee & Stamperland**

With the recent vacancy at Stamperland just as the BP is being finalised the “4” classification leaves the flexibility necessary to address these latest circumstances. Stamperland have an Appeal outstanding under the Minplan. The Stamperland buildings are prominently placed and appear in good heart. On a union fabric issues for the united charge would be underwritten from the sale of a manse. The challenge here in buildings terms will be to decide on the future of the Stamperland buildings and hopefully aim for retention and innovation, this being a realistic prospect on a successful union. The Netherlee buildings are classed as “I”, these being considered as the key buildings in a union.

### **Queen’s Park & Govanhill Trinity**

The recent vacancy at Queen’s Park has led to a pause in the process of the union set forth by the Minplan. The Govanhill Trinity sanctuary is not used and is in need of repair and maintenance on a substantial scale. The congregation operates from the halls but these too are at a stage where fabric demands will be beyond the resources of the Govanhill congregation. Closure on union is the correct buildings decision but a carefully considered “buildings presence” in the Govanhill area might be considered provided it could be sustained over the life of the Plan in terms of finance and in terms of the human resources from within the united congregation necessary to underpin it.

### **Penilee St Andrew & St Nicholas’ Cardonald**

Both are classified “4” standing the impact of the Minplan and the placement of an interim ministry at St Nicholas’ Cardonald. The union planned here is between a PA and a NPA charge. Both congregations are aware of the awkward geographical divide between the two sites in terms of distance and the hill that separates them. The Minplan stipulates “two worship centres” when its core principle was not to buildings plan. Penilee St Andrew is in need of fabric repairs which will need support from GTs. St Nicholas’ Cardonald is well funded in fabric terms from the recent sale of its manse. In formulating

the BP we inevitably pick up the reference in the Minplan to “two communities” which creates a tension in conflict with the stated aim of the General Assembly to seek a reduction in our buildings stock and, logically, on completion of a union would create a position where the financial resources of St Nicholas’ Cardonald could be depleted by the fabric demands of the Penilee St Andrew building. The “4” classifications are correct here especially if questions are asked of the Minplan which could itself be open to a reassessment which considered whether Penilee should stand alone and whether the future of St Nicholas’ Cardonald lay elsewhere locally.

### **Ibrox & Kinning Park**

A union is planned here on a vacancy at Kinning Park, a prospect that does not seem imminent. An appeal by Kinning Park against the Minplan is pending. The maintenance of the Kinning Park building is underpinned by substantial invested funds while the Ibrox larger scale buildings will be more demanding of financial resources in respect of adequate ongoing maintenance although these Ibrox buildings would on a union deliver a larger physical space to underpin the work of a single parish. The recent Quinquennial for Ibrox might demand more finance than the congregation can support on its own but maybe these congregations (whose historical classifications are maintained from the 2009 Plan) pose the question whether the protracted outstanding appeal is in the best interest of the churches locally and the Church nationally. The suspicion has to be that a crisis or an emergency at either church will drive a forced and imperative decision, needed to address a position where a technical buildings classification was reached long ago, namely “1” for Ibrox and “3” for Kinning Park, but has been set in limbo unimplemented for an extended period of time.

## **2. LINKAGE TO UNION**

This is a note of the congregations set down in the Minplan for a process of linkage leading to union

Temple Anniesland & Knightswood St Margaret’s

Balshagray Victoria Park & Jordanhill

Broomhill & Hyndland

Wellington & Kelvinside Hillhead

Croftfoot & King’s Park

Merrylea & Newlands South

Giffnock The Park & Thornliebank

### **Temple Anniesland, Knightswood St Margaret`s and St David`s Knightswood**

As we progress through the Buildings Plan Temple Anniesland and Knightswood St Margaret`s are the first where in the Ministry Plan of December 2012 there is a linkage leading to union set down. They are chosen as an example for no other reason than they appear first of their type in the Minplan. Temple Anniesland have set out their view that any buildings discussions now will potentially disrupt attempts to commence neighbourhood links between the congregations since buildings discussions will lead to defensive positions being adopted within both congregations. Presbytery therefore needs at some point to reach a principled decision on the utility of timetabling buildings discussions now as part of the BP in light of the Minplan asking for linkage leading to union or, alternatively, leaving buildings over until the linkage occurs at some uncertain time in the future. When composing the Minplan buildings issues or buildings considerations were stated not to form part of the Minplan but when it comes now to buildings planning for these two churches the question of the timing of property discussions needs addressed. As it happens a second issue of a buildings nature flows also from the Minplan`s separation off of buildings here and elsewhere in Presbytery. Even although St David`s Knightswood stands in the Minplan on its own, it does seem prudent to consider calling on that third congregation (like St Margaret`s bearing the title “Knightswood”) to be part of the buildings conversations whenever they are timetabled and so here as in other areas of Presbytery there is a divergence between the two plans as a consequence of ministry planning and buildings planning being separated off. In light of the foregoing all three are classified as “4”.

