

Bromley Parish Church

Premises Committee Report for APCM, 15 May 2022

Because of the increasing age and state of health of committee members, together with lack of volunteers, responsibility for managing most of the tasks needing attention have fallen to me as churchwarden. Fortunately, when work requiring reasonable amounts of expenditure was necessary, members' approval by email has been obtained and the matters passed to the Standing and Finance Committee or PCC as appropriate. Overall, the property has been kept in good repair by using contractors who are becoming familiar with many aspects of the premises.

Three major reports have been produced:

Fire Risk Assessment
Quinquennial Inspection
Electrical Test and Inspection.

Spreadsheets identifying the work to be done have been or are being prepared so that responsibility for particular tasks can be allocated to individuals. The use of external project managers and contractors for this work is under consideration.

Progress has been made with the development of the Youth Centre. Preliminary sketches of the external elevations have been approved and we are shortly to discuss with the Architect the layout of the interior. A measured survey has been carried out as we do not have any drawings of the original building. An underground CATscan has also been carried out to determine the location and condition of the services beneath the building.

A scheme for the infilling of the cage wall at the south side of the Church has been prepared and is now with the Diocesan Advisory Committee for approval. Improvements to the fire escape from the Choir Vestry, Embassy Room and adjacent areas will be included in the scheme.

Since the last APCM the following items of work relating to the property have been carried out:

1. During a storm on a Sunday morning the bell ringers discovered water flowing down the steps from the top of the tower. The door hinges had broken and the weather board was missing. These were repaired/replaced and the complete door then varnished.
2. Two of the lighting bollards on the eastern side of the car park were vandalised. One was completely broken and was replaced; the other was repaired.
3. Broken lamps over the Chancel have been replaced but the replacement of the lighting with LED fittings has now been approved and work is due to start in early May.
4. The repair of the broken loft ladder to the roof of the Rooms has been delayed as the local blacksmith who offered to weld the fractured member does not now wish to be involved.
5. A new toilet pan has replaced the one that was broken in the gentlemen's convenience in the Rooms.
6. Pest control specialists have assisted in dealing with an influx of wasps, flies, squirrels and pigeons. To deter the latter, spikes have been fixed on the stonework high above the main entrance to Church.
7. Vandalism and mistreatment of the premises have been a problem, with the main door into Church being disfigured, windows to the office toilet being broken and the leaded lights bent. Waste paper and discarded food containers are continually being left in the gardens.
8. A quotation has been accepted for pruning the large Cedar tree on the northwest corner of the Rooms but we are still awaiting Council approval for the work. The removal of the branches directly above the Rooms should deter the squirrels from accessing the roof.

9. Servicing of the gas boiler in the Church and Rooms – the boilers in the Church were installed in 1982 and with care they continue to function well, but their replacement is long overdue. They have been inspected by a contractor acting on behalf of Ecclesiastical, our insurance company.
10. The fire extinguishers throughout the premises, and the fire alarms in the Rooms, have been checked. A new transformer was required in the display panel at the entrance to the Rooms.
11. The Lightning Protection has been tested.
12. The Youth Centre sewage pump has been serviced.
13. Problems have been encountered with the operation of the clock on the tower. These are still under investigation.
14. The replacement of the external lighting along the north side of the Church and on the tower is under consideration.

Property Portfolio

13 Rochester Avenue (previously used as our Curate's residence) continues to be rented out.

126 Homesdale Road – this leasehold property is now empty as negotiations are underway with Hope into Action for its use to support their work with homeless people. There are only 33 years remaining on the lease and negotiations are continuing regarding its extension. Once the cost of doing so is known, we have to decide whether it is more economical to sell the property with the benefit of a longer lease or retain it as it is and reconsider the situation.

17 Hammelton Road – we own the freehold and there are three leaseholders. Winckworth Sherwood, solicitors, and Savills, estate agents, had been instructed to sell the freehold and relieve us of managing the maintenance but unfortunately the performance of the former was extremely poor. Consequently, with the approval of the Diocese we are now using Cripps Pemberton Greenish.

St Paul's House

This commercial property is located in St Paul's Square, and Baxter Phillips, estate agents, manage the lettings. The leases with Charis Communications and SLAM, the South London and Maudsley NHS Trust, were renewed in December 2018 for a term of 10 years.

Martin Cleveland
Churchwarden