

## Windhill Churches Centre Report 2024

Committee Members:

St Michaels: Rev. Derwyn Williams, Terry Pegram, Peter Solway, Claire Conquest

St Josephs: Fr Peter Harris, Fiona Steele, Robert Purcell

### Gutters and Roof

Work to seal the gutter valley has been carried out and no further leaks have been reported in the meeting rooms. They have now been decorated thanks to Terry. Terry is still concerned about the depth of this gutter and the condition of other gutters around the building which are constructed from tin and are badly rusting. There is standing water in these gutters. Terry is monitoring the situation closely.

### Cleaning

Sara Blackwell of Hive Cleaning does an excellent job. She covers all the common areas, hall, kitchens and toilets and other areas on an ad hoc basis. This is now completed on a Tuesday. The Charnley Hall is cleaned by Jonathan Ingles on a voluntary basis for which we give him our huge thanks.

### Replacement Glass

The broken glass panes have now been replaced at a cost of £16680 from the WCC sinking fund to which each church to on an annual basis.

Anti-shatter film is to be done in August 2025, this cost of £15870 will be shared equally by the churches and has been approved by their respective finance committees.

### Boilers

All three boilers to the WCC are in working order but because they are now 14 years old, Margles have estimated a need for replacement within the next 3-5 years. There is a possibility of having one boiler with individual meters, which would reduce standing service charges. No decision has been made on the replacement for the time being.

### Five Year Quinquennial Report

It has been agreed that due to the ongoing problems that an architect be engaged to do a 5 year quinquennial building review and risk assessment. A building survey has been arranged by The Diocese of Westminster of St Josephs Church and it is hoped that this could include the WCC.

A Very big thank you goes to Terry Pegram who undertakes a huge amount of maintenance work around the WCC, arranges service contractors, as well as keeping the gutters clear and electrical work

throughout. Without the work he does, we would not be able to enjoy this wonderful facility ((all be it a little troublesome) that we have.