Other charges affected by Linkage Leading to Union are set out above and some of these too may be viewed or approached similarly to Temple Anniesland and Knightswood St Margaret`s, for example, Croftfoot and King`s Park and Merrylea and Newlands South and in these charges a “4” classification also seems appropriate and these further two examples might also have the potential again to draw in third party neighbours to drive a more robust BP.

A final comment within this category is that the Buildings Plan has set down for two of those congregations listed under Linkage Leading to Union, namely, Jordanhill and Wellington, the classification “1” since for these two congregations buildings planning sees a need for certainty. A church presence west of Crow Road is seen as desirable and the classification of Wellington as “1” follows from the classification of Kelvinside Hillhead as “3” with each of these classifications being subject to discussion as, of course, is the remainder of this final draft.



## **CATEGORY '3' BUILDINGS**

1. **St Columba Gaelic:** Subject to Appeal.
2. **Anderston Kelvingrove:** General Trustees asked for a decision now by Presbytery to allow them the certainty of forward planning the transfer of this recently “B” listed building into the hands of a “third party” thus relieving the congregation, on such transfer being achieved, of the enormous burden of fabric maintenance. The classification does not spell immediate disposal or the dissolution of the congregation but the start of a process lead by Trustees to seek out such a party.
3. **Lansdowne:** This is still listed as a “3” basically for the sake of history, the disposal having been completed.
4. **Kelvinside Hillhead:** The building stands as “3” to confirm that an exit strategy should be planned with Trustees for 2019 to coincide with the freedom from any grant aid claw-back.
5. **St Rollox:** This is only recorded as “3” to signify possible relocation by negotiation with Glasgow Council but until then remains “1”.
6. **Colston Milton:** This is the same as St Rollox.
7. **Lenzie Old:** The “3” classification is born of the ministry plan so that a successful appeal against the ministry plan may lead to a fresh appraisal of this classification subject to the norm that no significant fabric issues existed.
8. **Banton:** The “3” classification signals a need for a Presbytery conversation with the congregation born of a buildings concern relating to sustainability and adequate maintenance.
9. **Twechar:** As above.
10. **Lochwood:** The classification is applied to give clarity for the forward planning of buildings for Easterhouse.
11. **Shettleston Old:** A long standing appeal should be addressed to resolve this classification for the sake of the congregation.
12. **Milton of Campsie:** As per 5 & 6 above.
13. **Rutherglen Old:** Subject to Appeal.

14. **St Christopher`s Priesthill & Nitshill (Househillwood Building):** “3” denotes closure. It does not however demand it now but rather recognises the review due under the Basis of Union by December 2015 and allows the newly united congregation to argue the continued mission utility of the building when the classification falls to be revisited.
15. **Govanhill Trinity:** The general fabric state and the long term limbo of this building speak to this classification.
16. **Kinning Park:** See the notes above under “Union”.
17. **Mossbank:** The congregation have moved worship from their sanctuary to the halls and have in mind possibly to see disposal or sale of the sanctuary with an options study in course of consideration at this time. The halls with the church officer`s house (empty at this time) have been subject to an inspection and recommendations by the same firm used by Presbytery for the quinquennial report. While the buildings aspects are under consideration the Presbytery facilitator continues to work with Mossbank and their neighbours Sherbrooke St Gilbert`s. The halls are in need of a fabric spend.

## **CATEGORY '4' BUILDINGS**

A Building Plan inevitably should have integral to it, buildings adjustments driven by the parallel adjustment in ministerial resources tabled by the Ministry Plan of December 2012 but adjustments, which of themselves, offer a degree of forward planning in strictly buildings terms.

“Buildings Planning” however is constrained, if not entirely stymied, by a plethora of factors of different weight, but key amongst all of these factors are first the aggressive entrenchment at congregational level as soon as a congregation’s buildings are affected by a proposed buildings adjustment and second the patent lack of will across Presbytery to engage positively in a genuine “planning” process.

The other factors? :-

Tenure; Retiral dates; Theology; Other Church Classifications (P.A. Chance to Thrive); Historic Buildings Classifications; Conflicting interest e.g. Presbytery/General Trustees or Groupings/Linkages/Unions; and Tensions/Conflict with the Ministry Plan.

