

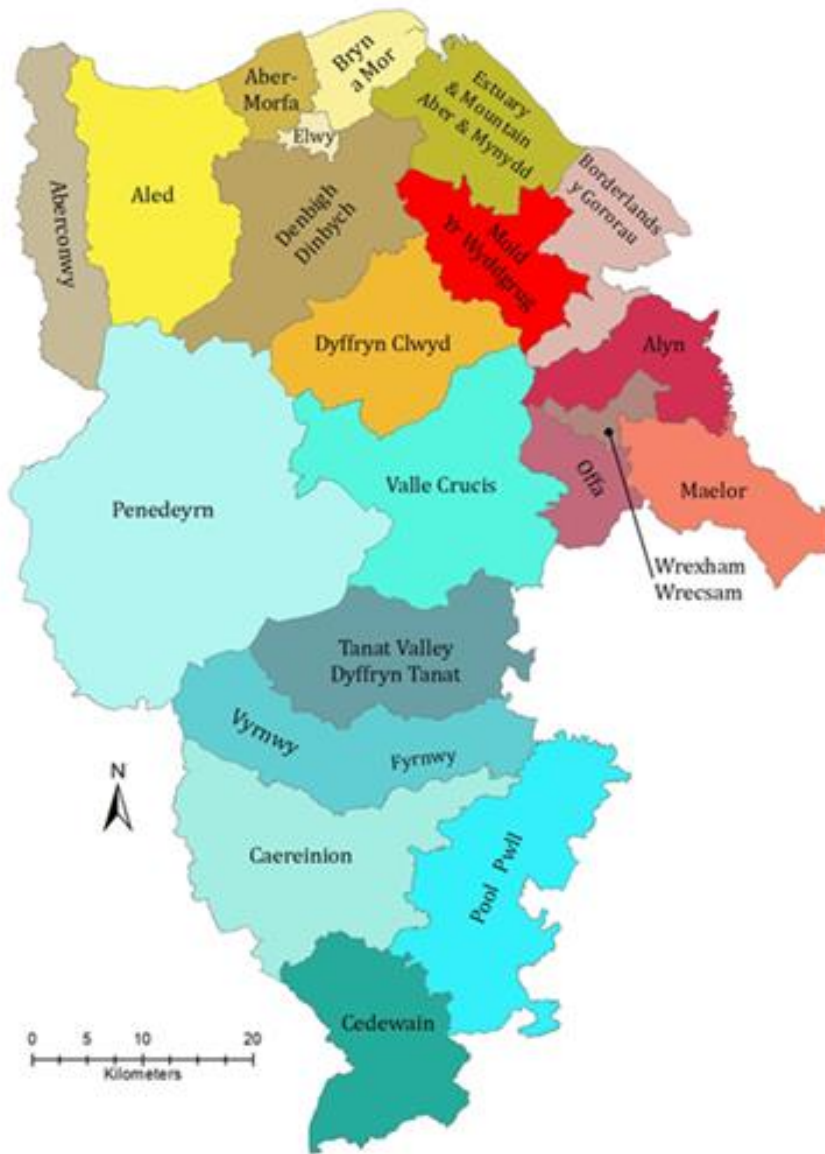


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POTENTIAL

UNLOCKING **OUR**
POTENTIAL
DIOCESE OF ST ASAPH

Wrexham
Mission Area Review
May 2021

Our Diocese





The Diocese of St Asaph Beliefs

What do we believe?

We believe and proclaim the Good News of Jesus Christ, namely:

- That God is active and personal, a Father who cares for his creation, and for every human being as his beloved child;
- That God is as he has revealed himself to be in the historical person of Jesus Christ, and that through the life, death and resurrection of this one person, God has proclaimed his love for the world, and opened a way, accessible through our response of faith, by which his love and life may be poured into our lives.
- That God is at work in the world today as Spirit, inspiring faith, justice and truth.
- We believe that God has called all who respond to him to be his people, and to work together to act as ambassadors for his work of healing in the world.

