

ALL SAINTS', CHILTON

ANNUAL FABRIC AND ORNAMENTS REPORT; 2013 / 2014.

OVERVIEW

This year, as well as being one of general maintenance, has also seen the continuation of one major project and the start of another. The need for improved disabled access was again set as a high priority, but also a project was launched for a long-term heating solution.

Quinquennial Inspection (2011)

The mandatory five year inspection (QQI) was carried out in September 2011 by Philip Waddy, the church architect. The formal inspection report was attached to the Annual Fabric and Ornaments Report for 2011/12. The summary stated:

“The Church is well looked after. Most of the work recommended in the last Quinquennial report has been attended to together with much more by way of routine improvements. There is very little work requiring attention.”

The remaining actions from the QQI are outlined below. (The numbers were added by the Fabric Committee for quick reference.)

IMMEDIATE WORKS OF URGENCY

A1 Main switchgear to be tested and test certificate retained in the log book

Action: Discharged. Remediation work has been carried out by Kennet Electrical, and also, the Test Certificate has been received and a hard copy placed in the log book as requested. The certificate/report is available electronically on request to the Committee as a pdf file.

WORKS WHICH SHOULD BE CARRIED OUT WITHIN 18 MONTHS

B1 Replace Porch gulley.

Action: On-going. Part of drainage improvement plans and these are being incorporated with plans for new paths.

B2 Repair crack in rendered stone plinth SE corner of South aisle

B3 Repair sub sill to ground floor south window of extension

B5 Replace cracked/missing tiles at north west corner of meeting room extension.

Ray Cox, who has done building work for us previously, has been contacted and asked to quote for these with plans for these repairs to be undertaken in the spring.

B7 Replace glass in ground floor south window of Church Room.

Action: Discharged. The window has been replaced by a toughened glass pane.

WORKS TO BE UNDERTAKEN WITHIN THE QUINQUENNIUM

C1 Redecorate rusting ironwork to ground floor tower window and iron support bars to Chancel south windows.

To be added to Ray Cox' list.

C3 Access trap hinge requires longer screws.

To be repaired when the tower roof is next accessed in the Spring/Summer.

C4 Redecorate ferris work to Tower windows.

C5 Minor repair to east wall of south aisle adjacent to electrical cupboard.

C7 Redecorate base of tower using Classidur breathable paint.

To be added to Ray Cox' list.

C8 Remove ivy and re-point south wall and wall leading to Memorial Garden.

C9 Re-point wall to east and south of Memorial Garden

Discussion is to take place with the current owners of Middle House regarding the best way of dealing with the removal of ivy. The long term upkeep of the wall will need to be discussed with the new owners in due course, and with the owners of West House. Middle House is currently for sale.

C10 Repair fence at south west corner.

Action: On-going

C11 Repair broken gully and fit path edging

Action: On-going. Part of drainage improvement plans and these are being incorporated with plans for new paths.

WORKS REQUIRING EVENTUAL ATTENTION

D1 Infill joints to buttresses of Tower with lime putty

Action: Ongoing.

To be added to Ray Cox' list.

D3 Wet rot in notice boards requires attention

Action: Being monitored.

Disabled/ Improved Access

The prospect of fitting an ironwork support for helping elderly/disabled people up the step into the Chancel for communion is now in abeyance while the issue of possible underfloor heating combined with raising the floor is discussed (please see later under heating).

With respect to improving the churchyard paths, the Committee paid two visits to Pembroke College, Oxford where Drayton Construction had laid resin-bonded paths. The second visit made us aware of the difference between 'Resin bonded scattered finish', and 'Resin bound trowelled finish' paths. Around Pembroke College, the 'Resin bonded scattered finish' is in

use for pedestrians, bicycles etc., whereas the 'Resin bound trowelled finish' actually is used as a car park. Drayton Construction subsequently gave the following clarification.

Resin Bound is a trowelled system that has aggregate mixed with the resin and then laid to a smooth, level surface with no loose stone, providing a wearing course 18mm thick. The resin used is clear and therefore the colour is from the aggregate only.