So far while (a) the applied reduction in ministerial numbers through the Ministry Plan (b) the financial pressures in terms of declining reserves and (c) the demanding nature of most of our elderly building fabric are all widely accepted , we struggle to find initiatives which seek to innovate successfully to address what is generally seen as the given, namely, “union means decline”. Our buildings planning demands of ministers and office bearers fresh leadership which offers our folk new hope in place of entrenchment and at this time, sadly, in Glasgow that seems an impossible dream, except in such a very few places where early efforts are being made.

Moving away from the general comments offered above the following two pages separate off into Area panels those congregations classified as “4”, that is, effectively “undecided”. These pages are key to the work carried out under the draft Buildings Plan because they clearly identify the unacceptably high number of “4” classifications but, more, they identify those areas where future planning is demanded, not just in ministry or mission terms in isolation, nor in buildings terms in isolation, but through a cohesive approach at Presbytery level which at its best might sponsor the innovation mentioned above as being desperately lacking.

The buildings that are classified as Cateogry ‘4’ are listed in the table below:

<b><u>AREA A</u></b> <b><u>CITY CENTRE</u></b>	<b><u>AREA B</u></b> <b><u>NORTH WEST</u></b>	<b><u>AREA C</u></b> <b><u>NORTH EAST</u></b>	<b><u>AREA D</u></b> <b><u>EAST END</u></b>	<b><u>AREA E</u></b> <b><u>SOUTH EAST</u></b>	<b><u>AREA F</u></b> <b><u>SOUTH CENTRAL</u></b>	<b><u>AREA G</u></b> <b><u>SOUTH WEST</u></b>
	TEMPLE ANNIESLAND	COLSTON WELLPARK	BRIDGETON ST FRANCIS IN THE	CROFTFOOT	BROOM	ST JAMES' POLLOK
	KNIGHTSWOOD ST MARGARET'S	GLENBOIG	CALTON PARKHEAD	KING'S PARK	NEWTON MEARNES	ST CHRISTOPHER'S PRIESTHILL &
	ST DAVID'S KNIGHTSWOOD		ST ENOCH'S HOGGANFIELD	TORYGLEN	MAXWELL MEARNES CASTLE	ST NICHOLAS' CARDONALD
	BALSHAGRAY VICTORIA PARK		ST ANDREW'S EAST	CARMUNNOCK		PENILEE ST ANDREW'S
	BROOMHILL		VICTORIA TOLLCROSS	BUSBY	EASTWOOD	
	HYNDLAND		ST MARGARET'S TOLLCROSS PARK		MERRYLEA	
	KELVINBRIDGE		HIGH CARNTYNE		NEWLANDS SOUTH	
	GAIRBRAID		SOUTH CARNTYNE		SHAWLANDS	
			CARMYLE		SOUTH SHAWLANDS	
			RUHAZIE		GIFFNOCK SOUTH	
					WILLIAMWOOD	
					GIFFNOCK THE PARK	
					THORNIEBANK	
					STAMPERLAND	

**GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014**
**AREA A - CITY CENTRE**

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
CATHEDRAL	CHURCH	A	1A	1	Historic Scotland	For Anderston Kelvingrove recently "B" listed please see the note in the Appendix below. St Columba like Anderston Kelvingrove is also in guardianship and sadly in light of estimates recently received for major fabric works (roof/rot) it is considered to be beyond the means of the congregation to maintain the building and in addition the building does not have a mission utility that would demand its retention/support out of central funds. The other four congregations take care of themselves with a mention of the Tron where "I" is confirmed in support of the Transition Ministry.
SANDYFORD HENDERSON MEMORIAL		B	1A	1	VACANT	
ANDERSTON KELVINGROVE		B	1B	3	GUARDIANSHIP	
RENFIELD ST STEPHEN'S	CHURCH	B	1A	1		
ST COLUMBA (GAELIC)		B	4	3	GUARDIANSHIP	
ST GEORGE'S TRON	CHURCH	A	3	1	General Trustees	

**Appendix - Anderston Kelvingrove**

There are current specific and immediate external issues related to the concrete construction of this building and these issues are under investigation by General Trustees ("GTs") with a view to offering assistance, this on the strength of a recent meeting on 4<sup>th</sup> February 2014. Congregation finances are not presently capable, nor can they be anticipated to improve to such a level as to be capable of maintaining this enormous building externally or internally for example, internally, in relation to heating. GTs have asked for guidance in planning terms from Presbytery in order to allow them to plan the future of this building (which is of course in their ownership) in the event of a change in the status of this congregation. Anderston Kelvingrove is in guardianship for a set period of three years until December 2015 to allow time for a final decision on retention or disposal of the church building. The clear impossibility of congregational finance being equal to fabric maintenance means that a "3" classification is appropriate allowing conversations to be commenced now amongst Presbytery, the congregation and GTs. The hope is that the building can be secured in the short term by virtue of funding by GTs at a level that would allow the preparation of a plan for a disposal of the building in reasonable order to a third party. The congregation have a strong desire to see the current broad utility of their building being carried forward into the future by such a third party and Presbytery would look to GTs to initiate planning that would allow responsibility for the building to pass from the congregation to such a third party which had the financial resources to maintain and improve the core fabric of the building, something the congregation are clearly unable to do of themselves, and to continue the utility the property has enjoyed under the stewardship of the current congregation.

