

## **IMC AGM -PROPERTY REPORT**

**2017**

### **Health and Safety.**

There have been a number of entries to the accident book throughout the year but thankfully only one serious accident... The water temperatures have been tested on all outlets as part of our Legionella policy. The contractor has serviced all the fire extinguishers and fire alarms. We hold an electrical safety certificate and a gas safety certificate.

### **Heating**

Early in the year a number of factors combined to leave the church being heated by only one heater, this has not occurred since but heating remains a concern. A quote has been obtained to replace the kitchen boiler at circa £3000; our concern was that the problem wasn't the boiler alone but the demands placed upon it. Thus changing it with a similar boiler may not be the answer. A consultant from SDsolutions ( heating design consultants) has visited the church; the newer heaters are fit for purpose but the boiler that feeds them should be at least 65kw output. The Kestrel heaters are okay but obsolete and newer ones are more efficient. Heat rises so a system exists to put fans at height which will push the heat down. The recommended boiler will cost £8.500, new Kestrel heaters would cost circa £2500 each. The

### **Structure of building**

The building is showing signs of its age. Damp has re -appeared in the crèche corner, this is believed to be as a result of problems with the guttering which we are seeking to resolve but at some stage replacement of the gutters may be required. We monitor moisture content of the church walls and these have improved following last years' work. There is still some re-pointing to do on the church tower.

### **Use of building.**

The church is being used for various Christian activities from Sunday service to clubs and outreach. It is also a valuable community asset allowing various activities from NHS to Veterans to U3A choir. A popular children's party venue and we host a number of Ivybridge groups for events such as their AGMs. As well as giving service it also generates much needed revenue. We are grateful for all the hard work carried out by Pam & John Montgomery that enables this to happen.

The number of persons attending work day are low so we are doubly grateful to those that soldier on. Aileen and Barry have had to stand down from their caretaking role and we thank them for all the work they have done. Louise has stepped into the breach and is doing a sterling job.

C.Phillips