

Parish Property Review and Proposal to Renovate and Reconfigure a Vacant Parish Property – May 2018

This document outlines a recent review of Parish properties by the Wellington South Catholic Parish Finance Committee in consultation with the Parish Pastoral Council and the Parish Leadership Team. It also includes a proposal to renovate and reconfigure a vacant property owned by the Parish in Mt Victoria.

Property Overview

The Parish owns the following properties in addition to the four churches of St Anne's Newtown, St Bernard's Brooklyn, St Francis de Sales Island Bay and St Joseph's Mt Victoria:

150 Brougham St, Mt Victoria – Brougham St entrance	<i>Vacant property previously leased by Catholic Social Services</i>
150 Brougham St, Mt Victoria – Ellice St entrance	<i>Former St Joseph's presbytery now part rented at market rate</i>
32 Ellice St, Mt Victoria	<i>Upstairs residential property rented at market rate Downstairs rooms are used as parish office</i>
28 Ellice St, Mt Victoria	<i>Residential property rented to refugee family at a concessional rate</i>
37 Taft St, Brooklyn Presbytery	<i>Accommodates a priest not appointed to the parish at a concessional rate.</i>
173 Clyde St, Island Bay Presbytery	<i>Accommodates priests appointed to the parish</i>
St Anne's Hall	Newtown
St Francis de Sales Hall	Island Bay

The review noted that since the establishment of the Wellington South Parish on 1st February 2016 there has been considerable maintenance and upgrading work undertaken. Major areas of expenditure include:

- repainting St Anne's Hall (\$50,000),
- renovating St Anne's Meeting Room and Parish offices (\$19,000),
- installing new lighting outside St Anne's Church (\$10,000),
- safety enhancements to steps outside St Joseph's Church (\$8,000),
- re-staining St Joseph's Church (\$27,000),
- seismic reassessment of St Francis de Sales Church (\$42,000).

Upcoming planned expenditure includes fixing a number of leaks in our churches and replacing St Bernard's presbytery roof (\$13,000). This building has other considerable deferred maintenance.

The Finance Committee, in conjunction with the Pastoral Council and Parish Leadership Team is committed to retaining, maintaining and utilising our existing properties in the foreseeable future as part of our parish vision of being a community of joyful disciples growing together and sharing Christ's message, and in accordance with our parish strategic plan covering 2018 – 2019.

Vacant Property at 150 Brougham St, Mt Victoria

Part of this property was previously leased to Catholic Social Services and is currently vacant. In its current state this part is un-rentable on a commercial or residential basis. Considerable deferred maintenance needs to be actioned before the property could be occupied as residential dwellings. The other part of this property used to be the St Joseph's presbytery which was vacated in May last year. It also needs considerable maintenance and renovation.

Options considered have included selling the property, redeveloping the property or converting it back to its original configuration as a five-unit residential dwelling providing income to support the pastoral work of the parish.

This round of consultation is about the three options listed. Once the option selected is completed, which will be some months away, the parish can then consider the full range of options as to how the property might be used, cost each out, and then determine how this cost will be met. Such a consideration is beyond the scope of this current document.

Selling the property will produce quicker funds, but an on-going rental income will serve the long-term needs and interests of the Parish much better.

The Parish actively supports the housing of those who are refugees, migrants or not able to afford accommodation at market rents. Various ways in which this could be further enhanced are under consideration. It is suggested that considering making one or more units available as social housing should be deferred until such time as the Parish has established a viable commercial base for Parish activities from its properties.

The preferred option is to renovate and reconvert the vacant property into five income-earning residential units. This is deemed necessary because the parish is unable to financially support all the activities and operations in the parish plan without a secure and sustainable source of income from its residential properties. The Cardinal is all supportive in principle of this option.

Consultation

The Parish Finance Committee wishes to consult parishioners on the preferred option outlined above for the vacant property and receive your views. The Committee will then make a final recommendation to the Pastoral Council and then the matter will go to the Cardinal who has the final decision-making power. Members of the Finance Committee, Pastoral Council and Leadership Team will be present at consultation meetings after Sunday Mass as follows:

- St Bernard's Church after 10.30am Mass on Sunday 6 May
- St Francis de Sales Church after 10.30am Mass on Sunday 6 May
- St Anne's Church after 9am Mass on Sunday 13 May
- St Joseph's Church after 9am Mass on Sunday 13 May

Alternatively, you can email your views to office@wellingtonsouthcatholic.org by 5pm, Thursday 24th May.