Here as in other parts of the notes to the Draft Buildings Plan there is recorded average income 2009/2011 then 2010/2012 then M & M for 2014 then net residual income :-

	AVERAGE INCOME 2009- 2011	AVERAGE INCOME 2010-2012	M&M 2014	NET RESIDUAL INCOME
ANDERSTON KELVINGROVE	£36,066	£34,782	£19,860	£14,922

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA B - NORTH WEST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
DRUMCHAPEL ST ANDREW'S		C PA	IB	I	UNION planned. St Mark's in Chance to Thrive	Of the two Drumchapel churches St Marks is a Chance to Thrive congregation and so has to be "I" in light of current spending. In terms of the planned union of the two Drumchapel churches St Andrews while needing a fabric spend remains in category "I" since the ministry plan sees 2 centres of worship. The maintenance of the fabric of <b>two</b> centres may be beyond the combined resources of a united Drumchapel congregation but in the meantime the 2009 classifications should stand.
DRUMCHAPEL ST MARK'S		PA	IB	I		
YOKER			IB	I	REVIEW in 2014 PARISH GROUPING	Yoker retains its classification "I". Blawarthill, recently the subject of a Quinquennial Report remains "I" on the basis that Gen. Trustees will support work to the sanctuary. The remaining 3 churches move to "4" since buildings planning for St Margaret's & Temple Anniesland might affect St David's. If TA's building was chosen for retention then there will be a knock on question affecting St M. & St D. This is an example of property planning potentially taking a different direction to the ministry Plan.
BLAWARTHILL		PA	IB	I		
TEMPLE ANNIESLAND		B	IB	4	One Minister (linkage to union)	
KNIGHTSWOOD ST MARGARET'S		B	IB	4	One Minister (linkage to union)	
ST DAVID'S KNIGHTSWOOD		B	IB	4	UNRESTRICTED	
BALSHAGRAY VICTORIA PARK		B	IB	4		Scotstoun and Jordanhill retain their "I" classifications from the previous Buildings Plan but the remaining buildings are designated "4" with the Broomhill/Hyndland linkage in its early stages and BVP affected both by the foregoing and its proposed linkage/union with Jordanhill. In this grouping the property view separates off Jordanhill which is in conflict with the ministry Plan. Inevitably there is a need for buildings planning here to resolve that conflict and equally inevitably there is a question over the sustainability of the Hyndland A listed sanctuary which should be future planned in light of the demanding nature of an "A" listing and the linkage leading to union
JORDANHILL		B	IB	I		
BROOMHILL		B	IB	4	VACANT	
HYNDLAND	CHURCH	A	IB	4	VACANT	
SCOTSTOUN		C	IA	I		

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## AREA B - NORTH WEST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
ST JOHN'S RENFIELD		B	1B	1		<p>St Johns Renfield and Partick Trinity can support their previous classification (Note: Lansdowne now united in Kelvinbridge) but of the other three, Wellington, Kelvinside Hillhead, and KSM now Kelvinbridge, all "A" listed, Wellington is the building that recommends itself long term through its current state, good management resources, and substantial reserves. Kelvinbridge is classified "4" to allow buildings flexibility over the ten year life of the Plan and to encourage a local consideration of buildings planning following the recent union. Kelvinside Hillhead plans to make good its fabric, will be free of grant conditions in 2019 and should work with General Trustees to have others take responsibility for this building. For Partick Trinity please see below on Partick South !</p>
LANSDOWNE now Kelvinbridge		A	3 now sold	3	UNION	
KELVINBRIDGE formerly KSM		A	1B	4		
WELLINGTON		A	1B	1		
KELVINSIDE HILLHEAD		A	1A	3	VACANT	
PARTICK TRINITY		B	1B	1		
MARYHILL		PA	1A	1		<p>Maryhill is of a size and is in good enough heart in property terms to retain its "1" grading. In terms of their grand historic scale we may not be able to plan to retain both Ruchill Kelvinside and Gairbraid buildings longer term from a property perspective. The several RK buildings need planning/partial disposal/refurbishment, the planning process having only recently commenced, their buildings looking more capable of serving the long term needs of the area. Note: the current income stream in both congregations may present a challenge for them adequately to maintain their fabric.</p>
GAIRBRAID		C PA	4	4		
RUCHILL KELVINSIDE		A PA	1B	1		
PARTICK SOUTH	CHURCH		1A	1		<p>Partick South should retain its "1" but longer term (beyond the compass of the current Plan) a Buildings Plan could look to one Partick church so there might be potential decisions around buildings involving Partick South and Partick Trinity or possibly the buildings discussions should go with the staffing Plan which connects Partick Trinity with the West End parish grouping</p>
WHITEINCH			1A	1	Rented	

