**Buildings Report for PCC as at 3rd November 2019**

The buildings team have still not managed to meet yet due to various other commitments but a plan is in place to meet before the end of the financial year. However urgent jobs have been identified and these are now in the process of being dealt with. Therefore the focus of the meeting remains on looking at the long term maintenance needs and the spreadsheet provided to me by Jonathan Larkin will inform our discussions for ongoing maintenance plans for the future and if appropriate that spreadsheet will be updated accordingly.

**Current works requiring attention**

**All Hallows**

1. The toilet pan in the second toilet in the church hall has recently been re-plumbed following a leak. However the floor fixings still require attention. A decision is to be taken as to whether this can be fixed in house or whether our plumber is required to repair.
2. The radiator in the second toilet is old and rusty. It has been suggested that a simple re-painting may suffice but Martin has a spare radiator and it may be that this will be fitted instead.
3. Choir and Vicar’s Vestry roof. An investigation of the roof has now taken place and it has been noted that besides the missing tiles about 100 further tiles are breaking and will eventually need to be replaced. Assessment is now being made as to whether we have the resources in house to effect the repairs ourselves or whether we will need to bring in a roofing contractor.
4. The Lych Gate. This is in a generally poor state of repair, especially the roof. As costs might well be considerable, dependent of course upon what needs doing I suggest a proper assessment is carried out. The assessment will need to identify exactly what needs doing, what if anything is urgent and then seek to get the suggested repairs costed so that a repair programme may then be identified. This issue is on-going and any repairs will be budget dependent.
5. Stable/machinery store. As many will appreciate the whole building has been in a very poor state of repair for a long time. There is a very serious risk of the walls falling outwards with potential for injury to individuals and damage to the equipment stored inside. Kevin Gerry has previously installed one bar the width of the building to plates on the walls to stop the walls falling outwards but more bars are required. Attempts have been made to get Kevin back to put a further bar(s) in but this would not be a permanent solution. At some stage a proper assessment by a relevantly qualified person will be required and funding found to effect a permanent repair.No progress has been made on this issue at this time. Further attempts will be made to get Kevin in to effect the minor repairs.
6. Trees in the churchyard. I believe Ben and Trevor have carried out an assessment of the current situation. Some trees now needed some considerable work to ensure that the churchyard is safe and a decision will be taken shortly as to whether a tree surgeon is required. This is on-going
7. Small gate from the path near the church hall. The gate was found to have woodworm and had severe rot such that it was not worth repairing. Martin has acquired several quotes with costs coming in at a little below £200. Due to budget restrictions it has been decided not to replace the gate as the pathway to it is not really used. The gap in the gateway has been “fenced” off” temporarily and Martin is considering making a simple piece of fencing for which there should be very minimal cost, if at all. At this time there are no safety issues from this area.
8. Following a break in in the church there is a need now for a small area of stained glass window to the side of the main porch to be repaired. Martin has obtained 3 quotes and will nowe be discussing with our insurers to get agreement to be repaired under our insurance.
9. A leak has occurred into the ceiling of the upper room in the church hall. Ben has investigated and it appears to be around an area where a tile is missing. This has caused damage to the ceiling plasterboard inside and has caused damp onto the carpet. Martin and Sian have discussed and it is thought that it is unlikely to warrant an insurance claim though this wont be confirmed until a quote has been received from a builder. A builder has been approached to provide an assessment and quote.
10. Signage. As part of the revisions to our service times and stle of service etc the AH Leadership team have agreed to new signs being made for the church, church yard and car park. No approach to a provider has yet been made for the signs.
11. **Old Kea**
12. The latch to the door into the church is slightly faulty and either needs adjustment/repair/replacement. Martin has assessed these and briefly discussed with Jan Argall. It is hoped that this can be repaired in house
13. The handrail to the church is wobbly. Martin has visited and assessed and a decision is to be made as to how to repair.
14. The heaters in the church need to be replaced. Martin has now obtained 3 new quotes – two from the original contractors and the third from an alternative contractor. Costs are about £1500 for the replacement of the 5 heaters and for installing an additional heater to be located over the prayer area. Although some funds remain in the budget for Old Kea, though not enough to cover these works, due to the budget/funding situation for 2020 it has been suggested that this work not be undertaken unless alternative funding is found. This decision has been shared with Jan and the Old Kea leadership team who are no in the process of approaching people to see if they will contribute to the costs. It is still hoped that funding can be found so this work can take place before the winter takes hold as there is clear evidence that the church has regular visitors and is an important mission outreach