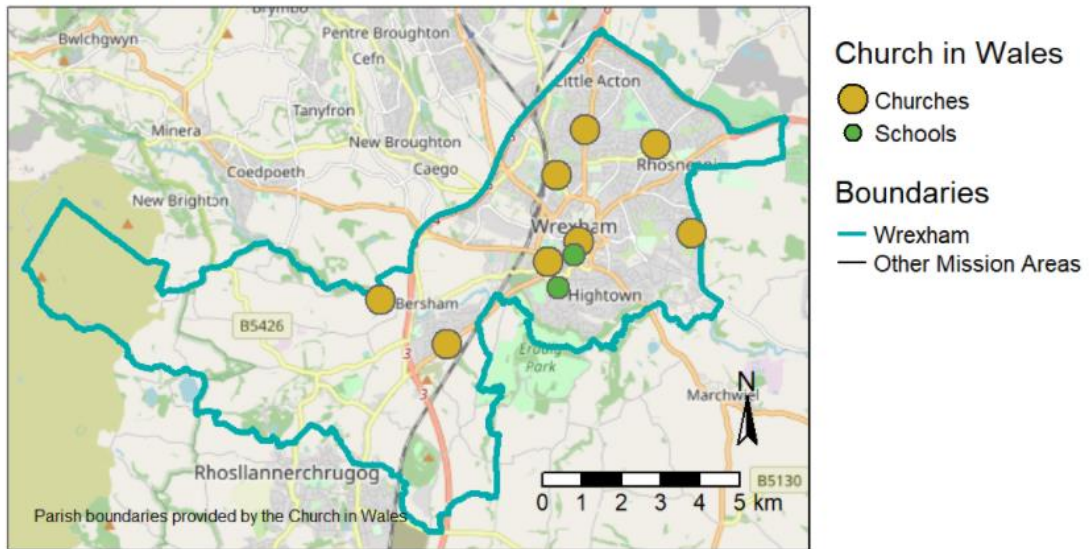
This is Good News, because it encourages each one of us to realise that God loves us, that he has gone out of his way to meet us in the person of his Son, in whom he accepts us as we are. He asks us to draw on his strength to live life to the full, and to bring healing to the world.

These beliefs inspire us to:

- Call people to become disciples of Jesus Christ;
- Welcome people from whatever background and age in its worship and activities;
- Care about the things that really matter in people's lives;
- Respond to people's spiritual needs at times of great importance and change in their lives;
- Work with and for people in communities and organisations across the diocese;
- Actively get involved in local needs and opportunities and the wellbeing of people;
- Open and share our buildings for wider community use.

Your Mission Area

Mission Area of Wrexham



Insert your Mission Area Vision/Mission Statement

Churches

1. Holy Trinity, Esclusham



Condition

Unlisted Victorian church with stone elevations under a concrete-tiled roof. Last inspected in 2020 and in overall good order, although there was some ongoing structural cracking (inevitable given its location next to the mine-head), water ingress, and the Vestry-range (kitchenette and non-accessible WC) was rather damp and in need of some upgrade. When we visited there were rooks nesting inside the church above the gallery who had accessed the interior via high-level broken windows. The church occupies a large churchyard site which is owned by the RB and, in part, by the Church Committee, and managed by the Church Committee. There is a large car park adjoining which is held by the RB for the Church Committee. There are plans for a large (c150+) housing development on the adjoining site.

Strengths

The community here view this as 'their village Church' and people care about it but are reluctant to support it financially. Strong links with the Community Council. There is a good spread of ages and a higher-than-usual number of men who attend. Those who attend value the sense of belonging and the Vicar is a key member of the community. There is a ministry around catering and hospitality – monthly breakfasts are popular. The village has a Primary School, and new housing is being built here so there is potential for outreach. The car parking is a distinct advantage, and the church does have simple facilities, water and drainage. The North Transept

has been adapted to form a useful community/hospitality room adjacent to the kitchenette.

Weaknesses

Finances are challenging. As well as the church, the community has a Parish Hall to support. People here take a long time to accept new people and change. It's a big building for the regular congregation of approximately 25 people. The toilet is not accessible (it is down a number of steps) and is very damp. If community use is to be increased, the facilities will need to be upgraded.