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA C - NORTH EAST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
SPRINGBURN			1B	1	New Build	Possible relocation of the St Rollox building arising from the major regeneration of the Sighthill area, a topic raised May 2013 by Glasgow City Council and at the very earliest stage of discussion. Tron St Marys has significant basic fabric issues but is a Chance to Thrive congregation where the willingness of General Trustees to assist is key and is underway.
ST ROLLOX		PA	1B	1 or 3	New Build	
TRON ST MARY'S		PA	2	1		
WALLACEWELL NCD					NCD	
COLSTON MILTON		PA	3	3	Buildings discussion ongoing	Colston Milton formerly a "3" remains a "3" with the existing building to be sold if the new build project can be delivered
POSSILPARK		PA	1B	1		
TRINITY POSSIL & HENRY DRUMMOND		PA	1A	1		
COLSTON WELLPARK		B	4	4	GUARDIANSHIP	The two Bishopbriggs churches with Cadder should retain their classifications over the 10 year span of the Plan. Colston Wellpark is affected by general basic fabric issues likely to require a significant spend (in course of investigation) while its mission utility within the parish grouping remains under discussion. Pending clarification in respect of both aspects the classification is "4" since anticipated costs are uncertain and mission indicators are at the moment absent with comment awaited from within the parish grouping as to whether the CW buildings are integral to mission plans within the grouping.
BISHOPBRIGGS KENMURE			1A	1		
BISHOPBRIGGS SPRINGFIELD CAMBRIDGE			1B	1		
CADDER	CHURCH		1A	1		
ROBROYSTON NCD				N/A NCD		



## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA C - NORTH EAST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
GARTCOSH			IB	I		Gartcosh & Glenboig need a local property decision. In view of the proximity of these two buildings it would seem that a strong case would need to be made in mission terms for retention of both in light of duplicated running costs. There is a ministry review in terms of the 2012 Plan due in 2016. Chryston and Stepps can keep the 2009 grading. The Lenzie churches face a ministry plan where union is set down (the Old having an appeal) and in light of that union a buildings decision favours the more comprehensive buildings potential of Lenzie Union subject to the outcome of the appeal against the ministry Plan.
GLENBOIG		C	IB	4		
STEPPS			IB	I	VACANT	
CHRYSTON		C	IB	I		
LENZIE OLD		B	IB	3	UNION planned	
LENZIE UNION			IB	I		
KIRKINTILLOCH HILLHEAD			IB	I	GUARDIANSHIP planned	For Kirkintilloch St Mary and St David the scale and probably the difficulty of the planning is the same as for the two Lenzie congregations notwithstanding it is less immediate here in ministry terms. Kirkintilloch St Columba is geographically separate and stands alone. These two buildings St Marys and St Davids are as close to each other as the two Lenzie buildings are close to each other but in terms of the life of the current Plan can return to their former rating meantime, on advice that local long term buildings planning is prudent and a significant fabric need in either building could sponsor awkward buildings issues.
KIRKINTILLOCH ST COLUMBA'S			IB	I		
KIRKINTILLOCH ST DAVID'S MEMORIAL PARK			IA	I		
KIRKINTILLOCH ST MARY'S		B	IA	I		

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AREA C - NORTH EAST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
KILSYTH ANDERSON			IA	I		The two Kilsyth churches can retain their classifications with the new ministries just commenced for both. Neither Banton nor Twechar can economically, in buildings terms, be part of long term local planning and disposal is the correct Property decision, that decision to be integrated with a Presbytery review which is due in September 2017 but which should be brought forward. Geographically Banton is closest to Kilsyth Anderson and Twechar to Burns and Old so the future could move the Banton and Twechar congregations in those directions.
KILSYTH BURNS & OLD		B	IB	I	VACANT	
BANTON			IB	3	GUARDIANSHIP	
TWECHAR			IA	3	GUARDIANSHIP	
MILTON OF CAMPSIE			3	3	New Church planned	These three country parishes Milton of Campsie, Torrance and Campsie stand on their own with the former classification retained for Torrance & Campsie while B or Cis allocated to the existing building at Milton of Campsie pending the implementation of new church plans
TORRANCE			IB	I		
CAMPSIE			IB	I		

