

Property Matters

Please pass to your property representative

**A Property Newsletter from
Thames North Synod of the United Reformed Church
St Paul's URC, Newton Road, London, W2 5LS**

Gutter Maintenance

The gutter maintenance programme continues to be carried out by contractors Hall and Randall, based in Borehamwood.

So far only 36 churches within our Synod have taken up this offer, which is surprising as in most cases the cost is fully covered by a grant from Synod.

The programme includes an access survey which is paid for by Synod and ensures that the contractor can safely access all your roof and gutter areas. The date for the clean is then agreed directly with the contractor and usually the full cost of the clean is covered by Synod. In some cases there may be around £25 for local churches to pay towards the cost, but this is unusual. The other benefit is that the contractor provides a before and after photographic survey and report and provides details of other defects that they identify during the course of the clean.

For full details of the programme and to sign up see the Resources section of the Synod website at: urcthamesnorth.org.uk/gutters/

For further details contact David Skipp. See contact details on back page.

Through the Roof

Through the roof is a registered charity that exists to transform lives through Jesus for people with disabilities. The charity's name comes from the account in the bible where some men break through the roof to help their disabled friend meet Jesus and receive healing (Luke 5).

They have a number of resources which are available to local churches to inspire, encourage and challenge you to ensure that you and your buildings are as inclusive as possible. These include:

- Tips on how to become an inclusive church
- Teaching children positive values from a Christian perspective
- Accessibility funding sources
- What does your church look like from the perspective of Christians with disabilities?
- Encouraging others to be more aware of the needs of people with disabilities
- Engaging young people more fully with God's Word in inclusive ways
- What simple adaptation can you do to make sure people with disabilities feel welcome?

For more information see:



www.throughtheroof.org/

January 2018

Inside this issue:

Gutter Maintenance	1
Through the roof	1
Quinquennial Inspection	1
Listed Buildings	2
Adeyfield Free Church	2
First Impressions	2
Contact details	2

Quinquennial Inspections

Please remember that you will need to have a Quinquennial Inspection carried out on your Church and residential buildings.

This inspection is used to inform local churches of the repair and maintenance required to their buildings over the next 5 years.

There are currently 29 local churches with inspections that are outstanding which should have been carried out in 2017 with a further 22 due in 2018

For further details about QQI and the available 75% grant contact David Skipp

Listed Buildings

Were you aware how many Listed churches there are within our Synod? There are currently 18 spread across the Synod.

Being Listed can cause some difficulties when it comes to reordering a Listed church building, but under the Ecclesiastical Exemption Procedures we retain significant control of alterations to the internal layout, particularly in respect of how the built environment affects the Worship, Work and Mission of a church. Following consultation with Historic England, the local authority planning department, and other statutory consultees we can sometimes carry out quite radical reordering. External alterations to a Listed church still require approval by Town Planners, but we always include any external alterations within our consultation process.

There is also some financial benefit as Listed Churches can currently claim back VAT on many repair, maintenance and reordering works under the Listed Places of Worship Grant Scheme. See: <http://www.lpwscheme.org.uk/>

If you have responsibility for work to a Listed Church building, it is worth familiarising yourself with the requirements within the Ecclesiastical Exemption process:

1. Work of an exact 'like-for-like' basis does not require application, but if in doubt it is worth checking with David Skipp.
2. Work outside of this will usually require application to the Synod Listed Buildings Advisory Committee. The application process is outlined within the URC Planning (Listed Buildings and Conservation Areas) Act 1990 - Procedure for Control of Works to Buildings.

The convenor for this committee is Simon Fairnington and secretary David Skipp who will be able to guide you through the application process.

Examples of significant alteration/reordering to Listed Churches can be seen at:

- Chingford URC
- High Wycombe URC
- Kensington URC
- Wanstead URC
- Walkern & Sandon United Church

Adeyfield Free Church

Following significant funding from Thames North Synod and funds raised by the local Church over many years, the Shell and Core stage of the Adeyfield Free Church on Maylands Plaza in Hemel Hempstead has been completed. The next phase for fit-out of the Shell and Core is due to complete in summer 2018



First Impressions Count!

Is your church welcoming and inviting? Does it 'speak' about the worship, work and mission of a faithful people of God?

Take time within your elders and church meetings to consider ways of 'opening' your doors to encourage others to faith in Jesus Christ.

New Contact Details

David Skipp
Synod Property Development Worker
8 Barton Close
South Woodham Ferrers
Essex
CM3 5UB
Tel: 01245 425290
Email: propertydevelopment@urcthamesnorth.org.uk
Thames North Synod/Trust: 020 7799 5000
<http://urcthamesnorth.org.uk/>
trust@urcthamesnorth.org.uk

Large print copies of this newsletter are available from Synod Office.

Useful websites:

<http://urcbuildingsforum.myfreesites.net/>

<https://www.spab.org.uk/>