

Property Committee Report APCM 2019

May – July 2018

Jacqui is helping out with the gardening group. Richard and Will left a big gap, and we need to set up a chain of succession. Dave Munn comes and cuts the grass and we don't want to let all our good work go to waste. It would be good if people could pick up any litter in the churchyard.

Cupboards – The Archdeacon was made aware of our plans to put in cupboards and said we would need a Faculty for it. We could go back to plan A and put them in with wheels under a plinth, they won't be drilled into the wall and will therefore technically be moveable and so won't need a Faculty. They can be used to store things from the vestries and some Messy Church stuff, although this only comprises of 3 long drawers of materials. Half of the stuff in the servers' vestry belonged to the old toddler group and needs throwing out. This has now been moved out of the vestry over by the organ.

July – September 2018

The Hoover's been mended. Work is being carried out in the vicarage now, the Diocese produced a list of essential works and the contractor has identified other essential jobs that weren't on that list. But it's progressing satisfactorily; work will probably go on for another week. We can ask Jane about décor, we pick up the cost of the decoration and Geoff has got one or two quotes. Benbows came out and cut down the tree at the front but didn't do a lot at the back. The big Beech tree is overhanging the roof and pushing the fence out but it has a Tree Preservation Order on it. Benbows are getting in touch with the planners to see if the tree can come down, or if not then be cut back. It is going into the gutters and will affect the insurance.

We have got a yearly plan for inside and outside the church, e.g. boiler servicing and checking gutters when raining etc. Jacqui reads out an example of things that need doing in September - check roof space for leaks or damage to the roof covering during heavy rain, especially below gutters, clear away plant growth from base of the walls and drainage channel, make sure water tanks and pipes are protected from frost, and repair leaks. Make sure airbricks or under floor ventilators are free from obstruction and clean if necessary. We need someone who feels an affinity to help with those sorts of tasks – Ann P suggests mentioning it to the congregation in general it doesn't have to be someone on the PCC. Jon Fell has been helpful and he and Chris have been locking up the church. He has taken a real interest, and he would be happy to be a deputy warden. He has to be nominated and has to be voted on and he would be co-opted onto the PCC. The Job Club people did help out in the churchyard, and people from the prison have been coming as well, we leave it to them when they come. We could do a letter or email to the Governor to say thank you for their contribution. We need to know when they're coming in so we can unlock the kitchen, although sometimes they bring their own refreshments. There is a lot of

stuff in the coach house, we need to identify what's in there that's worth something, and advertise it on eBay, Facebook or the Drayton Mart for collection only, or we could have a garage sale. We will have to be careful with electrical stuff. AH says Margaret Taylor and her sister are doing a garage sale. Ted Clewes used to do a lot of buying and selling. HH will have a look at what's in there so we can get a list of what's what.

September – November 2018

Hazel has been involved in clearing out the coach house, and there has been a good tidy up. The organ is still there; and there are some cars for Tony to look at. Everyone says thank you and well done to Hazel for all her work. We are not always in the loop from Lichfield as to what they are doing in the vicarage. Toilets need renewing or replacing, Geoff will ask about that. Tony wants a slab put down for a shed in addition to the shed that's there now. There will need to be power in the shed and coach house. We are looking to take the preservation order off the Copper Beech tree in the vicarage gardens. We have the yearly overview of what needs doing in the church and churchyard, and would like someone to head that up, Will will advise. It involves overseeing premises and making sure contractors come out. Gutters will need checking when it's raining, to make sure they are not overflowing. Jon agrees to head up the committee, which will be more ad hoc. Thanks are given to Jon for doing this.

November – December 2018

Jon asks if the council are responsible for the trees in the churchyard, we will try and find that out. Premises Management sub-committee – Jon's been doing the lion's share checking everything. Colin says the first aid kits are fine. The noticeboards outside will have to be changed to show Rev Jane's details, Emma will get in touch with Donna at Signs of the Times about it. Rev. Jane is waiting on a quote for the toilets, everything else is good in the vicarage. We might be able to claim Underfloor heating on the insurance. Jon reports the controller is not doing what it should, he has been on to Shore Services about whether they have an engineer who can advise us, he's not had an email back so he will contact Daikin and see if they can send someone out. In the bathroom there are two old controllers that look like they've been taken off, it is not a good system. On the main heating circuit the radiators are so hot it is a health and safety issue especially for Messy Church. We can turn the thermostat down now and also have it lower in the summer. Jon has been looking for a thermostat in the church, we don't know where it is at the minute. Thanks are given to Jon for everything he is doing. It is an expensive system to use and we need consensus with the PCC as to when we need it on, we can't afford to keep it on all the time. It is set for regular things such as job club, BCP, Art for All, then for occasional events such as funerals etc. It is not an economic system and we do lose a lot of heat in the building. We need to learn about it and get an energy survey.

