

Roof Project – October 2024

Most of you will have seen, I am sure, the ‘For Sale’ sign on the bungalows. They went on sale on Thursday 26th September. Both are empty as our tenant in number one was able to find a property very local, which suited her and her family, so they moved at the end of September.

What we had not realised was that in 2023 the rules changed about selling charity owned property, and this meant because we are a charity we had to have an independent valuation carried out. This is so we get the right price for the charity – our church, this we have done. We have also had drawings done of the bungalows and the non-consecrated section of the church and car park, in preparation for the creation of the new title deeds. So we are moving forward.

Our architects now have the three budget estimates. I asked the architects to make a comparison across the three. It was quite difficult as some of the contractors went into greater detail than others and some have obviously collated some pieces of work together. Two areas that differ wildly in costs are the solar panels and the arrest wire system. The arrest wire system is a health and safety feature for those going up onto the roof to wear a harness and clip onto. Those who go up at the moment run around with no safety, but they also clear some of the gutters using ladders from the ground. So these areas will need some further investigation. We are also comparing ex VAT, because up until March 2027 VAT does not have to be paid on solar panels nor the insulation and not on the work to install either of these.

The eco survey report from Sustain Quality Ltd, which was funded by City Bridges Foundation, identified what we needed to do to be more eco efficient. Their suggestions which are listed as high priority include putting installation in the roof, adding solar panels and replacing the single glazed windows; which will all be done when the roof is replaced. They also suggested creating more wildlife habitats in the church garden and putting indoor plants around the church. Spider plants are particularly beneficial so thank you to the person who added the one in the foyer. Perhaps you also have a few plants at home you might like to bring to the church, and then look after them!