

## 12 Hurst Way

Almost a year ago the PCC sold the house in Woodside Road which had been the Nash family's home during Tom's time as Associate Rector. The PCC formed a property advisory group to help identify a suitable property to buy as a replacement. A key criterion given to the advisory group was that in order to better serve our parish, the property should, ideally, be within the parish.

The other priorities that the group were asked to consider were for the property to be a wise use of resources, suitable for the future, with flexibility in mind. The group was asked to make recommendations of properties that might be suitable for accommodating either a curate or a congregational pastor. The group considered a large number of potential properties and visited four.

They recommended 12 Hurst Way as a property eminently suitable as curate's accommodation as it stands, and providing scope for extension should that be required at some point in the future. Its location - a short walk to St Nicholas and within the parish - was also considered appealing. Similar properties within the parish were in limited supply and this represented an excellent opportunity to acquire a property which met the brief and which would leave some surplus for further property investment (whether by way of extension or a further property).

A successful offer was made in April, and completion happened earlier this month. As it was an executor's sale the process was drawn out by delays in securing probate. The Leadership Team have decided that the need (for the foreseeable future) is for accommodation for our curate, so it is not envisaged that any significant work will be undertaken to extend the property for the time being. The surplus that remains from the sale of 26 Woodside Road, after the cost of the new property, expenses incurred in the sale and purchase, and repayment of outstanding loans on 26 Woodside Road, and with a reserve for improvements and remedial work, is just over £300,000. This money is currently held in a restricted fund earmarked for future building or clergy housing expenditure.

When we decided to sell 26 Woodside Road, we were conscious that a foray into the property market was fraught with risk, but we are delighted with God's gracious answer to our prayers for the provision of an excellent property that we hope will enhance our ministry in the parish for many years to come.