Finance

The church has sometimes struggled to make its full contribution to the Mission Area Share. The other churches have provided generous support and some historic arrears were recently written off by the MAC. As the church does not use Finance Coordinator, it is more challenging to obtain detailed financial information. However, the narrative at Mission Area finance meetings is that finances are a constant challenge and the faithful congregation have to work hard to meet all their financial obligations. Fundraising and Gift Days are essential to the survival of this church. The church has 6 people signed up to the Gift Direct scheme which is approximately 21% of the Sunday congregation.

Sunday Attendance

2009	x	2014	20	2019	28
2010	x	2015	15		
2011	x	2016	28		
2012	x	2017	27		
2013	35	2018	30		

n.b. Prior to 2013, attendance figures were combined as part of the former Wrexham Rectorial Benefice

Recommendation

The newly-appointed priest, Fr Dylan, now needs time to settle in 'post-lockdown' and to get a feel for the church and community in more 'normal' times. This will allow him time to develop a vision and plan for the future in partnership with the congregation and wider community. The church should look to extend its successful mission and ministry of hospitality and welcome to the wider community, including possible engagement with the residents of the new estates being built and planned in and around the village. There are opportunities with the local primary school and some links have already been made.

2. All Saints, Poyser Street



Condition

Unlisted Edwardian brick-built church in a fringe-of-town-centre location close to the local Primary School, and surrounded by residential and commercial properties, featuring some very significant glass by Burne-Jones and Morris and Co. Last inspected in 2020, it was found to be in good order, although the electrics required upgrade, and asbestos-containing materials were found in the basement area. The tiled roof will require ongoing repairs and replacements over coming years. The building stands in attractive garden grounds with a car parking area, and Church Hall to the rear. The whole site is owned by the RB and managed and maintained by the Church Committee.

Strengths

Has been a base for a lot of community outreach and social action over recent years, including the Cold Weather Shelter which was based in the adjacent Church Hall (see below). There are active ministries to young people and children. The church is very close to the local Primary School, and in a dynamic mixed area with many people in social and economic need, on the fringe of the town centre. The site has large, level lawned areas and a car parking area. The Sanctuary is very attractive, but the Nave area would lend itself to reordering particularly readily. Following the closure of other churches, this is now the only Anglican place of worship in this part of the town, serving a catchment of 15,000-20,000 people, including many students who live nearby in shared houses.

Weaknesses

Financially precarious. The building is not very well known and is not very visible, hidden behind a tall hedge and behind adjoining buildings on an urban street. It has been difficult to secure new officers to serve in roles within the church – it has long been very reliant on both wardens who are now feeling tired having served for 8 years. There has been a reluctance to consider change to the church building itself.



Finance

The church has not always been able to make a full contribution to the Mission Area Share and has been supported generously by other churches with some historic arrears written off recently. As the church does not use Finance Coordinator, it is more challenging to obtain detailed financial information. However, the narrative at Mission Area finance meetings is that finances are a constant challenge and the faithful congregation have to work hard to meet all their financial obligations. Rental income from the Church Hall has been essential to balance the books and the loss of this income over the last 15 months has been a cause for concern. The church has 22 people signed up to the Gift Direct Scheme which is approximately 50% of the average Sunday congregation.

Sunday Attendance

2009	x	2014	48	2019	46
2010	x	2015	48		
2011	x	2016	47		
2012	x	2017	46		
2013	66	2018	50		

n.b. Prior to 2013, attendance figures were combined as part of the former Wrexham Rectorial Benefice

Recommendation

The Church needs to consider how it might effectively raise its profile in its substantial catchment area and become more visible and well-known. This might be through signage, landscaping works or other initiatives. Fr Dylan and the congregation will need support to prayerfully consider what the future mission and outreach of this place should be, and how best to use the assets and resources it has to help the Kingdom to grow here, and to ensure a long-term Christian presence in this place. This should include a rigorous review of the financial position and the proposals for the Church Hall and site to the rear. Discussions are currently underway with the RB and social housing providers regarding the development of this land. It may, however, be more beneficial to seek to reorder the Nave of the Church and to build a small extension to the North side to accommodate a meeting/youth room, kitchen and WC facilities, etc, for example, and to seek market value for the land to help pay for this. This may well be essential to secure the medium-term future of the church on this site.

