

Wardens Report for PCC 28th April 2019

Report on the fabric, goods and ornaments of the church for year 2018

For Annual Parochial Church Meeting 28th April 2019

(as required under the Church Representation Rules para II 9d)

The State of Things as is: As Churchwardens we are responsible, on behalf of the PCC, for all the buildings, plant & fabric and contents of the Church and Church Centre.

These also include maintenance of the buildings and fabric of the Cottage (occupied by our centre manager and his wife) and 26 Drayton Gardens, (occupied by our Curate & his family since May 2018).

This year, we carried out the usual inventory and terrier of the fixtures and fittings. I am pleased to say all is as should be.

An annual report on buildings and assessment of immediate work needed was presented to the PCC last November after the completion of the work to revamp the toilet block. The Church is in a reasonable state of repair for a building of its age, but the seasonal rise and fall of the earth around it has caused the forecourt to become very uneven resulting in some areas being hazardous. A project will need to be put together to re-engineer and level the forecourt. We should not forget about the work on the cupola and south wall. It will be needed in the next few years and damp problems on west and south walls in the worship area persist. The main hall floor and dividing screens are showing signs of age with the parquet tiles coming up in places. The grooves for the heavy dividing doors are badly damaged causing them to slip out from time to time. It is a very laborious task resetting them.

On a positive note, the new toilets and meeting room have been very well received by both the congregation and also those who use the centre during the week. We were proud to show them to the Bishop of London when she visited us in March 2019. Our garden to the west is taking shape largely due to efforts of the gardening team. We hope it will be in full use by the summer.

We were able to carry out some renovation work to 26 Drayton Gardens, replacing the bathroom and toilet, repainting downstairs, re-carpeting both downstairs reception rooms and the stairs and putting in a new washing machine.

I am also happy to report that the majority of the repairs identified in the 2016 Quinquennial inspection, have now been rectified.

Major work completed last year includes:

(Figures rounded up. See Finance papers for actual costs)

1. Refurbishing of the toilet block and meeting room. (£160,000)
2. Repairs 26 Drayton Gardens (£6,500)

Current projects in the pipeline are: There is a running list of projects and the determination will depend on finance and personal risk. With this in mind, there are a number of projects that need to be undertaken including:

- Re-engineering the forecourt
- Repairing the church hall floor
- Repairing the roof of the boiler room and fix the joint to the meeting room wall. This is needed to stop the ingress of damp into the new meeting room.
- Changing of all 54 of the bulb holders on the six rings in the worship area and small hall. The holders are over 30 years old and the springs in them are now worn causing arcing to occur. This greatly reduces the life of the LED bulbs an expense we can do without.

This is not an exhaustive list of all that needs to be done, but a sample of what we think need attention in the near future.

We continue to rely on the services of Andrew Dixon for our lighting requirements and Fred Eaves for our major building work. They are supported by a few expert members of the congregation and a good number of other church members, bringing a wide range of expertise to keep the Church and Centre in good order and operating satisfactorily. In 2019 we will be resurrecting the buildings team to help coordinate repairs. Cleaning and odd job afternoons in the spring and autumn provided an opportunity for people to serve the church in a practical way, share their skills and enjoy each other's company greatly reduced the requirement for employing contractors.

We thank Andrew and Fred for all their help and all the numerous volunteers who have given their time to help keep the buildings in good order.

Caroline Jamieson

Geoff Thomas

Churchwardens

April 2019