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA D - EAST END

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
DENNISTOUN NEW		B	IB	1		Dennistoun New has had a recent major spend. Gallowgate is on the point of a spend of £300,000 which will confirm a church presence in that part of the East End <b>but</b> the size of the Gallowgate building will not support all three congregations within the parish grouping so Calton Parkhead and Bridgeton St Francis remain "4" pending conversations within the grouping as to how best to utilize existing buildings as well as considering whether mission could be served by a disposal or by looking to use other buildings somewhere within the boundaries of the three parishes. Bridgeton St Francis is in good heart after an insurance repair but is an older building than Calton Parkhead. Church House lies in proximity to Calton Parkhead and Bridgeton St. Francis and it may on redevelopment (discussions pending) provide an additional buildings resource. There is a challenge again here in this part of Presbytery to rethink the East End churches in property terms as to how best to advance mission in the East End. The 2014 Games site asks buildings questions
BRIDGETON ST FRANCIS IN THE EAST		PA	IB	4		
CALTON PARKHEAD		B PA	IA	4		
GALLOWGATE		PA	IB	1		
ST ENOCH'S HOGGANFIELD		C	2	4		The classification for St Enoch's moves from "2" to "4" which just reflects that additional planning for the area will be ongoing in terms of the 2012 Plan. That planning <u>may</u> touch St Andrews which makes it "4". St Pauls returns to its 2009 classification as a PA with permission to call. These three are in a parish grouping but it should be considered that St Andrew's is sufficiently close to Dennistoun New that these two parishes in buildings terms could in the future be contemplated together if the need for a review occurred. The 2012 Plan stipulates 3 ministries but also a review.
ST ANDREW'S EAST		A PA	IA	4		
ST PAUL'S		PA	IB	1	VACANT	

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA D - EAST END

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
SHETTLESTON NEW		B PA	1B	1		<p>Shettleston New has been refurbished but is currently subject to a dry rot outbreak. High Carntyne and South Carntyne are classified "4" pending the outcome of local conversations just commencing as to their buildings vision. St Margarets Tollcross has just recieved a report (Jan 14) on their buildings which are in need of fairly substantial works to roof, drainage, heating . Shettleston Old and Victoria Tollcross are potentially in the early stage of a linkage (dependent on an outstanding appeal by SO) and these two could be affected by buildings issues arising at St Margarets so that the "4" classifications reflect these factors.</p>
SHETTLESTON OLD		B	3	3	GUARDIANSHIP	
VICTORIA TOLLCROSS		C	1B	4		
ST MARGARET'S TOLLCROSS PARK		B PA	3	4	VACANT	
HIGH CARNTYNE		B PA	1B	4		
SOUTH CARNTYNE		PA	2	4	GUARDIANSHIP	
SANDYHILLS			1A	1		<p>Sandyhills and Barlanark Greyfriars retain their 2009 classifications. The two Baillieston congregations recently linked look likely to move forward with both the financial ability and a mission plan to maintain two sets of buildings. The long standing linkage of Kenmuir &amp; Carmyle may look to review Carmyle within the life of the Plan, thus the "4" classification</p>
KENMUIR MOUNT VERNON		B	1A	1		
CARMYLE		B	1B	4		
BAILLIESTON MURE MEMORIAL			1B	1		
BAILLIESTON ST ANDREW'S			1B	1		
BARLANARK GREYFRIARS		PA	1B	1	VACANT	

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA D - EAST END

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
CRANHILL		PA	1B	1	Leased	Garthamlock moves to "1" with the arrival of the new building while Cranhill is unchanged. There are buildings issues here related to sustainability and future mission so that there is a need for interaction between mission planning and future buildings planning for this area, possibly affecting Ruchazie most directly, thus the "4"
RUCHAZIE		PA	1B	4	GUARDIANSHIP	
GARTHAMLOCK & CRAIGEND EAST		PA	2	1	New Build	
EASTERHOUSE ST GEORGE'S & ST PETER'S		PA	2	1	VACANT New Build	So far as the two Easterhouse churches are concerned St George's is new and so is "1" while Lochwood which is an elderly hall church (original sanctuary now demolished) in need of fabric works moves to "3". <u>Neither</u> congregation has at this time the financial strength to support its fabric going forward so that a union in St Georges would improve sustainability/mission utility for the Easterhouse area.
LOCHWOOD		PA	1B	3	UNION planned	

