



# Property Matters

Please pass to your property representative

The Newsletter from Grants Loans and Property Committee  
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## Getting ready for winter

It may seem odd to be talking about winter as we are still enjoying the warmer weather, but a small amount of time spent checking buildings, particularly around the external areas may save thousands of pounds in damage caused by wind, rain and frost!

Checking the roofs, gutters and rainwater goods and dealing with any repairs will ensure that you keep the building in a good state of repair. A good time to check these areas is at the end of the autumn when trees have dropped their leaves. It is a good idea to employ your local builder or roofing contractor to carry this out for you as they will have the necessary access equipment and insurance to cover them. You should ask them to provide photographs of all the roof and gutter areas and then agree the work that needs to be carried out.



Brickwork and stonework should also be checked. Most of this can be done from ground level with the aid of binoculars. Damaged brick

## St Paul's, Bayswater

Most of you will know that the Synod recently moved it's offices to Bayswater. What you might not be aware of is that the offices are located above the newly refurbished Bayswater URC.

This was possible by partnership with a local development company who, in return for space to develop two residential apartments above

and stone could point to a need to carry out repairs, such as repointing. Care should be taken when carrying out repairs to these areas so that no further damage is caused by using incorrect mortar mixes.

Drains should also be checked as these can become blocked or start to leak. This in turn could affect the surrounding ground and lead to damp problems or subsidence.

External joinery should also be checked and repainted if required.

Trees, shrubs and garden areas should be maintained to ensure that your church building looks welcoming and to avoid any problems to the building structure.

If your quinquennial inspection is due, this should be carried out and a programme of recommended work put in place.



For further help and advice on building matters please contact David Skipp.

the church, provided newly refurbished church and community facilities as well as the Synod offices on the 1st floor.



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### Pipe Organs

The URC Musicians' Guild have been concerned about organ maintenance and recently sent out the following message:

"If your church has an organ, who lubricates the blower motor? Are you sure? A number of churches who thought that the organ tuners were responsible for blower maintenance have found out the hard way that the tuners thought it was the responsibility of someone else. Repairing or replacing a burnt-out motor is very expensive: do please check that your blower motor is properly maintained!"

# Quinquennial Inspection

As mentioned on page 1 Quinquennial Inspection (QQI) of church buildings is important to ensure that property is kept in good condition.

This year we have been trying hard to get local churches to ensure that they fulfil this requirement, but we still have a good number of churches who have not followed the recommended process.

Throughout the Synod there are around 55 inspections due or overdue to church buildings. If you believe your QQI is outstanding please contact David Skipp to arrange for the procedure to be sent out to you.

The Synod will provide a grant of up to £500 plus VAT for church buildings.

## Community Infrastructure Levy

If your church is considering development it is possible that the Community Infrastructure Levy (CIL) will apply.

CIL is a relatively new levy that local authorities in England and Wales can choose to charge on new developments in their area. It replaces the previous system of agreeing planning obligations between local authorities and developers under section 106 of the Town and Country Planning Act 1990.

In areas where a CIL is in force, land owners and/or developers must pay the levy to the local authority, if applicable, when carrying out development.

Charges are set out by local authorities, based on the size and type of the new development. The funds raised from CIL can be used to support development by funding infrastructure that the local authority, local community and neighbourhoods want: safer roads, park improvements, a new health centre etc.

This is thought to be a fairer system than the old Section 106 as it gives local authorities the freedom to set their own priorities for what the money should be spent on and provides a predictable funding stream. Whether it will make much difference in practice remains to be seen!

The same procedure applies for manse properties and a grant of £300 plus VAT will be given for those properties housing a minister in pastoral charge. If your manse is being let, a quinquennial inspection should still be carried out but should be paid for from income received.

There is no need to complete a grant application form. Simply send a copy of the invoice from your professional to the Synod Accountant, Jean Wyber, who will arrange for the grant to be paid.

A copy of the inspection report should be sent to David Skipp for monitoring purposes.



**If your church building is listed and you are thinking of carrying out some alterations have a look at the English Heritage booklet 'New work in historic places of worship'**

<http://www.english-heritage.org.uk/publications/new-work-in-historic-places-of-worship/>

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URC Musicians Guild  
<http://www.urcmusic.org.uk/>

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

Further Website's that may be of use are:

<http://www.urc.org.uk>

<http://www.churchcare.co.uk>