It is highly permeable.

It is UV stable.

It has a natural aggregate appearance.

Suitable for pedestrians and light traffic.

Can be laid directly on to the binder course saving on using 6mm wearing course.

Resin Bond surfacing involves mixing the resin with a drill and paddle and pouring it on to the surface.

The resin is then spread out using a roller, trowel or notched squeegee to a typical thickness of 1mm.

The aggregate is then broadcast over the top of the resin ensuring complete coverage.

Once the resin has cured the surface can be swept to remove any loose aggregate

Typical thickness is 3mm.

The surface is non permeable

UV stable only if coated with a polyurethane coating

Suitable for pedestrian and light traffic

Requires 1 month for the oils in the tarmac to come out before application

Not as durable as Resin Bound surface

It will not respond as well to the effect of tree roots as it is not as flexible.

The resin bound system is a better more durable surface but would cost an extra £18.50/m²

Separately, a director of Southern Construction & Surfacing Ltd has visited and they have provided a very detailed quotation, covering a number of different options as requested. The Committee would be very happy to give a hard copy to anyone who is interested.

Both companies have also been asked to modify their quotes slightly so that they can be compared directly. Southern Construction only provide the more durable resin-bound paths. As soon as we have two quotations covering the same specification, our architect will be asked to confirm approval / comment, and to advise on having a natural edge to the path rather than edging. Both companies will then be asked to tender for our final choice of specification so that an approach can be made for suitable grants. The Committee felt that the wooden edging would possibly not be required; apparently it would give no protection against mini-excavators crossing, would add to cost and could look obtrusive.

Heaters

The DAC organised a workshop on this issue and it was found to be very useful. A new sub-committee has been set up by the PCC to investigate the possibility of underfloor heating. Sylvie Thompson has kindly agreed to act as Chair. The heating sub-committee reports to the PCC directly. However to summarise progress briefly, a representative of CBG Consultants

visited and has subsequently submitted a detailed report on available options. The recommendation was for underfloor heating supplemented by radiators and using heat supplied by an air source heat pump backed up by an LPG-fired boiler.

Meanwhile a new 9kW 'Frico' fan heater has been acquired and is very effective (to satisfy some safety concerns, the heater has now been secured to the floor with specially fabricated brackets and the wiring tidied up). Recently however, the fan heater by the font failed; either the fan motor windings have burned out or the motor capacitor needs replacing. To contain cost, it was recommended to the PCC that we see out what is left of the winter using the door heater more extensively and two domestic fan heaters if required. The position can then be reappraised in June in the light of progress with the new heating project. Meanwhile the motor will be checked using a suitable slave 2.5 mf run capacitor, should one be available, so that we have maximum information ready for a decision in June.

New Notice Boards

Very many thanks to all those involved in the procurement, payment and installation of the two very smart new noticeboards by the front door.

Kitchen

New carpet and new curtains have very kindly been donated and fitted in the kitchen.

New Communion Table

Pierre Woodward has been commissioned to make a new Communion Table and advised that he plans to make it during February. The plan is that the design will be in sympathy with our Credence Table and with the Joan Fishenden Chest. The table will be made from elm.

Fire Extinguishers

A representative of West 1 Fire Protection checked our fire extinguishers in January. A new certificate has been issued and is displayed on the noticeboard in the porch.

'No Lone-working' warning signs

The 'No Lone-Working above this Level' signs were brought down from the Bell Chamber to the Clock Chamber so that the 'no lone-working' restriction applies to the Bell Chamber as well as the Tower roof.

Spring Clean

A 'Spring Clean' was organised in March. The clean covered the whole building i.e. vestry, upper and lower rooms, organ loft and ringing chamber, stairs, toilet and porch in addition to the main body of the church. Much was achieved and tasks undertaken included:

- All walls and other surfaces cleared of cobwebs and marks washed off.
- All surfaces dusted.
- Window ledges and windows cleaned.
- Carpets and curtains vacuum cleaned.
- Brass cleaned.
- All wood polished.
- Floors vacuumed. Chancel and porch floors washed and polished.
- Newly acquired chairs shampooed.
- Sand bags near rear door removed and bins repositioned.

