

Update on the future of the Scout Hall – June 2025



AllSaints 

A bit of History

- The 'Scout Hall' - former Weston Infants School was built in 1817
- It is owned by All Saints PCC.
- It was handed over to the Scouts in 1966 on a 100 year fully repairing lease, however the scouts weren't able to properly maintain it and it fell into disrepair.
- It was handed back to All Saints in 2024 after negotiations for a settlement sum of £145K
- It needs between £400K and £500K spent on it to bring it back into use as a community-use building.

Immediate Priorities

The immediate priority for the PCC was to make the premises

- Safe
- Secure
- Watertight

We have spent approximately £20K so far on

- Repairing the High Street Wall which was leaning
- Repairing the Windows
- Repairs to the roof and gutters
- Surveys and reports
- Insurance and padlocks etc.

But we were able to make good use of it for storage during the Rock project 😊

Exploring the Options

In July 2024, the PCC decided to take a year to explore the options for the future of the building, including

- Refurbishment for community use
- Refurbishment for commercial use (eg. a nursery)
- Developing it for accommodation – perhaps with a housing association
- Selling it outright

A team headed up by Peter Heywood submitted a report to the PCC on June 7th 2025 and in a blind ballot the PCC decided to eliminate the least favoured options. The PCC voted to pursue the following options :

- Apply for grant funding to refurbish it for community use (approx. £400-£500K)

Or

- Sell the building outright for perhaps around £300K

The Community-use proposal

- This proposal for 'The Clubhouse' - Community rooms with kitchen & café facilities with an emphasis on arts and crafts has been developed by Sheila and Chris Carrick with several others including Peter Heywood and Anne-Marie Lewis.
- A new 'Community Interest Company' (CIC) would be formed which would manage the funding applications, refurbishment, building management and community projects under a lease arrangement for a period of time yet to be determined.
- The PCC has been clear that no financial or legal responsibility for funding the refurbishment and running the operation should remain with the church. The exception to this is that the settlement money received from the Scouts can be spent on the refurbishment and the PCC might have to assume landlord responsibility for the externals of the building.
- The timetable for funding bids is tight and needs local expressions of support. Watch this space for requests for your feedback!
- Note: Handing the building over to a third party on a lease arrangement would require Diocesan approval

The option to sell

- If we are unable to secure sufficient funding to cover the costs of refurbishment, or if the Community proposal is not viable, then the PCC would need to sell the building.
- This would also need the approval of the Diocesan Board of Finance
- It might, for example be sold to be converted into offices, workshops or storage or housing. But we could not ultimately control what happens to the building.
- The PCC would decide what to do with the proceeds. The money could be used for other capital projects, such as Phase 2 of the ROCK Project, or mission projects in the Parish.

Please pray for the PCC!

- This is not an easy or simple matter for the PCC to work through. There are many legal, financial, practical and spiritual matters to consider. There are good arguments for retaining the building and making use of it. There are good arguments for disposing of it and using the finance gained for other purposes.
- The outcome of two key grant applications will not be known until December so the PCC will not be in a position to decide which option to pursue until then.
- Please be mindful of the PCC's responsibility to be good and wise stewards in this and other key matters in the life of the church.
- Thank you for your prayers

