

## **St Matthew's, Harwell**

### **Fabric Report 2019**

#### **Summary of work carried out to the Church in 2019**

A special mention is due to all those who have given their time, either on a regular basis or occasional basis, to maintain and enhance our building. Thanks are also due to those members of the Church who give their time to ensure our buildings are kept clean and tidy, who ensure that they are maintained, decorated and generally in good order, who arrange flowers and who contribute generally to the upkeep of these buildings.

The log book of Church repairs has been maintained and is presented with this report. The Terrier, recording details of the Church buildings and land is held as subsection 1.2.2 of the Church's Maintenance and Operations Manual and is also presented, along with the Inventory of valuables. There is also a log book of repairs and maintenance to the Church Hall.

General repairs and maintenance to the fabric of the Church, the Church Hall and their surroundings have been carried out as and when necessary. This has included continuing to monitor electricity usage.

Key items of work carried out in 2019 are as follows:

#### **Electrical**

All portable electrical equipment in the Church and Church Hall was tested by an electrical contractor and all items that failed were disposed of or repaired.

Some work to implement recommendations from the 5 year electrical inspection carried out in October 2018 has been done.

#### **External**

##### **Lead Theft**

Nearly all of the lead on the roof of the north aisle was stolen in July 2019. This necessitated immediate steps to protect the roof with polythene sheeting. There was some water ingress into the north aisle in September and the wet weather unfortunately prevented remedial improvements to the roof covering until late October. Options for repairing the roof have been investigated and actions are in train to see if the roof can be repaired with coated steel rather than lead, at the same time taking the opportunity to replace the ageing felt covering of the extension roof with the same material. This will though entail a more complicated process of Diocesan approval than if the roof were repaired with lead and it is unlikely that we shall be in a position to have the new roof in place before next spring.

##### **Other External Items**

- ❑ The re-rendering of the central section of the west face of the tower was completed in May 2019, and associated stonework repairs completed.
- ❑ The extension roof fascia boards and barge boards were inspected and a report written detailing areas that are being monitored and will ultimately need repair;

- ❑ The flagpole has been repainted;
- ❑ The external porch notice board was taken down, repaired and re-varnished;
- ❑ The lightning conduction system has been inspected.

### **Internal**

#### **Heating**

The church heating has been improved by replacing the twelve old radiant heaters in the nave and aisles with new heaters. The new heaters involve a slight increase in overall capacity, but the main advantage should be greater efficiency. The operating mode of the whole system has also been set up so that different areas of the church can be heated separately if needed for smaller services or meetings, and the timing system re-instated so that the whole system is switched on earlier for the main Sunday morning services.

#### **Other Internal Items**

- ❑ The small toilet has been re-furbished and work is continuing to complete all the stages, including redecoration, and to see what improvements can be made to the larger disabled toilet;
- ❑ The extractor fans in the small toilet and kitchen have needed some maintenance and the cistern tank in the disabled toilet has needed re-fixing to the wall;
- ❑ Various repairs have been made to the lobby area of the upstairs extension and the whole area completely re-decorated;
- ❑ A priest's desk and St Wilfrid's armchair have now been installed in the chancel.

### **Church Hall**

The Hall continues with a pattern of regular bookings and a handful of one-off events. Day to day management continues to be undertaken by Brian Zimmerman, and bookings during the course of the year managed by Alison Gale and Vicky Johnston, and support on maintenance issues, lawns and hedges by Tony Hughes and the Rector. During 2019 a cleaner was engaged to clean both the Church Hall and church extension. We are grateful for all those who manage the Church Hall and help to keep it clean and tidy and in working order. There are a number of general repairs and grounds work that need to be carried out each year and the details of these can be found in the Log Book.

#### **Work planned for 2020 on the Church and Church Hall includes:**

- Finish implementing recommendations from the 5 year full electrical inspection of the church;
- Review the recommendations from the 2015 Quinquennial Inspection so as to prepare for the next inspection in 2020;
- Install a rope handrail for the tower stairs up to the ringing chamber now that approval has been obtained;
- Continue the work of making improvements to the two toilets in the extension;
- Obtain approvals for repair of the north aisle roof following the lead theft and put new roofing in place;
- Replace the old felt roof of the extension with the same material as used for the north aisle roof;

- Maintain and re-oil the woodwork of the extension windows and investigate the possibility of providing secondary double glazing;
- Consider re-painting the rainwater goods and window bars if funds allow;
- Progress replacing the inner porch doors with glass doors, under the terms of a legacy;
- To look at other improvements that could be made to the interior of the church to ensure that St. Matthew's continues to be a growing vibrant church for worship and a valued part of the local community.

Rebecca Lewis and Allan Macarthur – Churchwardens