Cable trunking

A number of cables near the organ have been placed in plastic trunking along the bottom of the balcony and this is a vast improvement. A few more remain to be similarly tidied away but will need to be lengthened first.

Christmas

We are again very grateful to Chilton Garden Centre and a church member for the donation of trees for the tower and inside the church respectively. Many thanks also to those who erected and dismantled the trees (and straightened the tower tree twice after strong winds!). Our LED lights for the tower tree again attracted a positive response, and being very low energy and long life, were again left on continuously.

Three large banners, each with the word 'Holy' were kindly made and suspended from the rafters in the Nave. Beautiful Christmas wreaths had also been made and placed on view.

Churchyard

General

Gravestones

Gravestones have been checked and two were found to require further investigation regarding their state.

Broken Fence Post and missing Chain-link

A broken fence post has been replaced by one of our 'spares' (made by Pierre a few years ago) and the missing chain-link replaced by joining two lengths that we had.

New Tree

The offer of a sapling of a Prunus Padus was accepted and was planted once most of the elder stumps had been removed. (Please see 'Working Party Morning'.)

Old Tree

The sick lilac tree close to the Humfrey Stevenson Gate has been cut down.

Branches

Old branches were disposed of by having a bonfire (although another is now due!)

Hedges

At the last grass-cutting, Berinsfield C. S. trimmed both hedges, and removed cuttings.

Churchyard Trees

A second survey report on the churchyard trees has been received. This survey, by Morgan Garden Services, seemed to the Fabric Committee to be mainly concerned with cosmetic issues, whereas the earlier survey by Jenks of Oxford was more thorough and safety-orientated. However, Morgan Garden Services' details have been retained on file. Overall, the Committee's recommendation to the PCC was that we follow Jenks' observations, monitoring regularly and dealing with issues as they arise.

The Parish Council have had Jenks of Oxford remove two trees behind the village hall, prior to extension work. Also the trees that were overhanging the path needed to be cut back to allow access to building machinery. Jenks quoted them £345 for this work and we agreed to contribute 50%. Overall, a good deal for us!

Working Party Morning

A very successful working party morning was held on Saturday November 9th. Tasks undertaken included:

- Most of the elder stumps were removed (five in total). The remaining one was too big to remove by hand, even with a hand-winch available.
- The thick creeper that was climbing up the yew tree was cut down.
- Bulbs were planted in the new 'wild garden area'.
- Leaves were raked up.
- Branches and twigs were removed.
- Low gutters were cleared.
- A new cover was made and fitted for the stop-cock under the outside tap.
- The metal insert in the ground for the bolt holding one half of the Humfrey Stevenson gate was cleared so that the vertical bolt now engages it.

Maintenance Tasks List

Many items on the 'Maintenance Tasks List' remain 'on-going', but a number have been completed or progress made. These include:

- The small hedge has been trimmed.
- Weedkiller has been applied to the paths.
- The holly tree has been trimmed
- Cut grass has been cleared.
- Three failed spotlights have been replaced.
- A wasps' nest in the churchyard was treated twice but unfortunately unsuccessfully.
- New hedge saplings have been obtained and planted to extend the hedge at the rear of the 'Garden of Remembrance'.
- Berinsfield CC has been contacted and have quoted for 2014 for grass cutting etc. They have advised of a 2% increase on 2013 which seemed reasonable to the Committee.
- Gravel has been spread where puddles were forming on the path from the Humfrey Stevenson gate.

Ornaments

The ornaments remain in very good condition, brass items looking especially well-cared for.

Thank you

Many additional routine tasks have been carried out that are too numerous to mention. We would like to thank most sincerely everyone who has worked so hard in keeping the church, its contents and environs in excellent condition. We would like to express our gratitude for the generous gifts of time, effort, expertise, materials and finance. The compliments we receive from visitors are very gratifying.

John Berry
Chairman, Fabric Committee

pp.
Naomi Gibson
Andrew Hayes

Churchwardens

March 2014.