3. St Giles Church



Condition

A magnificent and very significant Grade 1 listed building of international importance. Owned by the RB and managed and maintained by the Church Committee, alongside the Churchyard. The gates to the main entrance are a Scheduled Ancient Monument, being by Davies of Bersham and of great significance as part of the industrial heritage of the area. Last inspected in 2016 by Donald Insall Associates. Whilst well cared-for and well-maintained, a number of items were identified as requiring attention, including masonry repairs and pointing – the extent of this requirement remains a subject of discussion following subsequent reporting. The driveway approach has recently been relaid. There is some parking in the grounds. The South Aisle was reordered around 10 years ago and provides a flexible area often used for catering, a kitchen, WCs, upper floor office and meeting room.

Strengths

A very prominent, well-known, and significant church, which is always open and has a specific ministry of welcome and hospitality for visitors, tourists, and with food. An exceptionally committed volunteer and staff team who work very well together. The church hosts many cultural and civic events in 'normal' times. An active member of 'Explore Churches' and hosts a 'bookable experience' which has been very well promoted. Strong and positive links with the Council and Visit Wrexham. The building is warm and welcoming. Well-kept grounds give a strongly positive impression. Sound/tech being upgraded to enable live-feed online services to be broadcast – ideas are being shared and developed with the Hope St team.

Weaknesses

The period of enforced closure due to the lockdowns has had a significant impact on morale, engagement and, to an extent, on income. Repairs, when required, tend to

be very expensive. Given its scale and nature, and particular ministry, how it fits in with the rest of the Mission Area remains the subject of discussion.

Finance

The current treasurer has completed a radical overhaul of church finances in recent years that has put the church on a sound financial footing with significant investment reserves. The congregation are generous and have offered financial support to other churches in the Mission Area who have been struggling – in 2020, the church paid all its Share in advance to ensure that Enabling Fund paid out to all churches. Finance Coordinator has been introduced this year, giving a far more detailed oversight of financial matters. Use of Stewardship giving scheme that includes an administration charge but now trying to convince people to sign up to Gift Direct. Despite these efforts, only 4 people have registered with Gift Direct which is less than 4% of the regular Sunday congregation.

Sunday Attendance

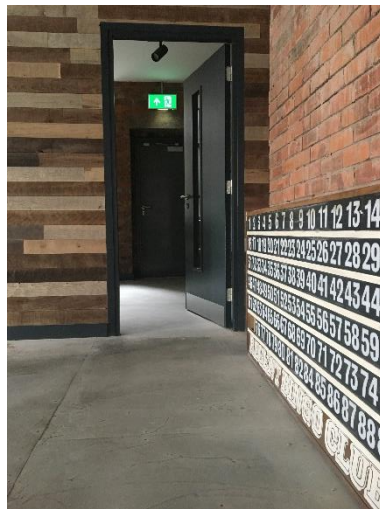
2009	x	2014	80	2019	115
2010	x	2015	65		
2011	x	2016	92		
2012	x	2017	112		
2013	75	2018	115		

n.b. Prior to 2013, attendance figures were combined as part of the former Wrexham Rectorial Benefice

Recommendation

St Giles is a truly vibrant and welcoming church and, in many ways, a model of Town Centre ministry at its best. The church is encouraged to develop the distinctive and successful ministries to visitors and tourists including the partnership with the Explore Churches Visitor Experiences. It would be possible to develop a 'Tudor Churches'/Margaret Beaufort Churches trail to help connect the network of beautiful Tudor Churches in the region together more prominently, and St Giles would be key to this initiative. In particular, the input of the Church Tourism Officer would be warmly welcomed. Continue to liaise and develop exciting partnerships with the complementary ministry of Hope Street.

4. Hope Street



Condition

Recently acquired by the DBF and leased to the Hope Street Trust. Fully refurbished during 2020 and 2021 including new roof, new building services, new lift, new staircases, new welfare facilities, restored windows, and repaired building fabric and so in excellent order. Unlisted, but within the Conservation Area and a prominent part of the townscape. The repair works were part-grant-aided through the Welsh Government Town Centre Regeneration Scheme, administered through Wrexham County Borough Council.



