

Annual Fabric and Ornaments Report for 2016. All Saints' Church Chilton.

For this report it is perhaps helpful to consider fabric in two categories. Firstly, matters relevant to the continuous development and improvement of our church and churchyard, and secondly, matters relevant to maintenance.

Continuous development and improvement.

Our church has developed through the ages with extensions being built and improvements incorporated. This ethos continues and current examples are given below but making an ancient building fit for 21st Century purpose is inevitably challenging!

(a) Heating

With estimated installation costs in the region of £100k and running costs to be established, the under-floor heating project remains paused. Meanwhile, our present system has many drawbacks but can raise the temperature quickly and has low running costs. To cater for one of the large fan heaters failing catastrophically, the Fabric Committee will research whether a bespoke replacement could be built and at what cost.

(b) Access.

The Hand Rail, generously donated, will shortly be crafted and fitted to improve access into the chancel. After that we then have the main door step to consider. A raised floor would be the perfect solution but if the under-floor heating project remains paused, a fixed ramp with railings may be the only real solution.

(c) Chairs.

With Archdeacon approval, trialling continues in the nave to establish if having two or three chairs would be appreciated by those who find low seating without arms difficult.

Maintenance of church and churchyard.

Inevitably there are also plenty of challenges when it comes to maintaining an ancient building!

(a) Five yearly inspection by architect.

The Quinquennial inspection was undertaken by our architect Philip Waddy in September and the report subsequently received was positive and helpful. There were only a few jobs identified for action within 18 months but inevitably rather more to be dealt with before the next inspection.

(b) Jobs required.

Details of all jobs outstanding including those highlighted by the Quinquennial are listed in two working documents. The first document refers to 'One Off Jobs' and the second to 'Repeating Jobs' such as decoration, grass cutting, safety checks etc. The two documents are listed as addendums for filing with this report but today they will be on the font for quick reference. There are currently 41 jobs listed to be done by volunteers and 19 by contractors.

(c) List of jobs completed during the past 12 months

Please see over.

List of jobs completed during the past 12 months

- M86 Attend to vestry door handle not operating and reduce fouling of door with ground
- M75 Attend to vestry corner cupboard door adjustment by fitting upgraded hinges (Quinquennial)
- M67 Tighten toilet tap to prevent body turning (Quinquennial)
- M66 Correct kitchen hot water tap over sensitive (Quinquennial)
- M62 Rectify sudden and substantial sinking of grave
- M61 Replace bulb at high level in south aisle
- M60 Prepare and fit new locking pin for closing bar on spiral staircase
- M59 Clear five buckets of silt from south aisle to nave roof leaded valley
- M58 Repair toilet ball cock after repairing seized stop cock
- M57 Fit new oak chain post adjacent to lychgate
- M56 Rectify loose door furniture and fit stop in upper room
- M55 Replace toilet seat
- M54 Clear blocked underground water drain at NW corner
- M53 Create border in GoR, plant hydrangeas, supply planted pot outside main door
- M51 Repair wooden and concrete sills in west window lower extension
- M50 Replace broken tiles x 3 on south aisle and porch
- M43 Remove shrub by Rectory gate and replace
- M42 Examination of crack reported in tower wall undertaken during quinquennial
- M41 Locate main water stopcock. New connection made by Thames Water
- M35 Outside tap resealed following location of main stopcock and cover stained
- M27 Repair cracks in rendered stone plinth SE corner of South Aisle
- M26 Repair sub sill to ground floor south window extension
- M24 Fit longer screws to tower access trap hinges
- B7 Quinquennial inspection completed
- B6 Remove moss from roof of new extension
- B5 Clear tower gutters and gullies. Clean all other gutters. Check asbestos gutters
- B1 Check for woodworm in porch
- C4 Polish tiled floor
- C3 Clean ringing chamber lights
- C1 Treat inside of lower room and toilet doors with Danish oil
- D13 Treat exterior of new shed with Barrettine preservative
- D11 Treat outside of lower room and toilet doors with Danish oil
- D10 Treat chain posts with spirit based preservative
- D2 Prepare and paint weathervane and grease pivot
- D1a Treat outside of lower extension windows with Danish oil.
- D1 Treat outside of upper extension windows with Danish oil
- G11 Twelve cuts of grass plus planning
- G10 Checking and reporting on boundary walls, fences etc
- G8 General tidy up of churchyard for winter and two bushes planted.
- G5 Dig borders in GOR
- G2 Trim west hedge
- G1 Clear and extend layered north hedge and trim hedge by gate etc

Ornaments

The ornaments remain in good condition.

Thank you very much

A very sincere thank you to everyone who has given their valuable time or helped financially in 2016.

Andrew Hayes.

25 February 2017