

Embargoed Fund Guidelines

The following principles form the basis for administration of embargoed funds i.e. Proceeds of Property Sales:

Principles

the following principles, guide the operational strategy:

1. All Property is held by the Property Trust on behalf of the whole church.
 - a. The purposes of the property is to facilitate the mission of the church
 - b. The congregation is the custodian of the property
 - c. It is the faithfulness of past generations, which we need to honour not the retention of the property they build
 - d. One of the outcomes of the union has been the willingness of the Church to recognise the needs of new forms of ministry and that of developing residential areas and seek to provide support for new congregations
2. The church through its Synod, Presbytery and UAICC must encourage and facilitate the development of a mission strategy by each congregation. A plan which reflects local needs and capacities (e.g. people, property, funds) within the ambit of the strategy for the whole church.
3. All resources (eg people, property, funds) and operating funds should be distributed equitably in accordance with the agreed strategic plan and the priorities established within it.
4. The church will live within its means and engage in a debt reduction program, which will ultimately lead to it being debt free.
5. It is the responsibility of the Presbytery, UAICC and the Synod to:
 - a. educate church members on the property and funding policies of the Church;
 - b. raise funds for the church within a stewardship framework; and
 - c. allocate funds in accordance with the agreed strategic plan
6. We need to recognise that change in property and chattels has spiritual meaning for many of our people and the process of change needs to be handled as an opportunity for broadening spiritual awareness, religious belief and human compassion.



Congregational Control

1. Within the context of Regulation 4.8.1 and recognising the need for the church to utilise its resources in the interests of the whole body, the congregation is required to develop a strategic mission and ministry plan for that location in consultation with the Mission Planner. This plan is to have the support of the Presbytery Property Committee, prior to the Resources Commission approving any recommendations for the sale, purchase, significant renovation or redevelopment of any congregational property.
2. From the net proceeds of a sale 9% must be contributed to the Synod Property Services Fund. Access to this fund will be on the recommendation of the Presbytery Property Committee after consultation with the Mission Planner and is available for use in the acquisition of property in new areas, or in the development of mission and ministry.
3. From the net proceeds of a sale 1% must be contributed to the UAICC Property Development Fund.
4. The balance of the proceeds of a sale will be held in an “Embargoed Funds Account” with the UC Investment Fund and accessed in accordance with the agreed strategic mission and ministry plan, recognising that this plan may need to be amended and revised from time to time. The ambit of approved uses is:
 - a. Use of the sale proceeds for new land, buildings or significantly renovated buildings within the congregation.
 - b. Use of the Interest for new ventures in mission and ministry by the congregation
 - c. Use of the sale proceeds in other parts of the Church
 - d. Use of interest earned on the sale proceeds to fund ongoing ministry in that congregation. In this instance the position is to be reviewed by Presbytery at least every two years.
5. Where approval is given for proceeds of sale to be used for mission and ministry purposes the amount available is limited to the interest earned unless the Presbytery and the Resources Commission agree otherwise
6. The proceeds of the sale will remain available to the congregation for use in accordance with the strategic plan and this policy for an initial period of five years with the possibility of extension after review. Subject to any alternative decision by the Presbytery in consultation with the Mission Planner and Resources Commission, the remaining proceeds will be transferred progressively to the Synod Foundation over a further five-year period.
7. The Bylaws committee to prepare any new or consequential bylaw amendments that may be required and bring them to the Council of Synod for implementation.
8. These provisions have application to new and existing embargoed funds.