Strengths

A contemporary and attractive space within a landmark building in a very prominent position within Wrexham town centre. A new and enthusiastic team, already building strong relationships with Coleg Cambria (where there is no social space for students between lectures – Hope St hopes to help fill this gap!) and Glyndwr University. Online worship has been of high quality and well-received. Several Alpha Courses have already been run and drawn people in. In-person services and activities now commencing. Drawing Wrexham residents in who previously travelled to Chester for worship and who want to commit to their local community. The congregation has self-funded various elements of the fit-out works and are working to find funding for other elements. Links with Chaplaincy and Street Pastors. Located close to student halls, student residential area, and nightclubs – hopes to offer opportunities for outreach into the night-time economy. Preparing for Freshers' Week 2021 opportunities. Keen to develop young people for leadership through internships, including discussions that are developing with St Padarns Training Institute.

Weaknesses

The ground floor area urgently needs to be occupied to give the premises a sense of life and activity. This has been acknowledged as a priority and focus for the Hope Street team. There are currently no Welsh speaking members of staff.

Finance

Hope Street is funded by the Church in Wales Evangelism Fund and is working to become self-funding over a period of 5 years. It promotes generosity and online giving strongly as part of its ethos and its congregation is already proving to be generous.

Sunday Attendance

No annual attendance figures are yet available.

Recommendation

The development of the ground floor space should be a priority in order to demonstrate clearly and visibly the arrival of a new Christian Community in the heart of Wrexham. The opportunities already identified for the development of internships and partnerships in the area are exciting, as is the opportunity to provide a space for the Coleg Cambria students. Develop stronger links with Glyndŵr University once current restrictions are lifted, perhaps through taking activities to the campus. Plan for an effective transition from an online presence to meeting and worshipping in person as soon as current restrictions allow.

5. St James', Rhosddu



Condition

A Grade 2-listed Victorian Church in a compact garden site owned by the RB and managed and maintained by the Church Committee. Access driveway leads to the small 1970s Church Hall and parking area, and also to the (now redundant, pending disposal) former St James' School building. The church building was reordered around 25 years ago and provides a degree of flexibility, although there are currently no welfare facilities in the Church (these are in the Hall next door). The building was found to be well cared for and in overall good order, although some repairs were required to stone copings to the west gable, and rainwater goods were in poor condition. The Church has started to address some of these issues.

Strengths

'A country church in town' - feel is familiar and 'comfortable'. A committed, warm and welcoming congregation which is of a mix of ages and backgrounds, who look out for and look after each other. The congregation has a sense that there are lots of things that could happen here and acknowledge that the building will need to be adapted to enable them to take place. In a mixed housing area with students and younger people, rented housing, many Eastern European residents – the church is keen to develop a ministry for these people. There are potential residential developments next door which would put the church in their heart. Located directly on the main road in the heart of the community. Finances are looking better than in the past - Gift Direct giving has kept the Church alive this last year.

Weaknesses

The surrounding derelict buildings awaiting redevelopment are depressing and detract from the church. People don't know it is here – it is hidden behind large trees and signage needs to be improved. Until some money is realised from the sale of the land next door (the old School) the church can't move forward with its own building development plans.



Finance

The church has no historic debt and has always paid its contribution to Mission Area finances faithfully. Finances have always been challenging but the new treasurer has given finance a through overhaul and things are now on a firmer footing. Successful applications to the cultural recovery fund have made a big difference to finances. Only 4 people are currently signed up to the Gift Direct scheme so there is an opportunity to improve financial resilience here. It would be good to see Finance Coordinator introduced here to give the Church Committee additional useful reports and oversight.

Sunday Attendance

2009	x	2014	32	2019	23
2010	x	2015	26		
2011	x	2016	24		
2012	x	2017	23		
2013	28	2018	26		

n.b. Prior to 2013, attendance figures were combined as part of the former Wrexham Rectorial Benefice

Recommendation

Prepare the plans and proposals for the reordering, including price estimates, and the demolition of the Hall. This will enable a case to be presented to the RB for the use of the proceeds of sale for the reinvestment into the church. Liaise with the Diocesan Churches Inspector to support the RB to progress the sale of the site next door. Develop ideas for how the reordered space could be used for outreach, building on the ideas for a ministry to students that aren't attracted by the Hope Street offer and the excellent location at the heart of the community. Improved signage and ground clearance will give the church building increased visibility and reflect the warm welcome waiting inside.

