

# Annual Fabric and Ornaments Report for 2017. All Saints' Church Chilton.

## Overview

The structure of All Saints' church is sound and the churchyard is in good order. The boundary walls which may or may not be owned by the church however, continue to deteriorate and a heavy section of the west wall is unstable.

## Caring for our church

There are inevitably challenges when it comes to maintaining an ancient building and it is perhaps helpful to break the jobs required into the following three distinct categories:

**1. Repeating Maintenance jobs.** There are 51 repeating jobs that become due anywhere between every one and eight years. Details are shown in the attached 'Repeating Maintenance Jobs Index and Diary' and a hard copy is available at our meeting.

The following 'repeating maintenance jobs' have been completed during the past 12 months:

- Annual fire inspection and fire proofing of curtains. B8
- Porch roof checked for evidence of fresh woodworm attack. B1
- Christmas tree installed on tower roof C9
- Tiled floor polished. C4
- Exterior of main door and priest's door treated with Danish oil. D14
- New shed treated with Barretine preservative. D13
- Ex village shop notice board renovated and wood stained ready for relocation. D6
- Lightning conductor annual cursory examination of ribbon at ground level. E6a
- Organ five year internal clean with inspection of electric motor and wiring. E4
- Portable Appliance Testing undertaken. E1
- Grass cutting planning and overseeing. G11
- Both sheds cleaned out and made tidy. G12
- Resin bound paths pressure washed. Rock salt and tools supplied. G9.
- General tidy up of churchyard for winter undertaken by working party. G8
- Head stones and graves checked for security. G7
- Borders in garden of remembrance dug over. G5
- West hedge trimmed. G2

**2. One off jobs.** There are currently 34 jobs listed and unlike the previous category, once they are done they are done. History dictates however, that there will be plenty more coming along to take their place! Details are shown in the attached 'One off Jobs Index and Diary' and a hard copy is available at our meeting.

The following 'one off jobs' have been completed during the past 12 months:

- Memorial plaque fitted in tower. M93
- Tree adjacent to notice board felled due to Honey fungus. M91
- Prunus felled due to Honey fungus. M87
- Upgraded cable and fixing fitted to coffee urn M85
- Two large Chestnuts felled due to Honey fungus and dead branches removed from Limes. M84
- Smoke alarm fitted to vestry ceiling. M48
- Major repair to old shed door and general clear out. M47
- Upper room heater hard wired and lower room heater switch replaced. M46

**Continued over**

**3. Continuous Development and improvement jobs.** Within the two attachments there are jobs listed which merit special comment. This is because as with the successfully completed path project, the jobs are associated with development and improvement, rather than with pure maintenance or remedial work

**Heating:** The under floor heating project is on hold whilst alternative options are considered. Of considerable interest will be Harwell's experience with their new electric heating both in terms of comfort and running costs.

With 40% of All Saints' electricity now coming from renewables and no gas in the village, electric heating in one guise or another clearly has its attractions. E7

**Access to Chancel.** The Hand Rail, generously donated is in position and feedback from those using it has been very positive. The design and crafting of the elm wood topping will shortly take place. M13

**Access at main door.** A raised floor would be the perfect solution but with the under floor heating project paused, an alternative needs to be found. Suggestions currently to be explored are (a) raised floor without heating, (b) concrete ramp, (c) portable ramp (d) hand rail or grab handle. M13a

**Upgrade of toilet.** The 2004 Disability review highlighted changes required but further consideration questioned whether owing to its dimensions, the current toilet building could ever be adapted for wheelchair use. This project therefore remains on file for review in the event of a further extension to the church being considered in the future which would allow for relocation of the toilet.

## **Who does the work?**

There are currently 30 jobs listed to be done by volunteers and 25 jobs by contractors

## **Ornaments**

The ornaments remain in good condition.

## **Thank you very much**

A very sincere thank you to everyone who gave their valuable time and /or helped financially to look after All Saints' church and churchyard in 2017.

Andrew Hayes.

25 February 2018

**Attachment:** 'Repeating Maintenance Jobs index and Diary'

**Attachment:** 'One off Jobs Index and Listing'