

## **Roof Project –August 2025**

As many of you will know and you may well have already met the very nice gentleman who has brought bungalow number 3. He has downsized and he told me it was the best thing he has done. All's well that ends well but things never move as fast as you want them to when buying and selling property. It is doubly complicated for us as we had to get various permissions for authority within the diocese but our solicitor knew how to do all this.

As you will also have noticed we still have bungalow number 1 up for sale. People are looking at it online and several have come to view but nobody has as yet put in an offer. Perhaps over the summer holidays people might have a rethink and things will pick up in September.

We have had success that we have the faculty from the Diocesan Chancellor for the roof replacement. We had to ask MEB to produce further drawings to satisfy various queries from the Diocesan Advisory Committee. This faculty permission will last for two years which we can request an extension in exceptional circumstances.

The planning permission we have from the council expires in May next year (2026) so we must begin work by then. We now have all the right permissions but until we have sold the second bungalow we do not have enough money to start. I had wondered if City Bridges Foundation would give us a grant but they have closed all their grants and will be reviewing what they do and will publish something in the autumn. All the time we have a large asset like the bungalow showing on our accounts no grant provider will give us any money.

The church has just had its Quinquennial inspection. This is done by an architect and he lists all the defects he finds and, of course, the need to replace the roof and replace, or repair, the high level triangular dormer windows feature along with many other items. Another big project identified is the need to develop a strategy for the gas boilers replacement so that we can meet the Church of England's General Synod initiative to be net zero carbon emissions by 2030. We would always welcome new people and new ideas on the Fabric Committee.

A big thanks you to everybody who continues donated towards the roof.