6. St Margaret's, Garden Village



Condition

A distinctive 1920s Church of high quality, with a 1970s flat-roofed extension to the entrance front providing meeting room, etc. The site is held by the RB for the benefit of the Church Committee as Trustees (rather unusually). The site also accommodates a detached Church Hall building, and a parking area. There are no burials on site. Last inspected in 2017 by PMO of Mold and found to be in good order. The Church has since carried out various repairs, including repointing and various roof repairs. There are ongoing issues with the detailing of the roof over the main entrance lobby/meeting space which have resulted in the ceiling collapsing. There are areas of the main roof that are also of ongoing concern in terms of water ingress and investment is required.

Strengths

A good-sized congregation that is engaged with church life and offers a lively and engaging ministry to the local community through the Church Hall. A flexible and bright space with car parking and welfare facilities in the adjacent Hall. Prominent site on the main road into town from Chester. Social media presence, including online choir, has been popular and well-received, and people have been comfortable returning in person. Plan to continue with parallel on-line presence as well as in-person worship.

Weaknesses

The building needs investment – the roof needs repair in several places, the lounge needs repair following the leak, the heating needs to be replaced, and there are no welfare facilities in the building. Giving is not keeping track with costs.

Finance

The church has recently struggled to make its contribution fully to the Mission Area and some arrears were recently written off by the Mission Area. However, costs are still running ahead of giving and finance is becoming a concern. A fresh stewardship and generosity programme is already planned for the coming months. 30 people are signed up to the Gift Direct Scheme which is the highest proportion of the regular congregation in the Mission Area. Contactless giving terminal in use and well-

situated in the foyer. It would be good to see Finance Coordinator introduced here to give the Church Committee additional useful reports and oversight.

Sunday Attendance

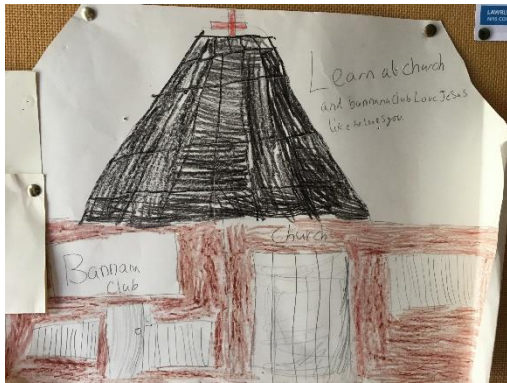
2009	x	2014	61	2019	68
2010	x	2015	68		
2011	x	2016	73		
2012	x	2017	73		
2013	51	2018	70		

n.b. Prior to 2013, attendance figures were combined as part of the former Wrexham Rectorial Benefice

Recommendation

The planned stewardship and generosity programme is welcomed and encouraged. and this work has now started. The lounge roof needs to be repaired urgently, and a plan put in place for other priority projects as funds allow. Develop the exciting plans for hybrid online and physical worship as restrictions are loosened following the pandemic.

7. St John's, Rhosnesni





Condition

A 1970s brick and slate Church of very distinctive design and layout. Not listed, the whole site (including the Hall) is owned by the RB and managed by the Church Committee. There are garden grounds, and no burials. There is a tarmac parking area to the side of the building, and an adjacent Church Hall with a further car park (see below). The building was last inspected in 2016 by Robin Wolley. Repairs were required to rainwater-gutters and fascias, redecoration was required, and electrics required upgrading to make them safe. It was recommended that an accessible WC should be installed. Progress is being made with these various items but various disputes have been incurred with several contractors and work has stalled – these works have sadly not always been supervised by a paid professional.

Strengths

A very prominently situated, distinctive and modern building on a corner site, in a public park/recreation ground, with car parking, close to the secondary and several primary schools, the Tin Can Project, and large areas of housing. Refurbished and accessible WCs and kitchenette. Modern heating. Level access. The site is used by many parents for drop-off and collection for school and sports clubs on the field, and this does seem to present a very particular missional opportunity for welcome, outreach and hospitality for parents/grandparents/carers.

