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25 Feb 2018.

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KEY	
Red print	Safety or Priority

‘One Off Jobs’ status as of 25 Feb 2018.

Job ref	Item and Location	Raised	Allocation	Notes	Cross ref
M95	SOUTH AISLE ROOF TILES AT EAST EDGE: Rake out mortar and refill	Nov 2017	Builder	Estimate requested from Ray Cox	
M94	SOUTH AISLE ROOF RIDGE TILES: Re-mortar as required	Nov 2017	Builder	Estimate requested from Ray Cox	
M89	OFFER OF OAK TREE: Feasibility study.	Apr 2017	Fabric Comm.	Generous offer of an Oak tree received. After careful consideration by a Fabric sub com, it was felt that a ‘Pauls Scarlet’ red hawthorn would be more appropriate. Matter currently on hold in view of further concern about level of honey fungus in the churchyard.	
M83	WORKS REQUIRING MONITORING:	Quinquennial Sept 2016	Task Specialist	Monitor the twelve points listed on page 5 of 2016 Quinquennial report	
M82a	UPPER ROOM INSULATION: Consider extra thickness of insulation across flat ceiling section	Quinquennial Sept 2016	Builder	Requiring eventual attention	
M82	NAVE TO SOUTH AISLE VALLEY GUTTER: Slight delamination of coping to east end of valley gutter	Quinquennial Sept 2016	Builder	Requiring eventual attention	
M81	NOTICEBOARD BY LYTCHGATE: Recommend redecoration.	Quinquennial Sept 2016	Carpenter	Action called for within 60 months NB. Architect also reported that wet rot in upper sections of frame will require eventual intervention.	
M80	TOMB CHESTS AT NORTH EAST CORNER OF CHANCEL AND BY LYTCHGATE: Recommend minor repairs to Stevens’ tomb chest and Hammerite ironwork of other.	Quinquennial Sept 2016	Task Specialist	Action called for within 60 months	
M76	VESTRY WALLS. Consider redecoration using Classidur	Quinquennial Sept 2016	Decorator	Action called for within 60 months Await final decision on UFH	
M74	LOWER ROOM. STAINING OF WEST WALL AND TOWER WALL: Redecorate.	Quinquennial Sept 2016	Decorator	Action called for within 60 months	

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M73	CHANCEL INTERNAL RENDERING: Attend to cracking at archway and at low level in front of communion rail on north wall	Quinquennial Sept 2016	Builder	Action called for within 60 months Letter 22 Nov 17 to Builder Ray Cox querying specification for repair following our discussion with PVA manufacturer UniBond. Site visit with Ray Cox 23 Jan 2013	
M72	SOUTH AISLE INTERIOR RENDERING ON WEST, SOUTH AND EAST WALLS: Dig out French drain under south window and refill path to wall gap on west wall. <u>After several months drying out,</u> make good interior rendering with minor, rather than major repairs.	Quinquennial Sept 2016	Builder	Action called for within 60 months Our Architect recommended minor rather than major repairs to the internal rendering. Letter 22 Nov 17 sent to Builder Ray Cox querying specification. Further site visit 23 Feb 2018. Advice accepted to include digging out and cleaning of French drain under south window and refilling of path to wall joint on West wall.	
M71	SOUTH AISLE SOUTH FACING LEADED WINDOW: Replace the piece of glass that has a significant break and also cracked piece about 2 inches up and 12 inches or so to the left.	Quinquennial Sept 2016	Glazier	Action called for within 60 months	
M70	UPPER AND LOWER ROOM WINDOWS. Cut out and replace hardwood window sills because of light to moderate decay.	Quinquennial Sept 2016	Carpenter	Action called for within 60 months Note. We are also asked to monitor some wet rot in the frames and casements	
M69	EAST END OF ROOF VALLEY GUTTER AT ABUTMENT BETWEEN NAVE AND SOUTH AISLE: Repoint to secure loose flashing.	Quinquennial Sept 2016	Builder	Action called for within 60 months. Letter 22 Nov 17 to builder Ray Cox requesting start date.	
M68	LOWER ROOM ROOF: Replace tile which is missing at the valley / butruss intersection with the tower on the east facing side.	Quinquennial Sept 2016	Builder	Action called for within 60 months Letter of 22 Nov 17 to builder Ray Cox requesting start date	
M65	TOWER, LOWER ROOM, UPPER ROOM, WINDOWS: Several casements jammed that require easing and adjustment	Quinquennial Sept 2016	Task Specialist	Action called for within 18 months	