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA E - SOUTH EAST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
BURNSIDE BLAIRBETH		B	1A	1		All here unchanged Burnside Blairbeth, Cambuslang, & Flemington Hallside
CAMBUSLANG			1B	1		
CAMBUSLANG FLEMINGTON HALLSIDE			1B	1		
CROFTFOOT		B	1B	4		Rutherglen Stonelaw remains unchanged but Kings Park & Croftfoot (both these properties being of a similar age and design) will remain "4" pending local planning in terms of buildings to reflect the linkage leading to union for Kings Park/Croftfoot. Toryglen is newly in vacancy, has no manse, needs building planning and so remains "4" meantime. The position recorded here for the two Rutherglen churches is subject to a buildings appeal from which other local conversations may follow.
KING'S PARK		B	1A	4		
TORYGLEN		PA	1B	4	VACANT	
RUTHERGLEN STONELAW		B	1B	1		
RUTHERGLEN WEST & WARDLAWHILL		B	3	1	VACANT	
RUTHERGLEN OLD		B	1B	3	VACANT	

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA E - SOUTH EAST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
CASTLEMILK		PA	N/A	N/A	New Build in planning	Castlemilk has no classification pending current planning for a new building on a new site. Fernhill can return to its 2009 classification in light of the 2012 plan while the future of Carmunnock is uncertain and that reflects in the "4" categorization. The planned union of Busby and Greenbank returns Greenbank to 2009 while the two congregations will need to reflect on the future of the Busby building possibly as part of a wider consideration of buildings in the broader area of Clarkston, Stamperland and Busby.[See again below re Netherlee/Stamperland]
FERNHILL & CATHKIN			IB	I		
CARMUNNOCK		B	IB	4		
GREENBANK			IA	I		
BUSBY			IA	4		
CATHCART OLD		B	IB	I		Cathcart Trinity returns to its "I" while Langside moves to "I" as newly built. Taking account of the uncertainty in the staffing aspects of the Plan the anticipated discussions on the ministry Plan mean that Clincarthill and Cathcart Old congregations should be in conversation with Langside. There is an awkwardness here since from a buildings perspective there can in conscience be no other classification for Langside than "I" which flies then in the face of the provisional nature of the staffing allocation. There is a further awkwardness here born of the quite significant recent spend on the Clincarthill building but pending an outcome on review of the ministry Plan Clincarthill and Cathcart Old can retain their 2009 classifications
LANGSIDE			2	I	NEW BUILD	
CLINCARTHILL		B	IB	I		
CATHCART TRINITY		B	IA	I		

## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA F - SOUTH CENTRAL

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
EAGLESHAM		B	IA	I		<p>Eaglesham is a country charge standing on its own and retains its "I" classification. The four Mearns churches needed a staffing decision by end 2013 and that decision was reached recently with a union planned between Broom and Newton Mearns. Taking Mearnskirk first, it returns to its 2009 classification. Maxwell Mearns remains "4" while further local planning by the congregation is undertaken first to address the future of their "A" listed "castle" and then in light of that outcome to future plan their buildings on this site or elsewhere. The Newton Mearns and Broom buildings are in good heart, in strategic locations within the suburb of N. Mearns and well used, with the congregations to be commended for their stewardship. Both buildings remain "4" to signal a cohesive reassessment of the buildings position on a vacancy occurring at one of these congregations</p>
BROOM			IB	4		
NEWTON MEARNs		B	IA	4		
MAXWELL MEARNs CASTLE		A	IB	4	CASTLE	
MEARNsKIRK			IA	I		
EASTWOOD		B	IC	4		<p>The two Shawlands churches are "4" for clear reason and are in a conversation which is newly underway and is to be commended and encouraged. All three remaining churches have questions and in part these questions fly in face of the staffing Plan. Eastwood cannot sensibly in terms of geography serve Merrylea or Newlands or vice versa and its nearest neighbour is Pollokshaws. Merrylea's nearest neighbour is Cathcart Trinity but Newlands and Merrylea have broadly similar parishes. Newlands is close by both Shawlands churches. All five buildings are correctly "4" so that congregations have a clean sheet to reassess their outward looking focus and how buildings (existing or future) might support mission where there will be three ministers instead of five. In property terms over a ten year span there is a significant challenge here affecting all five congregations, four when the Shawlands charges unite.</p>
MERRYLEA		B	IB	4		
NEWLANDS SOUTH		B	IA	4		
SHAWLANDS		B	IA	4	VACANT	
SOUTH SHAWLANDS		B	IA	4	VACANT	



