

## **Windhill Churches Centre (WCC)**

### **Members:**

**St Michael's - Rev. Derwyn Williams, Claire Conquest, Terry Pigram, Peter Solway, Jeremy Lewin**

**St Joseph's - Fr Peter Harris, Robert Purcell.**

### **Finance**

Both Churches have made equal contributions to the General and Sinking Funds.

Filming of the windows was completed in August. The replacement of the broken windows was paid from the WCC sinking fund but the filming was paid as a 50/50 contribution with the agreement of both churches finance committees and the PCC.

The committee thanks Jeremy Lewin for coming on board as treasurer to the management committee.

A second signatory on the account is required with PH impending retirement.

RP is now completed the second signatory and will liaise with DW on bill payments

### **Cleaning**

Continued thanks to our cleaner Sara, who has cleaned all areas of the WCC except the Charnley Hall for a couple of years now and it has felt that she has done an exceptional job. It was agreed by the committee that she could be employed to take over the cleaning of the Charnley Hall monthly. Jonathon MI had previously volunteered this role but unable to continue. He does help to maintain and check the cleanliness of the male toilets and Gill continues to keep a close eye on the female toilets as does Debbie (St Josephs Administrator). The Committee wishes to thank, wholeheartedly all who help to keep the WCC a pleasant environment for us to share fellowship and other activities.

### **Building Maintenance and Upkeep**

#### Window Cleaning

As the internal side of the windows were cleaned by the contractors when the 'anti shatter' filming took place, we will be looking to have the external side of the windows cleaned in the summer.

#### Gutters

TP is increasingly concerned about inaccessible gutters in terms of leaf clearance. The option to hire a cherry picker, or to add other permanent mansafe type access system to the building. This is to be reviewed.

#### Tin Gutters - Depth, Rusting, Standing Water

TP felt that the problem with the guttering has not gone away – and the potential for future heavy rainfall to leak into the building is of concern. The Valley ‘problem’ Gutter has been sealed but the depth of the gutter may be insufficient for heavy rainfall. Despite having heavy rainfall over the winter there has been no leaks. The gutters are made of tin and the material is deteriorating. All 7 gutters have standing water. TP is keeping them under constant review.

#### General Electric Long Lasting Light Bulbs

TP advised that there are 130 light fittings in the building which require specific compact fluorescent tubes (‘bulbs’) which will be phased out within the next 5 years. In the meantime, TP has bought more of the current type to ensure a back-up supply.

#### Boilers

TP confirmed boilers serviced and are all fine at present. However, Margles, the plumber, has stated that the boilers are 14 years old and that they will have to be replaced in the next 3-5 years. They suggest one boiler on a modular stack basis with three separate meters (to avoid individual maintenance and three separate standing charges). It was agreed that any replacement decision be delayed for the time being.

#### Undertaking a Quinquennial WCC Building Review and Risk Assessment

The Diocese of Westminster carried out a Building Survey for the St Joseph’s Church / Buildings and WCC on 19.02.2025. PH confirms there are no major causes for concern.

Claire Conquest