

Property Committee Report for APCM 2020

April – June 2019

Rev. Jane, Margy Taylor, Geoff Vernon, Colin Whitfield and Jacqui Wright will form a working party to discuss plans for a suitable memorial stone to go in the Garden of Remembrance.

The prisoners are only coming intermittently and we would rather have them working in the churchyard, so Rev. Jane has had a word with Mr Morris about painting the church doors, and he and his friend Dave have agreed to do it. We will have to decide on a colour, there is a suggestion we could sand them down and put Danish teak oil on them, as they have done in Wem. We can look in to options and go from there.

Update on Tabernacle – the public notice was put up on 12th May and taken down a month later, so we are waiting to hear the decision. Jon and Jim went up the tower to inspect the crack and said it's only on the outside and not inside so we are not under immediate danger. When we have the Quinquennial we can ask the surveyor to look at it. Andrew Capper will be doing the inspection from 9am on 25th July. Will James asks if the lightning conductor has to be recertified every so often. Emma Gordon will have a look at PCC minutes to see when it was done and GV will ring Ecclesiastical to ask about it.

Jon said he'd been told there should be a sensor on the underfloor heating unit that says it is icing up, but it's not there or is not working. We need to do something about it now, not wait until winter. Rev Jane has been told about an underfloor heating engineer through MENCAP called Roger. Margy Taylor will talk to him about coming and having a thorough look at ours, and giving us some advice. We might then be able to dispense with Daikin. We do need it as we get residual heat, and when it wasn't working it was noticeable.

The gallery is cluttered and needs organising, things end up getting moved from one place to another. Everyone thinks the cupboards are amazing and they have come at no cost to Christ Church, we want to record our thanks to the anonymous donor. They aren't attached to the wall; there are casters under the plinth so it is portable storage. We're getting a bit back from HMRC for them as well. We've got stuff in the vicar's vestry, servers' vestry, gallery, and by the organ. It is agreed the cupboards are for accessible kit and craft things from Messy Church and the Family Service, that will dictate who has the rest of the space. It is agreed to meet up on Thursday 4th July at 1pm to see what we have and where to put it. We can ask for other volunteers in the notice sheet. People doing Open Gardens could sell any bric-a-brac there. Ann Parkinson needs secure storage for her paperwork.

June - July 2019

The noticeboards have the new information on and are back outside. Everyone did a good job on our clear up day, and thank you to all who helped. A lot was done and we've made some space by the organ.

The Quinquennial Inspection took place Thursday 25th July. Jon Fell had scheduled to do the gutters, but the weather was awful so it was postponed; they will be done however some of them are very inaccessible. There is delamination of some of the stonework which is something to keep an eye on. We have an electrical inspection booked for this coming Wednesday, and we are sorting out getting the lightning conductor serviced. We will wait for the comprehensive report on the tiles etc. Rev. Jane asked him about painting the door, it depends if it's oak or pine as to whether you can strip it. It is hard to do that and make it look natural with oil or varnish, so the suggestion was to sand it and repaint it, there's a sander in the gallery.

This is an item suggested by Alison - the benches need stripping and re-varnishing or painting. It might be something the prisoners could do but we probably won't be getting them until autumn. It is about getting the right person to do it at the right time, with some decent outdoor varnish. GV might know someone. Rev. Jane tells everyone the Tabernacle issue is complete.

July - October 2019

We need to get a meeting date to discuss the memorial plaque in the Garden of Remembrance.

Phil Wickstead has put a new light in.

Jon reports we had a very good Quinquennial Inspection, and Andrew Capper was very complimentary in general, thanks is given to Will and Richard for all their work over the years towards the upkeep. Some roof tiles need replacing soon and there have been quotes ranging from £250 to £1000. The main criticism was that the gutters are blocked, Jon has been up to clean some of them and it's an ongoing job. Generally it's about ongoing maintenance. Jon will be checking the full Quinquennial against his observations, and might need more quotes. We obtained a fixed wiring check and Jon will ask Paul Humphries, who is an expert on electrical things, to have a look at the report and tell us what it means. Some things need doing but there's nothing dangerous. Thank you to Jon for doing the guttering.

October 2019 - January 2020

Jon reports the gutters have been cleared out; the church clock is now working but there have been issues with the church bell chiming incorrectly. Following the instructions didn't work but Jon is hoping to get them back to chiming the right time, we may have to get in touch with the clock makers; at the moment the chimes are disabled. The heating is working at the moment; we need to discuss whether we want an annual service for the underfloor heating: the basic package involves one visit from Daikin to service it, and one free call out. If the

PCC is in agreement Jon and Emma will look at the packages again and arrange one. Hazel points out the community noticeboard isn't in the right place, people don't go over there to look at it, and it's hard to get to. We can use our 'new priest' noticeboard instead. It is pointed out the rationale behind each board isn't totally clear. Some things are repeated, such as the calendar, so we could put things together to save space. It would be good to have a who's who board as well; we need a rethink in terms of what goes where. Will points out the wall that houses the main boards isn't the best to attach things to. The trays from the table could move over to the cupboards and we could take the rack by the pillar down. Rev. Lucinda will have a look and think about the best way forward.

Margy and Rev. Jane met with Richard Stapleton about the memorial stone and plaques in the Garden of Remembrance. Margy put an alternative idea to him of using one of the two pews in the coach house, adding metal legs and a wooden board for plaques, and putting it between the hedge and first row of stones in the Garden of Remembrance. Margy shows everyone a picture of the pew; we can take the shelf off then refurbish and weatherproof it. The plaques will be visible and there's plenty of room. We have the potential to use both pews if needed. It involves reusing things we already have, and it's not going to cost much. Richard is totally onboard with it, and everyone at PCC is in favour of doing it, Margy will get in touch with Richard and let him know. We would need a Faculty, and we would need to know what metal, what stain etc. we are using for that. Richard will do that and welcome the involvement.

January - March 2020

Rev. Jane will check online if we need a Faculty for the memorial boards which are to go on the wall side in the Garden of Remembrance. We can start with one and add another if it is needed. Richard is keen to go ahead with it, he's organising the three steelwork legs with Chris Evans. It was agreed at the last PCC to go ahead with the idea; there is just the matter of the Faculty. Jacqui, who was unable to come to that meeting, voices her reservations about it; she would prefer stonework along there and eventually the wood will rot; although it is pointed out we will be treating it with preservative. We can avoid the potential tackiness by thinking about colour (we were thinking grey to match the gravestones), and varnish etc.

We have had some work done to the boiler.

March - October 2020

The boiler has been serviced. Social distancing measures are in place in church including hand sanitizer, collecting details for test and trace, and areas cordoned off to ensure people only sit in certain pews.