December 2018 – January 2019

The underfloor heating has been iced up, Jon has switched it off on the outside wall to de-ice and it should re-set and start again. Water has collected underneath and when it's iced up it makes a clunking sound. It seems to clear up when we turn it off. Jon will re-set the clock. The engineers checked it out, and the timer was re-set, it seems to be ok until it ices up. We can possibly get a full service in the autumn. We have also had problems with the boiler system which has been fixed, it was £400 for the part which needed replacing and the final bill was around £800. There was a discussion about asking local firms to come when we have a problem, because of the size of the boiler it would have to be someone who does commercial companies, and we may be restricted on this. Darren is still coming to sweep the leaves; a visitor commented on Facebook how lovely the churchyard looked. Heather has brought the information for the storage cupboards so we can see the colour, we will order them from Wickes, we need to check if they are still in stock, and we might need to look at the handles as they have to be in keeping with the rest of the church furniture. Steve will help Emma order them and he will install them when they come. The board is back with Rev. Jane's name added to it, thanks to Jon for sorting that out. CW is sorting changing the outside boards when he gets back. Jon has now got a contact with Shropshire council and is going to discuss who the rightful owner of the churchyard is. He will come in the week and check with Emma when the churchyard was officially closed. If the council is responsible for it Jon will try and persuade them to come out and have a look at the trees.

January 2019 – March 2019

It has been confirmed that Shropshire County Council have responsibility for the churchyard. This was finalised in 2004. The trees were inspected by the council tree officer in January (14th) and were found to be in a satisfactory condition. The trees are being tidied up by prisoners from Stoke Heath. There are two missing tiles near the apex of the roof over the north roof of the church. Jon is attempting to get quotes, one already obtained is for £250. One other roofer has been to look but has not yet got back to us, Jon will contact other roofers/builders to obtain more quotes. It may be that we wait for the Quinquennial inspection to see if any other work is needed. The fluorescent tube above where Jane and James sit during services has blown and unfortunately a direct replacement is now not available. This will mean a complete replacement of the fitting, a professional will have to be brought in to do this. Men from Stoke Heath have been and cut back the twigs round the bottom of the trees. More lighting would be helpful near the altar, Colin says you can get LEDs that look like fluorescent tubes so it might make sense to do that, we can get Philip Wickstead to have a look at it. He might have to look at the one by the kitchen door as well as this is getting dim. Jon and Colin have been trying to get together for a few weeks to take the signage down but the weather hasn't been suitable, hopefully they can get together soon to dismantle the left board and take it over to Whitchurch, they will be done one at a time. Daikin have sent through their maintenance packages, everyone has a look. We need some other quotes to compare them to, Geoff, Jane E and Colin know people we could ask. When we had the system put in it was very new onto the market, but it is a poor design in general, and switching it off messes up the timer. It might just need the refrigerant to stop it icing up. Painting of church doors - this is something we talked about before Rev. Jane came, it will take a day to sand the main door down and a day to paint it. Rev. Jane will email the prison and see if

there is anyone there who could do it. We'll get some good brown outdoor paint and start with the big main door, which has been faded by the sun; it will probably last for 10 years. Heather and Geoff went to look at some cupboards for the back of church, and Geoff distributes pictures of them. There will be 3 slab based units with suitable tops and plinths, they are joined together but not fastened to the wall, so we are hoping to get casters on the bottom. There is a discussion about whether it will inhibit people walking past when they come to the art group, but their tables can be arranged to take this into account. A nice cloth could be put over the top of the cupboards so they look less like kitchen cabinets. We could put some more plywood at the back to make them more robust. Folders and trays will be moved across to the top, and Messy Church materials will go inside. The table the folders are on now can be used as a communion table or could be an altar. We can talk everything through with the fitter and ask him if we can have extra bits of wood for the back. This is going to come at no cost to Christ Church.