

## **Fabric reports for Tring, Long Marston, Wilstone, Puttenham and Aldbury**

### **Fabric Committee report 25<sup>th</sup> April 2022, St Peter & St Pauls, Tring**

Five meetings of the fabric committee were held during the past year to review and progress actions related to work identified in the quinquennial report and matters arising.

A summary of activities is given below.

- Drainage works near the vestry were commenced in the churchyard. Phase 1 and 2 (of 4 phases of work identified) was completed which involved digging a new soakaway and investigating other drainage. Further phases of work agreed and to be progressed: phase 3. review in 12-24 months to identify if underpinning is required, and phase 3, rebuild window and redecorate.
- New noticeboards were installed on the south aisle and dedicated on Remembrance Day.
- Emergency lighting in the toilets was replaced with LED lighting and the emergency lighting system tested. Additionally, an external light over the door was installed. A conduit was also installed beneath the path to facilitate external lighting of the path to improve health & safety.
- An emergency evacuation test was successfully completed during the summer.
- An Ecochurch survey was completed and submitted, achieving a bronze award. Actions arising from the assessment are to be reviewed to identify improvements that could be made.
- Following a vandalism incident, emergency repair work to temporarily patch the roof over the organ was completed. Further work to assess and repair the roof from damage caused by this and storms is planned.
- The icon was reframed and hung on the wall in the Lady Chapel.
- Internal CCTV cameras were installed to improve security inside the church.
- A report detailing options to repair or replace the organ with a digital organ was reviewed. It was agreed that replacement of the organ would be pursued as the preferred option.
- New ideas to upgrade the fabric of the church were discussed, including replacement of the organ, coffee area, use of the hall, internal building works to provide amenity space/catering within the church. A statement of need for proposed new ideas was prepared and discussed with members of the church and the DAC.

### **Changes to membership of the fabric committee**

- Revd Paul Boddam-Wetham joined the fabric committee as a member. Tony Mackinder agreed to be the point of contact between the fabric committee and Friends of Tring Church (FOTCH).

### **Long Marston Fabric report 2022**

We are pleased to report that All Saints is in as good condition as it has been for a long time. We are grateful to Judith a new member who has been cleaning and decorating the church. The vestry is now locked and the doors into the rear room both close and lock so the church can be left open. The

hole in the kitchen wall has been repaired. We will soon have new parking spaces in the new development. There are two areas on our quinquennial we have actively decided to postpone - the path and internal plastering. The path probably cannot be delayed any longer but as the plastering is only aesthetic we will wait until the next quinquennial. All Saints remains cold but is by far the cheapest of our churches when we look at utilities

Rev'd Huw Bellis

Team Rector

### **St. Cross Wilstone Fabric Report as at 2nd May 2022.**

The main fabric of the building is in a satisfactory condition.

**Electrical.** A full electrical test was undertaken in 2019 and the Certificate is valid until November 2024. The long-life light bulbs installed in 2017, although comparatively expensive, are still effective.

**Boiler and heating.** New control panel installed in November 2021; heating set to run one day a week, but with low temperature safety control. Replacement parts no longer available for radiators.

**Interior.** Carpeting/floor tiles/handrails all secure. Paint flaking off at lower levels on east wall.

**External stonework.** A few loose flints at low level on the north wall due to ingress of ivy and loose lime mortar. Ivy has now been removed and cut back.

**Access.** Deterioration in decking now very evident. Tarmac ramp in good order but prone to moss cover; handrails secure.

#### **Action.**

Decking replacement this year.

Ensure ivy is kept away from base of walls.

Keep ramp free of moss.

PAT testing due this year.

Quinquennial due this year. 2016 report resulted in remedial work costing £10000; hoping for better things this time.

### **ST. MARY'S CHURCH, PUTTENHAM FABRIC REPORT 2021 – 2022**

It was hoped that during 2021, we would be able to proceed with all our quinquennial repairs, but such was not the case, and we are still awaiting a date from Mathias Restorations as to when they can commence. Hopefully, in the latter part of the summer.

An update on this is that Mark Battram's office applied for a faculty to cover the work, but an Archdeacon's letter of Approval came back stating that the work was considered to fall within List B I Schedule 1 of the Faculty Jurisdiction Rules 2015 and therefore authorized to carry out the work within the designs and plans etc., without a faculty. Mark Battram is meeting with Lynn Mathias shortly to discuss work, costings and timescale.

During a violent storm earlier in 2022, "Storm Eunice", one of our porch leaded windows was blown out, and this is now with our glazier for repair and replacement. The storm also took down one of the main branches from our youngest horse chestnut tree. The tree is not looking too good at the moment, but we hope it will recover as it was planted by one of our past churchwardens, Keith Lear (dec'd), who requested that his grave should be positioned under or as near as possible to this tree.

We are very grateful to Celestria's son-in-law who very kindly prepared and painted our churchyard gates which were very long overdue for a coat of paint.

The Ashes corner looked spectacular last summer and again this spring. It is with grateful thanks to Celestria for her commitment to this part of the churchyard. She is also planning a wild flower area along the hedge where the conifers were felled.

The churchyard in general continues to be maintained by Glenn of Astrope Gardens. His services, which exceed £4000 per annum, are being paid for by the Puttenham Trust, to whom we are most grateful.