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M63	SOUTH AISLE ROOF TILES ON NORTH SLOPE: Replace cracked, delaminated and slipped tiles	Quinquennial Sept 2016	Builder	Action called for within 18 months Letter 22 Nov 17 to builder Ray Cox requesting start date.	
M55	ROSE BUSHES: Remove and replace two bushes by main path	May 2016	Task Specialist	Bushes removed June 2016. The areas will be allowed to remain fallow for at least 12 months in case spores remain	
M52	LYCHGATE: Fit lead flashings to lychgate wall plates to slowdown fungal growth	Feb 2016	Carpenter	Quotation received. Instructions issued to Pierre Woodward following fitting of chancel hand rail Dec 2017, which now also requires his attention.	
M49	NOTICE BOARD: Reposition notice board that was outside village shop	Feb 2016	Builder	Siting and planning considered by PCC. Land lord requested pause to allow for outside redecoration. Refurbishment of notice board completed Sept 2017. Following further discussion with Shea, letter of 22 Nov 17 to builder Ray Cox requesting start date and contact with Shea before work starts. Further discussion and corres with Ray Cox. Jan 18	D6
M45	PATH EDGES: Back fill edges of new paths, level and seed	Oct 2015	Task Specialist	Much work undertaken but a lot of soil movement still required with some areas requiring refilling as the land settles	
M33	HUMFRY STEVENSON GATE: Replace large gate: Strip and refinish	April 2015	Carpenter	Catch adjusted to secure gates but top rail broke Dec 17. Email 27 Jan 18 sent to Pierre Woodward requesting estimate for new large gate, and new post for small gate. PCC will decide on a cost neutral basis whether a gated entrance should be retained or the area allowed to be open plan.	
M32	CHANCEL FLOOR: Refill inspection hole.	Aug 2014	Task Specialist	Can now go ahead with refill following fitting of chancel hand rail in Dec 2017.	M13
M31	LYTCHGATE: Replace broken tile under ridge course .	Mar 2014	Carpenter	Consider with Pierre Woodward when next visiting, if benefit would justify cost.	

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M21	<p>WEST HOUSE BOUNDARY WALL: The wall is deteriorating badly and the end section which is estimated to weigh 1 ton / 1016 kg can be rocked. The section is adjacent to a much loved and attended area.</p> <p>Our architect's observation: 'Significant cracking, missing tile creasing and cracking at abutment with main south wall. PCC to check ownership/responsibility and a scheme of repairs is recommended within 60 months'</p>	<p>Jan 2012</p> <p>Quinquennial Sept 2016</p>	Builder	<p>When built the mortar joints in the boundary wall would have been about 15mm wide. The worst of these had opened to a massive 52mm in April 17 and increased to 55 mm by Dec 17. When visiting in Feb 2018, builders Ray and Steve Cox commented on the speed at which the wall is deteriorating and expressed their opinion that it is dangerous.</p> <p>After requesting a repair estimate, Fabric Com is of the opinion that the best option is to dismantle the damaged section of wall and to rebuild it (on a stretcher) to match the remaining 9 inch wide section, provided DAC will agree. There are however, four other options on the table for PCC consideration with a view to making the site safe.</p> <p>As no final response has been received in respect of the visits made by Alex and ownership of the wall is currently unclear the PCC is in an unenviable position. On the one hand it is charged with administering funds correctly but on the other it is conscious of the duty of care owed to those visiting the churchyard.</p> <p>A solution may be to write to the Owners of West House advising that we are left with no option but to make the site safe whilst retaining the right to recover our loss should it be established in due course that the wall is <u>not</u> owned by the church. Whilst so doing the opportunity could perhaps be taken to suggest viewing each other's deeds.</p> <p>The ownership aspect of the wall could continue to be addressed as per Job M20.</p>	
M20a	EAST HOUSE BOUNDARY WALL: (Situation is as for M20)	Jan 2015	Task Specialist	We became aware that part of Middle House garden has been sold to East House so there are in essence now three boundary walls in different ownership.	

