

## COMMUNITY BRIEFING NOTE

### **Relating to the sale and future community use of the Irving Building, Hertford Street, Oxford OX4 3AJ issued by The Trustees of the Parochial Church Council of St Mary and St John**

As the local community will be aware, the Trustees of the Irving Building are working to secure the future of the building and its future use, now that St Mary and St John Primary School has relocated to its new site at Meadow Lane.

The Trustees have engaged new advisors in relation to the sale and future use of the property. The Trustees have engaged experienced surveyors Daniel Watney to investigate proposed options for the building and charity solicitors Bates Wells Braithwaite regarding the legal obligations of the Trustees in the process of the sale of the property and the Trustees' obligations under charity law.

The building is held for relatively restrictive charitable purposes of furthering the education of children in the area, providing residence for teachers and supporting the School of St Mary and St John in accordance with the principles of the Church of England.

#### Charity law obligations

As part of these charitable obligations the Trustees regard support for the school as paramount. They are selling in order to raise funds to be put towards the charity's charitable purposes. Trustees regard it as crucial to generate funds to assist the school with its repair and building works. They are obliged under charity law to obtain the best terms reasonably obtainable for the building.

#### Community involvement

The Trustees encourage and welcome community interest in the building. The continued use by the community of parts of the site is key in the Trustees' considerations regarding the sale of the property.

Therefore, the Trustees will not be selling the entire site. The charity will be requiring any new buyer of the property to construct a new community hall on a specified site which will be operated by the Trustees in accordance with the charitable objects of the charity to support local education and to generate income to support its charitable objects.

Any bidder will also be required to include in their tender the way in which they will consult the community as part of their plans and to demonstrate their commitment to taking the views of the community into account. Being able to demonstrate a commitment to the community in this way will be considered positively by trustees in their consideration of offers.

The sale terms will also address other elements of the charity's objects, for instance in respect of the charity retaining certain apartments for keyworker accommodation in accordance with its objects.

The heritage of the building is also being considered in the sale of the building. The trustees will be imposing covenants on the buyer to protect the Irving Building itself to preserve this for future generations to come.

In addition to meeting the minimum sale requirements set out in the attachment, we also encourage bidders to propose additional ways in which they can add value to their bid with a focus on benefits to the community in which the charity is established to assist.

### Future interest

The Trustees fully support bids from community organisations and welcome all interest in the property, including those proposing to make a bid for the Irving Building and those interested in making separate proposals for use of the community hall or the keyworker housing.

Any requests for information regarding the sale of the property should be directed to Daniel Watney on the following contact details:

Daniel Watney, 165 Fleet Street, London EC4A 2DW

Email: [irvingbuilding@danielwatney.co.uk](mailto:irvingbuilding@danielwatney.co.uk)

Please note that Trustees will direct any communication that has made with them directly to the appointed representatives in relation to the sale.

We look forward very much to hearing from you with your proposals.

December 2016