

All Saints' Church Chilton

Annual Fabric Report for 2019.

Overview

The structure of our church continues to be sound and the churchyard is in good order. There are 59 jobs or projects ongoing and deterioration of the boundary wall remains a major concern.

Tracking these 59 jobs

Details of all ongoing jobs are recorded and regularly updated in two documents, both of which are available for perusal at our Annual meeting. The titles are '**One off Repair Jobs or Projects**' and '**Repeating Maintenance Jobs**'. Copies will be filed with this report.

Spotlight on 5 of these jobs

Access at main door.

A request is being made to the Archdeacon for permission to trial a slightly upgraded version of the ramp that Norman Goodall kindly produced. This will allow everyone an opportunity to assess if a semi permanent ramp would work for them and to discuss accordingly. Should a decision be made to proceed with the project, it is anticipated that a handrail similar to that by the chancel step would be installed (left hand side when entering) and possibly, a down lighter.

Humfrey Stevenson gate.

The new gates crafted by Pierre Woodward are in use and a new right hand post will be fitted shortly. Thank you again very much for your most generous financial donations.

Heating:

Whilst our underfloor heating project is paused, options are still being considered. This though is against a backdrop of possible restrictions on using oil or gas for new systems. Meanwhile, although our GEC fan heaters are 60 years old perhaps the system does not serve us too badly, especially with 40% of our electricity now coming from renewables.

Interior rendering / French drain.

The South Aisle French drain has been left open for 22 months and expert advice sought from our architect. Clear recommendations received in respect of procedure and materials will be implemented shortly.

Boundary wall.

The long ancient boundary wall adjoins different properties and there is a lack of clarity as to whether it is owned by the church or our three neighbours. As a result it has not been properly cared for over very many years and continues to deteriorate. The entire length is affected but of particular concern are the last three metres adjacent to West House. There are large cracks and a heavy section of the wall is detached close to a much loved and cared for area of remembrance.

Our Architect viewed the wall in Jan 2020 and advised that the end three metres need to be taken down and rebuilt with new foundations. Being conscious of the cost involved he then considered the alternative possibility of 'stabilizing' by 'crack stitching'. Access to the house side of the wall and removal of vegetation is required for our architect to confirm if this would indeed be feasible.

PCC are mindful of the duty of care owed to visitors and the need to move forward. To this end, a mutually convenient meeting is being sought with our good neighbours in West House as a matter of urgency.

Continued over

One off repair jobs cleared since the last Annual Report

- M120 Altar curtain rail refitted following detachment
- M118 In depth testing to establish cause of electrics tripping. Section of ring main replaced
- M116 Replaced bulb in high level outside floodlight
- M115 Further broken chain fence replaced
- M113 Tap tightened in toilet and debris removed from roof.
- M112 Main stop cock cover replaced because of vehicle damage
- M110 Lightning conductor upgrade
- M109 Lighting review undertaken with LED consideration
- M108 Replaced frost damaged outside tap and fitted anti flow back valve
- M107 Christmas tree lights tested. New set purchased.
- M103 Replaced broken chain fence post
- M101 Replaced high level bulb in chancel

Repeating maintenance jobs cleared since last Annual Report

- B5 Gullies and gutters cleared
- B8 Fire alarm battery replaced
- C9 Christmas tree installed and removed.
- D10 Chain fence posts treated with preservative
- D13 New shed prepared and treated with Barretine preservative
- G8 General winter tidy up of churchyard
- G9 Paths pressure washed and rock salt checked
- G12 Both sheds cleared and tidied
- E6a Ground level check of lightning conductor ribbon

Thank you very much!

18 of the 21 jobs above were handled in house representing a saving of £1000 or so over commercial rates. Furthermore, expertise within the Fabric Committee can often result in work being carried out more quickly and has the capacity to free up PCC for their vital work.

A very big thank you therefore to John Pigott, Alex Reich and Judith Russell for all their dedication and excellent work whether on the Fabric committee or as Task specialists. Also thank you to Jeff Stopps for willingly giving expert advice on important building issues thus saving further outlay.

Thank you to Andrew Wells, Tom Barrett, Peter Shields and Jeremy Sanderson for offering their help. This is much appreciated and could be invaluable this coming year.

Finally, a very sincere thank you to everyone else who gave their valuable time and /or helped financially to look after All Saints' church and churchyard in 2019. There are I know many of you!

Andrew Hayes.
Fabric Committee chair.
20 January 2020.