

## PARISH CHURCH OF ST. MARY, SHORTLANDS

### ANNUAL REPORT ON THE FABRIC AND ORNAMENTS FOR 2012

#### Introduction

This report is produced in accordance with the Care of Churches and Ecclesiastical Measure 1991.

Two significant items of work were undertaken in the year – replacement of the gas fired boiler in Church House basement and completion of the rewiring left over from 2011. In addition, a number of miscellaneous items of work were carried out by various contractors and volunteers.

The premises were inspected on behalf of the Churchwardens: the curtilage and exterior of all buildings on 1 January 2013; interiors of the Church, Church House and the Hall on 13 and 14 January 2013. The overall conclusion is that the condition of the fabric and curtilage is good thanks to attention to defects noted in previous reports, although some new defects have added to the list of work outstanding. The goods and ornaments were inspected by the Churchwardens during the year. There are separate statements on the contents of the Terrier and Log Book but key changes are highlighted below.

#### Repair and other work carried out during the year

The church wiring work, which was commenced in November 2011, was finished in January.

In February the boiler was found to be cracked and the basement flooded. The boiler was taken out of commission and steps taken for its replacement. Later the same month the old boiler was removed and, in March, a new boiler was installed and the heating system flushed and cleaned. Certain teething problems on the new boiler were resolved over the next two months. The fan heater units in Church were considered for replacement but it was decided instead to refurbish them. Refurbishment work was carried out in September and October. In November, gas meter replacement was carried out.

Monitoring of the cracks in the Hall walls continued; as of 31 January 2013 cracks in the east wall had partly closed while those in the south wall and across the Hall floor were unchanged. In the under-stage area of the Hall the cracks had partly closed.

A very wet first half of the year and a further prolonged wet spell at the end of the year caused the ground water table to rise. This led to water ingress at two locations prone to such ingress – in Church House boiler room and in the lower level changing rooms in the Hall. Leaks in the wall of the boiler room were sealed in June after excavation outside to reveal and treat the defective area. The boiler room sump pumps were attended to in May.

During the year miscellaneous items of other work were carried out including attention to taps and other plumbing issues, doors and locks and sealing of vertical joints in the Hall south and east elevations.

During 2012, the fire extinguishers were serviced, the flat Landlord's gas inspection was carried out and the organ and piano were tuned. The grounds were tended regularly by groups of gardeners and mowers and shrubs and hedges were pruned. One garden morning was held in the late autumn; volunteers, including a strong group of Guides, cleared the grounds of leaves.

#### Inspection of the fabric of the church and curtilage

The inspection carried out on behalf of the Churchwardens showed that the fabric and the curtilage be in good order generally, except for the main defects noted below (mostly long-standing). *[Actions suggested are indicated]:*

- Four pews are again loose on the north side and the fronts of the Choir stalls are also loose. *[Re-fix in 2013.]*
- Cork filler missing from floor joint on north side of Choir. *[Replace in next 5 years.]*
- Both porches suffer from damp in upper corners, affecting decoration. *[Allow to dry and redecorate 2013.]*
- External pointing and sealing of walls and windows is slowly deteriorating in exposed areas; also minor external cracks to Church walls. *[Monitor and plan to address in next 5 years.]*
- Minor areas of pointing missing under roof copings. *[Monitor and address in next 5 years.]*

- Apex copings over east wall of Chapel crumbling. *[Apply penetrating sealant in short term and repair or replace in long term.]*
- Coating peeling off Nave roof overflow spout at west end of south elevation. *[Recoat at next opportunity.]*
- Top fixing of lightning conductor at east end of south elevation is missing. *[Replace at next opportunity.]*
- Asphalt path surfaces on North entrance steps and around west end of nave infested with moss and disintegrating. *[Resurface in next 2 years.]*
- Perimeter dwarf wall cracks (eight) need filling. *[Attend in next 2 years.]*

The nave roof space has not been inspected since 2004. At that time the steel roof trusses were noted as being rusty with paint peeling off. It is recommended that a general inspection of this area be carried out in 2013 and that a structural engineer be engaged to assess the condition of the roof trusses at the same time.

### **Inspection of the fabric of Church House, flat and curtilage**

The inspection carried out on behalf of the Churchwardens showed the fabric to be in good order generally, except for the main defects noted below. *[Actions suggested are indicated.]*

- Decoration becoming worn in Parish Office. *[Redecorate in next 2 years.]*
- Flat carpet fraying in a few areas. *[Replace in next 2 years.]*
- Flat kitchen unit drawer fronts delaminating. *[Replace unit fronts in next 2 years.]*
- Damp in corner of northeast bedroom of Flat. *[Consider provision of dehumidifier.]*
- Paint peeling on window sills to west elevation. *[Redecorate in 2013.]*
- Paint peeling from Choir Vestry window sills, one begging to rot. *[Repair and redecorate in 2013.]*
- Window pane cracked in Choir Vestry. *[Repair in next 2 years.]*
- The leaning dwarf wall has moved (at the top) another 10mm towards the Choir Vestry in the year. Total movement at the north end of the wall in the last 7 years is 40mm. *[Make safe in 2013, rebuild later.]*
- Path beside Choir Vestry very uneven. *[Relay when wall being rebuilt.]*

### **Inspection of the fabric of the Hall and curtilage**

The inspection carried out on behalf of the Churchwardens showed the fabric to be in good order generally, except for the main defects noted below. *[Actions suggested are indicated.]*

- Longstanding cracks across corridor floor and around the adjacent cloakroom door have moved. *[Monitor.]*
- Various cracks in Hall and its basement. *[Monitor, repair when stabilised or when become too unsightly.]*
- Diagonal crack behind radiator on upper landing at north-west stair well. *[Monitor.]*
- Window pane is cracked at low level Changing Room. *[Replace in next 2 years.]*
- Conifers (3) at dustbin store now excessively high. *[Reduce in next 2 years.]*
- Three palings missing and top rail rotting in one area of fence to Pre-school garden. *[Repair or replace fence in 2013.]*

### **Changes to the inventory of goods and ornaments**

Changes to the inventory in 2012 include the addition of 450 volumes of Shortlands Praise for the congregation with 50 music editions for the Choir, and a guillotine for the Parish Office.

### **Insurances**

Insurances for all buildings and contents were kept up to date (as were those for employee and public liability).

### **Acknowledgements**

The Churchwardens would like to thank the staff of the Parish Office for looking after the goods and ornaments of the Church and for keeping the associated records. The Churchwardens also recognise the sustained efforts of the paid cleaning staff and are very grateful for the hard work done by the stalwart group of volunteer church cleaners, flower arrangers, mowers and gardeners.

**April 2013**

**David Jefferys (Dr.)**  
Churchwarden

**Ann Swatton**  
Churchwarden