

## Buildings update for PPC 18/9/19

The past 6 months has been spent repairing and making watertight in all three locations.

Dawlish church had extensive repairs to lead flashings and gutters. An outstanding commitment to Phoenix to renew the gates to the site is currently under way.

Teignmouth had extensive repairs to East elevation and roof flashings and rainwater channels. Shaldon is in the process of having roof and window repairs undertaken. A new doorway is also being provided into the rear courtyard of the presbytery to enable use of the WC, as agreed with the Diocese and Fr Paul. *This is being paid for by the Diocese.* The Parish had to bear the cost of clearing the presbytery, a lot of the contents being unable to be handed on to charities etc due to fire and legal considerations. However, we are hopeful of some small return on what could possibly be auctioned, although there was nothing of real value in the contents, some of it being retained for re-distributing across the parish.

The statutory 5 yearly check of electrical installations has been completed and reports received. Having examined our records, it is clear these checks have never been carried out in the past. The necessary remedial works have been carried out in the church and hall in Dawlish and the church in Shaldon. (The presbytery is now the responsibility of the Diocese and the report has been forwarded to them).

However, Teignmouth is currently out to tender and the prospect is that the work entailed is far more serious than first envisaged. Originally we were envisaging being able to carry out minor alterations and repairs, but that has not come to fruition. The trade can only install to current regulations and cannot repair onto faulty installations. In addition we need to ensure our insurance obligations are being met.

The condition of the wiring throughout the presbytery is bad, mainly because it is surface mounted and has sustained significant wear and tear and damage to its insulation. In addition the current cabling has been redundant for many years in places and now cannot be repaired or added to. Consequently a lot of new circuits are required in compliant cabling to replace the existing. This is also a result of various additions and alterations carried out over many years, by various persons, probably being unaware of the regulations in being at the time.

Many of the sockets and fittings are obsolete and date back to the 1960's. They will have to be replaced with modern compliant sockets and fittings. These will be housed in plastic trunking and placed in accordance with current regulations.

The mains boxes and their wiring are no longer compliant and need complete replacement and re-positioning.

Many of the existing outside (lighting) circuits are no longer connected due to various faults bringing the whole system down when they blow.

All the above needs correcting as a matter of Cat 1 H&S priority, since it is not only unsafe, but it is also now required as part of the Installation Certification above. As a consequence, the old system will be removed and the new installed in accordance with updated regulations.

In conjunction with this, the adaptations required by the Fire Officer regarding the movement of the office to its current location will also be carried out, including fire detection and alarms in the presbytery.

These are the main items of work currently being undertaken in the Parish. The costs of these works are now weighing heavily on the purse strings. The recent repairs to the roofing in the Parish have cost a significant amount of money that was unforeseen. A lot of that could have been avoided with regular planned maintenance of rainwater goods especially in Teignmouth. Hopefully we have now resolved the serious damaging leaks in all three locations.

In discussion with Fr Mark and as suggested at the AGM, it is now proposed that only minor unavoidable repairs be carried out for the remainder of this year, to allow recuperation of costs. The main exercise of making the buildings water and weatherproof has taken a long three years but hopefully we are now complete.

C Clarke  
Buildings Coordinator