Weaknesses

The gated, solid wood doors at the entrance do not present a welcome that represents the Church and could be replaced with glazed units. The preparation of online worship has felt onerous for the congregation. The length of the building works and associated disputes have been a real burden for the hard-working volunteer base.

Finance

The church has no historic debt and has always paid its contribution to Mission Area finances faithfully and generously. Finances are becoming more challenging and the loss of rental income from the hall during lockdowns, coupled with the cost of the building work, has made the last year very difficult. Only 3 people are currently signed up to the Gift Direct scheme so there is an obvious opportunity to improve financial resilience here. It would be good to see Finance Coordinator introduced here to give the Church Committee additional useful reports and oversight.

Sunday Attendance

2009	x	2014	42	2019	33
2010	x	2015	38		
2011	x	2016	37		
2012	x	2017	35		
2013	41	2018	34		

n.b. Prior to 2013, attendance figures were combined as part of the former Wrexham Rectorial Benefice

Recommendation

The Church should be opened up daily once it is permissible to do so. In particular the Church Committee should consider how it might offer a ministry of welcome and hospitality to parents and carers at school drop off and collection times. This might be as simple as offering a place to come to be quiet, access to support networks, a coffee and piece of cake, etc. The Church needs to be willing to pay a surveyor or architect to supervise any future building projects to ensure that they are procured and delivered without having a negative impact on the Church volunteers. Consider the creation of a meeting and prayer room to the right of the 'sanctuary' area through the use of glazed screens.

8. St Mark's Church, Caia Park





Condition

A distinctive and high quality, substantial 1960s building, incorporating worship, community, meeting and kitchen areas, on land leased on a 999-year lease by the RB from Wrexham County Borough Council. Last inspected in 2018 and found to be in need of comprehensive repair and refurbishment, including new building services, windows, roof, fittings, rainwater-goods, repairs to masonry, and new windows. Comprehensive and realistic plans have been prepared for a reordering and repair scheme and the Church Committee is currently fundraising. Repair and reordering will be both more environmentally friendly and significantly cheaper than rebuilding.

Strengths

The community values this building and place as theirs. A familiar, flexible and friendly church at the heart of this part of the estate which hosts a number of social outreach projects including Foodbank, Holiday Hunger, community events and Children's and Youth Work. Many good ideas in development e.g. the provision of a 'Social Supermarket', training kitchen, mental health support, etc. Embedded in the Caia Park Partnership and responsible for the Food Poverty strand. 'Getting people to belong before they believe'.

Weaknesses

The building is in very poor order and urgently needs repair and alteration. Fundraising, once the plans have been costed, is going to be a big effort. The congregation is small and the demands on their time and energy are significant.

Finance

The church has no historic debt and has always paid a contribution to Mission Area finances faithfully. Finances have always been challenging and the Caia Park estate is one of the most deprived in Wales, with the accompanying social challenges that this brings. 3 people are currently signed up to the Gift Direct scheme so there may be an opportunity to improve financial resilience here. It would be good to see Finance Coordinator introduced here to give the Church Committee additional useful reports and oversight, particularly in the light of the reordering project.

Sunday Attendance

2009	x	2014	13	2019	15
2010	x	2015	15		
2011	x	2016	15		
2012	x	2017	16		
2013	18	2018	15		

Recommendation

Ask the architect to provide the adapted plans and cost estimates as a matter of urgency to enable fundraising to commence. Liaise with the Diocesan and Provincial Property Teams to identify if the adjacent Parsonage property could, temporarily, be used as a home for the innovative social outreach projects proposed as a testing ground until the church reordering project is delivered.

9. St Mary's, Plas Power, Bersham

Owned privately by local trustees. The Mission Area clergy provide occasional services and a financial contribution is made to the Mission Area in recognition of this.

Church Halls

1. St Peter's Church Hall, Hightown



Condition

1950s-built former Church Hall under an asbestos-sheet roof with UPVC windows and recently refurbished kitchen and WC facilities. Stands in a prominent corner site, laid to grass, opposite the Rock Chapel building, between Caia Park and the town centre. The rear doors need replacement, and the guttering requires regular repair as joints leak.