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M20	<p>MIDDLE HOUSE BOUNDARY WALL: Ownership of the boundary wall is unclear. This has resulted in a lack of ivy removal and general routine maintenance over very many years. TLC and some relatively minor repairs are urgently required with a view to avoiding more substantial deterioration and cost in the future.</p> <p>Our architect's observations: Loose brickwork in section of walling leading to GOR. Check ownership/responsibility. (Was M79) Replace missing / broken tile creasings by archway. (Was M 78) Repoint crack to right-hand side of archway. (Was M 77)</p>	<p>Feb 1981</p> <p>Quinquennial Sept 2016</p>	<p>Task Force and Builder</p>	<p>The Church Commissioners forwarded a copy of the original deed dated 21 Aug 1950 and confirmed that there does not appear to be any reference to ownership of the wall.</p> <p>After much research PCC wrote to the diocese enquiring if they would contribute towards the cost of drawing up a Party Wall agreement that was likely to cost £600 or so. This resulted in a steer from the archdeacon enclosing in confidence a note from the Diocesan Registrar who indirectly queried the wisdom of letting a degree of control over the boundary pass to a third party. He observed that a faculty would be required for such an agreement and that most churchyard walls are the responsibility of the PCC.</p> <p>The possibility of agreeing 'Notes of Intent' with our neighbours was then explored but floundered as a result of houses again changing hands.</p> <p>Pam has sensibly checked with the Land Registry again but although houses have changed hands since our earlier correspondence they are still silent regarding ownership of the wall.</p> <p>Through the Diocesan Registry Pam is seeking sight of the file relevant to the sale of the Rectory in 1950.</p> <p>If a decision can be agreed regarding responsibility for repair and upkeep of the wall, this could only but benefit our neighbours, the diocese, and ourselves. It would also allow for proper completion of the church Terrier.</p>	
M19	<p>FENCE: Repair required at south west corner</p>	<p>Jan 2012</p>	<p>Task Specialist</p>	<p>Review at Fabric meeting 23 Feb 18</p>	

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M18	TOWER: Infill minor opening to joints in dressed stone to buttresses of tower with lime putty	Jan 2012 and Quinquennial Sept 2016	Builder	Quinquennial refers to. "Requiring eventual attention".	
M13a	ACCESS AT MAIN DOOR difficult for the less able and those in wheel chairs	Jan 2000	Fabric Comm	Congregation invited to submit ideas for main door improvement during Fabric Talk March 2017. Three ideas so far on the table: (a) Add false floor without heating (b) Concrete ramp (c) Portable ramp permanently in position. (d) Hand rail. Review at Fabric meeting 23 Feb 18	
M13	ACCESS TO CHANCEL difficult for the less able.	Jan 2000	Forge and Carpenter	With the UFH project paused it was decided to revisit the hand rail project. A generous donation was offered, faculty granted, and mock-up assessed by congregation. Feed back resulted in a redesigned handrail on the wall by the lectern which DAC approved. The rail was fitted Dec 2017 but requires a wooden topping to be crafted and fitted by Pierre Woodward. A tentative time for conclusion is April / May 2018.	
M11	COMPOST HEAP: Refit mesh	Jan-2010	Task Specialist	Replacing with stone blocks which are on site.	
M3	TOILET: Upgrade	Sep 2004 Aug 2015	Task Specialist Fabric Comm.	Create non slip floor by installing vinyl in darker colour which has been obtained. Fit grab rails either side of toilet. Consider lever taps. PCC views to be sought on upgrading toilet as extensive building alterations would probably be necessary for disabled access.	DAD2 DAD3 DAD5 DAD6