



Property Matters

Please pass to your property representative

The Newsletter from Grants Loans and Property Committee
Thames North Synod of the United Reformed Church
St Paul's URC, Newton Road, London, W2 5LS

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Construction Design & Management Regs

Subject to Parliamentary approval, new Construction (Design and Management) Regulations 2015 come into force on 6th April 2015.

The Health & safety Executive have written guidance on the new regulations to help those who have duties under the regulations to prepare in advance.



What will be the main changes?

- **Principal designer.** The replacement of the CDM co-ordinator role (under CDM 2007) by Principal Designer. This means that responsibility for the coordination of the pre-construction phase will rest with an existing member of the design team.
- **Client.** The new Regulations recognise the influence and importance of the client as head of the supply chain and they are

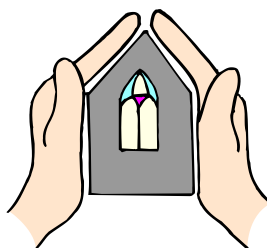
best placed to set standards throughout a project.

- **Competence.** This will be split into its component parts of skills, knowledge, training and experience, and, if it relates to an organisation—organisational capability. This will provide clarity and help the building industry to both assess and demonstrate that construction project teams have the right attributes to deliver a healthy and safe project.

It should be noted that the new regulations will also include domestic projects and trustees are urged to ensure they comply with the new legislation.

For further information please see the legal series guidance from:

<http://www.hse.gov.uk/pubns/books/l153.htm>



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Roof Repair Fund

In his 2015 Budget speech, the Chancellor of the Exchequer announced a further £40million to the Listed Places of Worship: Roof Repair Fund.

The initial scheme is now closed but the Fund will then reopen to new applications later this year, making awards from the additional funding allocation during 2016.

Further information will be provided once it is available.

Legionnaires' disease

Legionella is a type of pneumonia caused by bacteria in water. The bacteria is usually spread by air conditioning systems, but can also be present in hot and cold water systems, especially in very large buildings, and churches are no exception.

Any water system that has the right environmental conditions could potentially be a source for legionella bacteria growth. There is a reasonable risk of legionella in your water system if:

- Water is stored or re-circulated as part of your system
- The water temperature in all or some part of the system is between 20 - 45 °C
- There are sources of nutrients such as rust, sludge, scale or organic matters
- The conditions are likely to encourage bacteria to multiply
- It is possible for water droplets to be produced and, if so, if the can be dispersed over a wide area, eg showers
- It is likely that any of your employees, resi-

Insurance Valuations

It is the duty of managing trustees (elders) to have in place adequate insurance for church buildings and property. Recently there has been some concern that insurance valuations for church buildings may not be sufficient in the event of a total loss claim and it is recommended that every 5 years the insurance company providing your church building insurance is asked whether they will provide a free valuation for insurance purposes. Ansva and Congregational and General will usually provide a buildings insurance valuation, but only as part of one of their regular surveys of the premises.

Whilst thinking about insurance it is worth making a written and photographic record of any items that may have a significant value of their own and to check with your insurers whether such items should be independently itemised within the insurance schedule.



dents, visitors etc are more susceptible to infection due to age, illness, a weakened immune system etc.

Under general health and safety law a person in control of premises (church elders) have a duty to take suitable precautions to prevent or control the risk of exposure to legionella. This would involve a risk assessment being completed by a competent person. If those risks are then assessed as being insignificant and are being properly managed to comply with the law you will not need to take any further action other than to review the risk periodically in case anything changes.

For further information see:

<http://www.hse.gov.uk/pubns/indg458.htm>

White & Mileson

Some of our church and manse quinquennial inspections have been carried out in the past by Geoff Clarke of White & Mileson.

Please be advised that Geoff has now retired and you will need to appoint a new surveyor for your next inspection.

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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>