Christine Rutter (Churchwarden) 29th April, 2022

### **Fabric Report for St John the Baptist, Aldbury**

Produced by Ian Munro (on behalf of Jane Brown, Churchwarden)

Fabric issues for St John the Baptist was discussed throughout the year at informal Parish PCC level communications (due to the regular StJtB DCC committee meetings being suspended following the restrictions imposed by the Covid19 pandemic). As part of the wider team parish PCC process, discussion & agreement on actions that impact the fabric & physical entities of the church & churchyard were made.

The following items were discussed & various actions were identified / cleared. It is noted that the fabric committee continues to seek a volunteer to lead the team.

#### **Significant actions arising:**

##### **1. Quinquennial report dated 2017 (received January 2018)**

Agreed QQ action items that have been progressed in the last 12 months;

- M.Battram to speak to Graham Warner re looking at woodworm issues – no progress in 2022

- Church masonry – Lynn Mathias has been instructed to conduct the repairs to the external church walls, following the scope of works produced by M.Battram. Works to commence in Spring 2022
- Rainwater goods, gutters & downpipes – M.Battram has produced a scope of works for the repair/clearance of all items, including required works to the roofs – M.Battram seeking suitable contractors to issue the scope of works to for pricing
- Heating system – heating system serviced & defective issues identified – boilers now operational & heating system performance being monitored
- Radiator valves and pipework in the Chapter House and toilet have been repaired, a water heater replaced, the heat exchanger removed, flushed and descaled

## **2. Action following vandalism**

The remaining works from the vandalism incidents related to the potential for installing CCTV.

- R.Willmore has investigated potential CCTV surveillance options and proposals / costs are being considered by the DCC – this was not pursued due to concerns over people’s privacy within the church & the ongoing cost of operation/maintenance

## **3. General Fabric items (not QQ related)**

- Storm damage to lych gate roof to be repaired – M.Battram has produced a scope of works & obtained prices to repair the lych gate roof – the funding arrangements are being discussed with FOAC
- Occasional leaks from aisle roof remain under investigation, & this continued during 2020
- The cost of heating the church was noticeably higher this year, this was due in part by the need to comply with COVID guidelines by leaving the door open for enhanced ventilation within the building even on cold days last year, along with the significant increase in utility process on the global market
- LED spotlight bulbs have been installed throughout the Nave at high level (replacing the previous filament bulbs). A programme of replacing ‘blown’ lamps for LED fittings in the aisles is ongoing.
- Light switches and light fittings have also been repaired in the Chapter House, the tower and over the organ.

It is noted that the following works are currently on-hold & will be reconsidered in future months;

- Vestry refurb
- Progress potential scope & works re the tower clock face refurbishment

## **4. Church Welcoming**

Rear of church & entrance – enlivening the entrance area. A scheme was drawn up in greater detail to obtain formal pricing proposals from contractors. Budget proposals have been received from the contractors indicating that the works are able to proceed within the available legacy fund. the DCC will consider them finally & instruct the works accordingly.

## **5. Churchyard & hedges**

- A summer strimming / clearance party was held in 2021 (organised by Ritu and Chris Foster. Ritu also made a fabulous curry as a Sunday lunch for the helpers!)

- Autumn working parties were held in 2021, focussing on 3 main areas;
  - o Addressing the more accessible trees along the road boundary following the digital tree survey produced by Colin Chambers (a further scope of work will require quotes from local tree surgeons to address the more significant tree management works at high level)
  - o Continuing to trim the Northern boundary hedge to keep the resulting growth in control
  - o Remove the debris & clear the rainwater drainage system around the base of the church & apron

## 6. Fabric Overview

Highlighted items to be confirmed.

Maintenance Item	St John the Baptist, Aldbury
Quinquennial	June 2017 (arranging QQ inspection for 2022)
Quinquennial done by:-	Battram Associates
Major projects	Entrance opening up/welcoming scheme
Sum insured	£4,423,247
Listing status	Grade 1
Insurer	EIG
Current premium (2012)	£2,475
Fire extinguishers	
- Contractor	Complete Fire Protection
- Date last serviced	Serviced 14/10/21
Electrical test	
- Contractor	G H Electrical
- Date last serviced	Full electrical test on 20/03/2019
Gutters cleaned	Working party Jul '19. Ground level drains cleared working party Nov '21 Quote being sought for Team Parish wide action
- Contractor / church	S & R Services
- When does it get done?	17/11/12, every 6 months
PAT testing	
- Contractor	Seaward Electronic Limited
- Date last serviced	16/3/21
Spring Cleaning	
- Contractor / church	Church
- When does it get done?	Every 1 - 2 years!
Organ Tuning	Bellows repaired 2019 Tuned when bellows replaced 13/07/2019
- Contractor	Andrew Stevens

<b>Maintenance Item</b>	<b>St John the Baptist, Aldbury</b>
- Date last done	20/2/20
Boiler Service	New boilers 2019 Two new boilers fitted for church heating on 20/12/2019 2 boilers in vestry and 1 in Chapter House serviced 1/2/22
- Contractor	RAW Mechanical Ltd
- Date last done	1/2/22
Tree inspection	
- Contractor / church	Colin Chambers
- Date last done	March 2021
Emergency Lighting	Tested 19/01/2020
Asbestos	Asbestos survey & removal on 26/03/2019 Annual check 9/2/22
Tower clock	Serviced and fault in chime system repaired
- Contractor	Smith of Derby 9/3/20
- Date last done	Checked with repair 23/9/21 Clock was repaired and serviced by Smiths of Derby on 6/4/22
Lawn Mowers	
- Contractor	George Browns Ltd
- Date last done	Ride-on mower serviced 3/3/21 New Mountfield push mower bought 22/3/21