Ownership and other observations

Held by the RB for the Diocese. Managed and maintained by the MAC.

Strengths

A good location at this end of the estate and in this area of town. The only anglican presence in this area. Well cared for and maintained by dedicated caretaker and

Bookings Administrator, Shawn. Good relationship with the Chapel opposite and scope for development of partnerships.

Weaknesses

The lack of car parking can be problematic.

Recommendations

Seek grant funding (Diocese) for replacement doors to the rear. Look at options for the creation of parking facilities. Consider whether the Booking Administrator could offer this service to other Church Halls across the Mission Area to improve efficiencies and maximise revenue.

2. All Saints Poyser St



Condition

A 1950s brick building with a clay-tiled roof, which is in need of some repair and investment. Single-leaf brick construction.

Ownership and other observations

Owned by the RB for the Province, and managed and maintained by the Church Committee.

Strengths

Has been well-used for exercise classes, youth outreach, Sunday School and the homeless night shelter. Has good kitchen and WC facilities.

Weaknesses

The building is in deteriorating condition and will need significant investment soon if it is to be retained.

Recommendations

The Church has had positive initial discussions about selling this building/site for redevelopment through the Faith in Affordable Housing Project, to include a Church

Hall space on the ground floor. Consideration should also be given to whether it might be more financially viable to sell the site for market housing, and to extend and reorder the Church to provide the accommodation the Church needs all in one building.

3. St James' Church Hall (new)



Condition

A 1970's building which is in need of urgent repair and investment if it is to remain in use. The lintols have rusted, and the parapet needs rebuilding; the roof has leaked over recent months, the building fittings are very dated, the building services need renewal, and the building is not access-compliant. Owned by the RB and held for the benefit of the Church Committee alongside the RB.

Ownership and other observations

Owned by the RB and held for the benefit of the Church Committee.

Strengths

Provides limited welfare facilities to support the adjacent Church. Has been useful for small church functions and meetings.

Weaknesses

Kitchen and WC facilities are too small and not accessible. The building is too small to attract bookings, and in poor condition.

Recommendations

Demolish this building and replace the facilities provided in a reordered Church interior.

4. St John's Church Hall Rhosnesni



Condition

A 1980s-brick-built Church Hall under a slate tiled roof. Recently flooded due to a plumbing leak during lockdown and so has refurbished kitchen, WCs and new flooring. There are some ongoing concerns in relation to the roof.

Ownership and other observations

Owned by the RB and managed and maintained by the Church Committee.

Strengths

In a good position in a prominent site, with parking, accessible facilities, good WCs and kitchen. Clean and bright, and has been popular for bookings in the past pre-Covid. Has traditionally covered its costs.

Weaknesses

Several bookings are not returning. Ongoing need for investment.

Recommendations

Procure appropriate roof repairs, supported by a paid professional advisor to tender and supervise the works.

5. St Margaret's Church Hall, Garden Village



Condition

Brick-built Church Hall under a concrete tiled roof. The roof is due to be replaced like-for-like as a result of the failure of the tiles through aging.



Ownership and other observations

Held by the RB for the benefit of the Church Hall Charity.

Strengths

A popular and well-used Hall, in a prominent position within the church site, with parking on hand. The Hall covers its costs and any profits are used to support the church in a number of positive ways.

Weaknesses

In need of significant investment re the roof – funds are now in hand thanks to a significant grant obtained from the Landfills Communities Fund.

Recommendations

Ensure the recently gained status as a separate charity continues to have a positive impact on the support provided to the church.

Other Church assets

1. 16 Forster Road – held by the RB for the MA (former St James' Curate's House).
2. 55 Princess St – held by the RB for the MA
3. 6 College Street – property of Wrexham Parochial Education Foundation.
4. College House, College Street - vested in the RB for the MA.
5. St James' former Church Hall (declared redundant and vested in the RB) – a disused Victorian former School. Carter Jonas are investigating potential for redevelopment prior to marketing. Owned by the RB.

Other financial assets

None recorded.