

Estate Fabric Report 2022

a) Planned preventative maintenance.

In 2022, the Estates Team conducted the following planned preventative maintenance activities on site:

- Gas and Boiler servicing, certification and remedial repairs. These included the Church, Office, Basement and 35a Jermyn St Flat boilers.
- Fire Extinguisher service and replacements
- Monthly Emergency lighting checks within the Church
- Rain Water Pipe and drain services
- Church Clock annual inspection and service
- Church Lightning Protection
- Church and Offices Fire Alarm monitoring and servicing (Church maintenance services are behind schedule and we have been refunded for missed services from Chubb which will re-commence in 2023)

Additionally, the changeover of coffee shop partners to Redemption Roasters in November, required the team to complete electrical servicing and carry out remedial actions in the leased café. Certification was issued on completion. Fabric repairs including a damaged window, cabling to the fire alarm system and AC units were all completed prior to handover.

b) Cleaning schedule.

The post-pandemic return of footfall, expansion of our income generating and cultural activities, and the addition of Prince's House to our facilities in early 2022, mean that the site is becoming busier and larger. Consequently, our cleaning activities have been scaled up to meet these challenges. We continue to ensure the church and wider site is cleaned daily. Supporting the efforts of the estate and vergers teams in this is our contractor, Clean Living, who in addition to providing 3 regular cleaning shifts at the Church and 1 at Prince's House each week, also provide on demand support for our programme of events.

c) Tree pruning project.

In Autumn, our tree surgery partners, Cook Arboricultural, extensively pruned the Plain Trees in the Southwood Garden and the Magnolia tree in the Courtyard. This reduced the risk of falling branches in high wind conditions and the buildup of leaf litter on site. 2022 was a particularly challenging year for the latter as we effectively had 2 major falls, one around the summer heatwave and one in late Autumn. This led to increased inspections/clearing efforts of roof gullies and site drains to prevent them from becoming clogged and reduce the risk of overflow/flooding.

d) Grass re-seeding.

Following the excavation of trial pits in the Southwood Garden under the Wren Project, the paving slabs have been re-laid and lawns re-turfed to restore the space to its pre-excavation state.

e) Basement decoration and reordering .

Storage and event facility space remain perennial site challenges, more so given the increase in SJP's outreach and creative activities (both of which require larger permanent storage space on site than in previous years). Significant effort has been put into re-organising our basement storage area to better address this. With the support of the volunteer matching organization, Matchable, a team from John F Hunt supported by the estate and verger teams have managed to redecorate and repurpose 2 of our basement rooms to become multi-purpose bookable spaces and reorganize the old meeting room into a central multi-department storage room. This was done at no additional financial cost to SJP and has given us not only improved storage, but also expanded and improved our room hire offering and facilities to support SJP's Outreach (more dignified changing space for Wardrobe and new meeting space for Asylum & Refugee) and Creative activities (more green room space for concerts).