

Paper L1

Church House

URC trust

Basic information

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Action required	For information only.
Draft resolution(s)	None.

Summary of content

Subject and aim(s)	Remedial works in lower ground floor.
Main points	These works have recently been completed.
Previous relevant documents	Most recently, paper L1 to Mission Council, November 2018; also page nine, paragraphs 38-42, Assembly reports, July 2018.
Consultation with...	URC Trustees, project manager, Church House staff.

Summary of impact

Financial	See paragraph three below.
External (e.g. ecumenical)	Our second-floor tenants were disrupted for a few weeks by noise, but that period is long past.

1. After the major refurbishment of Church House in 2017, remedial work turned out to be necessary on the Lower Ground Floor, because of intrusive damp. For technical reasons, and also because correspondence with our contractors moved slowly, it took many months to agree the right scheme for attending to this. However, work began in December 2018, and the floor was handed back to us on 9 April 2019.
2. At time of writing (12 April), we are moving back in. There is IT to reinstate, specialist shelving to install, archives and documents to bring out of storage, and staff to relocate. We plan to have the meeting rooms back in commission from the start of May, and expect to be using the floor to its full potential by the time Mission Council meets. Friends from the wider Church will be welcomed warmly.
3. The work has been done without charge to the Church. Our ancillary costs in these months – removals, outside meeting room hire, loss of rent – have also been invoiced to the builders.

4. Church House staff have been patient and forbearing with an extended period of inconvenience and noise, and the Trust has thanked them tangibly.
5. The Trust is grateful to its project managers, Third Sector Property, for attentive and knowledgeable support throughout this difficult period, and to its contractors, Peldon Rose, for undertaking a major piece of snagging in a thorough way.
6. Church House and its staff support the wider life of the URC in many ways. It will be very good indeed to deploy the building properly for the service of our Church.