

# **FREELAND CHURCH, BRIDGE OF WEIR.**

## **PROPERTY REPORT FOR THE ANNUAL BUSINESS MEETING**

### **A. Expenditure Incurred 1 January to 31 December 2019.**

#### **(i) Church work completed and paid for.**

1. New radiator control valves in the large hall and entrance to the parlour - £1344.00
2. Fitting of a new DDA compliant toilet and two cubicles each with a wc in the original toilet, together with new wall and door for wheelchair access - £5272.80
3. Paint and others materials for the new toilets - £46.96
4. Paint and materials for outside £788.76
5. Floor covering in DDA toilet - £656.60
6. Bell Fire & Security annual charge for servicing alarms. £516.00
7. New water heater in the large hall kitchen - £936.00
8. New part on church boiler - £18.00
9. New water heater in the Pirie toilet £200.24
10. Light fitting - £53.28
11. Paint for large hall - £446.37
12. LED lights £444.
13. Full check on church electrical installations, remedial work and certification £2380.
14. Ceiling tiles for the large hall - £691.92
15. Window blinds for the large hall - £339.04
16. Large hall - new panic bar and joinery repairs - £397.55.
17. Large hall - electrical work to fix new ceiling tiles and new LED light - £328.32
18. Vestry toilet - new wc siphon - £140.29
19. Large hall store flooring - £513.44
20. Repairs to leaking pipes in the boiler room - £807.32
21. Large hall new floor covering - £4806.00
22. Recovering five pew cushions - £650.00.
23. New mortice lock with 14 keys for secretary's office £248.70.
24. Floodlights and alarm in the DDA toilet - £576.00.
25. New LED lights in the Pirie - £838.00.
26. British Gas service contract for the church boiler - £403.48.
27. Pirie toilet replacement of leaking pipe - £89.95.
28. Renewal of the outside light by the parlour door - £175.28
29. Roof repairs - £280.00

TOTAL £23739.30

ADJUSTED TOTAL FOLLOING RECOVERY OF VAT £21278.61.

#### **(ii) Manse work completed and paid for.**

1. Moore Plumbing annual service to manse boiler - £79.20.

2. Work on the manse boiler - £304.80
3. New render to manse wall - £620.00
4. New bathroom shower £276.00
5. Roof repair around Velux window - £690.00
6. Lawmarnock Road fund - £200.00

TOTAL £1770.00

## **B. Work completed - Freeland Church**

During 2019 three major projects have been completed with unpaid volunteers undertaking most of the work including minor repairs and all decoration. Grateful thanks are due to Tom Jessop, Paul Birch, John Lindsay, John Coventry, Alex Whiteford, David Adam, Kenneth Gray, Ian Kerr and Colin from the Haven.

### 1. New Toilets.

At the entrance to the church halls were a large DDA compliant toilet and a room which was vacated by the church secretary many years ago. Inevitably any unoccupied room at the church becomes an unofficial store. The former secretary's office is now a new DDA compliant toilet and the original toilet is refitted with two WC cubicles. Both toilets and the entrance hall have been redecorated and the DDA toilet has new floor covering.

### 2. Large Hall.

The large hall has been completely redecorated with new ceiling tiles, LED lighting, window blinds and floor covering. The flooring in the hall store has also been upgraded, the fire escape door returned to functioning order, damaged doors to the store renewed or repaired and electrical repairs carried out. The hall had been divided by a screen which has been removed having reached the end of its useful life. A replacement screen will cost about £5000 and it was decided to leave the hall without a screen for a year to find out how hall users view the change. It is now proposed that the screen will not be replaced.

### 3. External Redecoration and Maintenance.

At the back of the church is the original manse and garden where two large conifer trees were growing close to rear wall of the large hall. With the agreement of the owners of the manse the trees have been removed improving access to the rear wall and stopping church gutters filling with pine needles. The rear wall and side wall onto Old Manse Lane have been completely redecorated with the rendered walls painted, gutters cleaned out, wooden window frames repaired and repainted and outside lighting restored. The fire escape outside the large hall has been repaired and completely repainted with Hammerite paint.

In addition to these large projects other essential work has been undertaken by specialist contractors.

#### 4. Electrical Report and Resulting Work.

Although PAT (portable appliance tests) have been carried out regularly it is some years since the main wiring in the church was checked. This was done in 2019 and any resulting repairs or upgrades have been carried out.

#### 5. Pew Cushions.

Several more pew cushions had worn through and have been recovered.

#### 6. Water Heaters.

The water heaters in the large hall kitchen and Pirie toilet had both stopped working at the end of their expected lives and were replaced.

#### 7. Roof.

Water had been coming through the roof into the roof void above the Pirie. The specific source of the water was a crack in a lead covered valley which has been repaired and displaced slates were made good at the same time.

#### 8. Radiator Valves.

Control valves have been fitted to the radiators in the parlour.

#### 9. Plumbing.

In the boiler room a leak had been running for many years with hot water diverted into the floor grate. The pipe has been repaired with a saving in heating costs. A leaking pipe in the Pirie toilet has been repaired and the vestry toilet cistern has been renewed.

#### 10. Secretary's Office.

To improve security a new mortice lock has been fitted to the door.

#### 11. Outside Lighting.

Outside lights and floodlights had let in water in heavy rain causing short circuits within the church. Renewals have been completed and these lights now switch on automatically when it gets dark.

### **C. Work completed - Freeland Manse.**

#### 1. Water ingress.

The manse has suffered water ingress in the dining room and cloakroom for many years. The flat roof over the garage, porch and cloakroom has been recovered with bitumen felt and a large section of bossed render above the dining room window has been renewed. Following this work the manse was dry for several months but further water came in either side of Christmas

2019 and water ingress remains a problem. It does seem that rain is getting in from the bedroom window and sill above the dining room and the next step may be to renew that window and sill.

## 2. Main roof.

There was some water ingress around a Velux window which has been made good and now seems dry. Water is also coming in around the chimney with moss removed at the beginning of 2020. The manse roof is over fifty years old and covered with a type of concrete interlocking tile which is no longer manufactured. All spare tiles have been used on the roof and the manse should be reroofed at an early date. The estimated cost is £12000.

## 3. Other work.

Some essential work has been carried out to the manse boiler and heating system.

## **D. Car Park.**

Freeland Church owns a car park which adjoins a car park owned by Amarettos Restaurant and the two car parks share a common entrance. The car park surface and access road are in poor order and suffer from water run-off which causes continuing damage.

In 2019 a section of car park was resurfaced at no cost to Freeland Church and discussions are ongoing with Carlo Di Ciacca of Amarettos Restaurant about future improvements. Under consideration are plans to upgrade the car park drainage, resurface the access and parking area, install lighting and fit mirrors to assist drivers coming in or out.

It has to be mentioned that the cost of drainage and resurfacing will be substantial and it has been difficult to find a contractor willing to price for this work.

Paul Birch - Property Convenor - 9 March 2020.