## GLASGOW PRESBYTERY - DRAFT BUILDINGS PLAN - MARCH 2014

## AREA F - SOUTH CENTRAL

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
GIFFNOCK SOUTH		B	IA	4		Pollokshaws as a recently refurbished PA building remains "I" but in light of the planned ministry allocation here the congregations of Giffnock South and Williamwood should in the lifetime of the Plan address the challenge of reassessing buildings in light of the terms of the Plan. Notwithstanding that any adjustment in ministry would likely be late in the life of the Plan conversation could usefully commence as the vacancy at Williamwood resolves.
WILLIAMWOOD			IB	4		
POLLOKSHAWS		B PA	IB	I		
GIFFNOCK ORCHARDHILL		B	IA	I		Orchardhill moves back to its "I" category but there is a buildings review and decision needed involving Giffnock Park and Thornliebank which lies in "old" Thornliebank. In buildings only terms one Thornliebank building may be good planning so both buildings are allocated "4" meantime with the comment that local consideration should be given to the long term need for two buildings. The Park fabric is of a nature and at a stage where future spending could be substantial. In buildings terms departing from the terms of the ministry Plan a union Park/Orchardhill might be considered dependent on a new ministry at Thornliebank.
GIFFNOCK THE PARK			IA	4		
THORNIEBANK			IB	4	VACANT	
NETHERLEE		B	IA	I		Netherlee moves back to "I" since it can accommodate the united charges of Stamperland and Netherlee. Stamperland is classified "4" but it would be welcome if thinking moved <b>not</b> in the direction of contemplating possible closure of that building but in the direction of an assessment of buildings from Busby to Stamperland to Netherlee, from Greenbank (Clarkston) to Williamwood to Giffnock South as to how a buildings strategy and review might lead to initiatives to welcome in the first time buyers and young families who are drawn to this part of the city by the reputation of the local schools.
STAMPERLAND			IB	4		

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## AREA G - SOUTH WEST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
CARNWADRIC		PA	1A	1		Carnwadic stands alone and remains category "I". St James Pollok, Priesthill and Househillwood as their names suggest deal with three distinct parts of what might generically be known as "Pollok". All were previously a "1a" but in the lifetime of the Plan the size of the Househillwood building could see it being treated as an "outpost" at best and the size and scale of St James and the level of continuing maintenance there could lead on to require a planning decision to review which of St James and Priesthill or what other buildings might best serve mission in Pollok over the lifetime of the Plan so both buildings remain "4" pending local conversations or new local initiatives
ST JAMES' POLLOK		B PA	1A	4		
PRIESTHILL & NITSHILL		PA	1A	4	Union in Place	
HOUSEHILLWOOD ST CHRISTOPHER'S			1A	3	Union in Place	
POLLOKSHIELDS		B	1A	1		Amongst the five churches Pollokshields, Sherbrooke, Queenspark, Govanhill and Gorbals the current classifications speak for themselves being in the main a return to the allocations under the previous buildings plan with Govanhill moving from "2" to "3" as a result of the planned union. Conversations are just commencing on what nature of presence <i>might</i> replace the Govanhill building
SHERBROOKE ST GILBERT'S		B	1A	1		
QUEEN'S PARK		B	1A	1	UNION	
GOVANHILL TRINITY		B PA	2	3		
GORBALS		PA	3	1	New Build	

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## AREA G - SOUTH WEST

PARISH & CONGREGATION NAME	BUILDINGS	LISTED	2009	2014	COMMENTS	NOTES
CARDONALD		B	IA	I		In buildings terms for Mossbank this grouping presents a possible tension with the ministry or staffing part of the plan (to be resolved by a union with Sherbrooke ? ) <u>Both</u> Mossbank buildings (halls & sanctuary) do appear beyond the ability of the congregation to maintain/refurbish. The move towards Sherbrooke in planning terms may be possible from a buildings perspective but only on the basis that a detailed buildings plan needs costed urgently and so Mossbank is classed "3" to make this clear while conversations continue with Presbytery and Sherbrooke. Cardonald & Hillington Park retain their 2009 classification while Penilee and St Nicholas as they work towards union will need conversations on buildings planning so that "4" seems appropriate for both. There are current Quinquennial fabric issues for Penilee under investigation with General Trustees.
ST NICHOLAS' CARDONALD			IB	4	VACANT	
PENILEE ST ANDREW'S		PA	IA	4		
HILLINGTON PARK		B	IA	I		
MOSSBANK		B	IB	3	VACANT	
GOVAN & LINTHOUSE		A/B/B PA	IB	I		No change here from past planning amongst Govan, Ibrox and Kinning Park
IBROX		B	IA	I		
KINNING PARK			3	3		