

BRYANSTON METHODIST CHURCH

ANNUAL SOCIETY MEETING YEAR-END REPORT – 2025

Presenter: Property Manager

Date: November 2025

1. INTRODUCTION

The year 2025 has been a significant period of both challenge and accomplishment for Bryanston Methodist Church (BMC). The church has continued to uphold its mission of worship, discipleship, outreach, and community service while managing a complex array of properties, facilities, and ministries.

This report is prepared for the Annual Society Meeting to provide a comprehensive overview of:

- Congregational life and ministry
- Property and maintenance
- Security and risk management
- Staff, governance, and administration
- Financial and operational sustainability
- Strategic planning for 2026 and 2027

It aims to ensure full accountability to the Society and inform decision-making for the year ahead.

2. PROPERTY AND MAINTENANCE REPORT

The church's properties continue to be high-use facilities, requiring ongoing maintenance, modernization, and careful stewardship.

2.1 Painting, Refurbishment, and Repairs

- Small Chapel, Galilee Hall, and Jordan Hall repainted.
- NextGen and Old Office window panes replaced.
- Sanctuary ceilings cleaned; lighting maintained.
- Parking demarcated and repainted.
- Carpet replacement in Sanctuary main passage completed.

2.2 Roof Maintenance

- General campus roof maintenance conducted; additional work scheduled for the school, chapel, and youth halls in 2026.

2.3 Electrical Modernization

- **Phase 1:** Sanctuary and Small Chapel (Q1–Q2 2026).
- **Phase 2:** Offices and Youth Halls (Q3–Q4 2026).
- **Phase 3:** Manses, school buildings, Judea, Family Care Centre (2027).
- Modern LED fittings, WiFi-controlled breakers, and DB upgrades underway.

2.4 Air Conditioning (AC) Units

- AC units across the campus were assessed for performance and efficiency.
- Servicing and minor repairs conducted to ensure reliable operation.
- Units monitored for energy consumption, with annual service planned as required.

2.5 Water Systems and Sustainability

- Water backup system installed for critical facilities.
- Male ablutions to be constructed in Q4 2025.
- Rainwater harvesting system for gardens planned for 2026.
- Borehole feasibility is to be studied.

2.6 Firefighting Equipment

- All fire extinguishers and firefighting equipment serviced and certified.
- Safety signage and access points verified for compliance with municipal regulations.

2.7 Grounds and Tree Management

- Tree cutting and pruning successfully completed to improve safety, visibility, and aesthetics.
- Grounds kept clear of hazards, enhancing safety for congregants and visitors.
- Garden have been maintained and beatified.

2.8 Security and Risk Management

- Vagrancy issues addressed; floodlight installed at Grosvenor & Ecclestone Road.
- Bollards installed on Grosvenor Road (JRA approved).
- Consolidation of all security functions into a single provider recommended.
 - Due to increasing security concerns a lot of attention needed.
 - The criminal incident at BMC has forced us too change protocols and further steps to be taken.

2.9 Parking and Event Arrangements

- Extra parking created to accommodate congregants and visitors.
- Hobart Square management agreed for BMC to use their basement parking for events and overflow parking, improving congregation flow and safety.
- Volunteer traffic teams for Sunday services maintained inside BMC premises.

2.10 Tenant Management

- Former school tenant vacated in December 2025.
- Aggressive advertising of the property is a Q1 2026 priority.
- Pre-occupation maintenance includes cleaning, painting, electrical checks, plumbing repairs, and landscaping.

2.11 Utility Costs and Sustainability

- Utilities total approximately R1,600,000 per year.
- Energy efficiency measures and preparation for solar and water sustainability projects must be studied.

2.12 Plumbing and Water Systems

- The plumbing infrastructure across the BMC campus has been a critical focus in 2025. Key observations include:
- **Aging Infrastructure:** Several buildings, particularly older sections such as the Chapel, Manses, and school facilities, exhibit aging plumbing components. Pipes, fittings, and valves require ongoing inspection and replacement to maintain reliability.
- **Blockages and Foreign Objects:** Occasional blockages have occurred due to the introduction of foreign objects into the system, highlighting the need for user awareness and improved signage.
- **Water Wastage:** Leaks, drips, and worn fittings have contributed to water wastage, prompting both repair initiatives and the need for preventative maintenance programs.
- **Planned Interventions:** A comprehensive plumbing audit and maintenance program is scheduled for Q1 2026 to:
 - Identify and replace aging pipes and fittings
 - Address blockages and prevent recurrence
 - Improve water efficiency and reduce wastage
 - Integrate with upcoming sustainability initiatives, including rainwater harvesting and potential borehole supply

3. FINANCE AND ADMINISTRATION

3.1 Financial Overview

- Expenditure focused on property maintenance, utilities, staffing, and ministry programs.
- Utility and maintenance costs remain a concern, highlighting the need for energy and water sustainability initiatives.

3.1.1 Insurance Schedule and Risk Assessment

- The annual insurance exercise has been completed for all church properties and assets.
- An updated and comprehensive inventory list of property, equipment, and movable assets will be submitted to the insurance provider.
- This ensures that all facilities, fittings, and critical systems are appropriately covered and that the church maintains compliance with insurance requirements.
- Risk management practices, including fire safety, security, and property maintenance, continue to support insurance compliance.

3.2 Staff Updates

- Current staff: 2 gardeners, 1 landscaper, 1 maintenance officer, and 1 property manager.
- Additional resources will be needed for 2026 as we ramp up maintenance
- Staff undertook maintenance, landscaping, and operational duties to maintain a functional and safe campus.

4. STRATEGIC PLANNING FOR 2026

4.1 Property and Maintenance

- Q1 2026 priorities:
 - Aggressive advertising of vacant properties.
 - Execute Electrical Phase 1 (Sanctuary & Chapel).
 - Plumbing audit and leak repair program.
 - Begin rainwater harvesting system.
 - Roof repairs for chapel and office areas.
 - Pre-occupation maintenance for prospective tenants.

- Regular inspections and scheduled maintenance for all buildings to continue.

4.2 Security

- Consolidation to a single security provider.
- Improved coordination for events and cash handling.
- Volunteer gate and traffic rotations maintained.

4.3 Utilities and Sustainability

- Energy-saving initiatives expanded with modern fittings and breakers.
- Preparation for solar installations and water conservation measures.
- Borehole feasibility study to determine long-term water supply.

5. STRATEGIC PLANNING FOR 2027

- Completion of Electrical Phase 3 across manses, school, Judea, and Family Care Centre.
- Installation of a solar power system with inverters and battery storage.
- Borehole installation integrated with campus water supply.
- Full implementation of smart monitoring for electricity and water usage.
- Landscaping and garden irrigation fully transitioned to harvested or borehole water.
- Long-term asset replacement and sustainability plan executed.

6. GOVERNANCE AND SOCIETY OVERSIGHT

- Policies and procedures were reviewed to ensure accountability, risk management, and alignment with Methodist Church standards.
- Weekly inspections, maintenance schedules reporting to continue to be documented and monitored.

7. CONCLUSION

Despite challenges relating to tenant transitions, rising utilities, property maintenance, and security, the church has:

- Maintained vibrant worship and ministry programs.
- Executed critical property repairs and upgrades.
- Advanced sustainability planning with water and energy initiatives.
- Strengthened governance, security, and staff management.

The property department, in coordination with Properties and ministry leaders, has laid a strong foundation for 2026 and 2027. The priorities include finalizing electrical upgrades, completing water and energy sustainability projects, and securing reliable tenants to ensure ongoing financial and operational stability.