

PARISH CHURCH OF ST. MARY, SHORTLANDS

ANNUAL REPORT ON THE FABRIC AND ORNAMENTS FOR 2016

Introduction

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

Two significant items of work were undertaken this year – painting the nave roof supports and overhaul of the hall main entrance, corridor and patio doors. 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 in January/February, and the conclusion is that although good progress has been made, much remains to be done:

- The nave roof purlins and rafters must be de-rusted and painted.
- Severely crumbled coping stones on the chapel east wall need repair.
- Church house wooden windows are in poor condition and need replacement with UPVC.

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

About ten nave roof tiles have been repaired and should now be replaced, and two displaced tiles were pushed back into position. Two coping stones have been repaired with mortar and displaced lead flashing under the south side aisle coping stones reset and mortar replaced. Treatment of Japanese knotweed has continued as some new growth has appeared. The drains have been cleared, in particular at the rear of church house and vestry where considerable blockage was encountered. All gutters and downcomers have been checked and cleared where necessary. Defective rechargeable batteries in the hall emergency lighting have been replaced, and water heaters for the hall toilets and kitchen repaired. A new bench was installed on the west green and the dump of branches by the garden shed cleared. The window cill to the right of church house was replaced and painted, and rotten wood at the base of the door frame replaced.

During 2015, the fire extinguishers were serviced, the flat landlords gas inspection carried out, and the organ and piano tuned. The lawns were regularly mowed and in December a strong group of guides and volunteers cleared leaves.

Inspection of the fabric of the church and curtilage

The inspection carried out on behalf of the Churchwardens showed the following main defects require attention. *[Actions suggested are indicated]:*

- The nave roof purlins and rafters have rusted. *[de-rust and paint summer 2017].*
- Various coping stones have minor cracks, distorted lead flashing and stained brickwork underneath *[repair 2017]*
- Coping stones over the side chapel east wall have crumbled severely. *[repair 2017]*
- The north aisle ceiling needs repainting, and a repair strip on the east end of the roof has detached. *[replace strip 2017]*
- The south porch doors and frame need repainting. *[attend to in next two years]*
- Top fixing of lightning conductor at east end of south elevation is missing. *[Replace at next opportunity]*
- The surface of the masonry strip at the east end of the north aisle roof is flaking. *[repair 2017]*
- The solar paint on the south aisle roof has delaminated. *[repaint 2017]*
- An external crack in the north wall about a centimetre wide extends from the coping stones to the top of the second window from the west end. *[monitor]*
- A small area of the inside surface of the west wall is becoming detached. *[monitor]*
- An external crack at the top of the west corner of the north wall extends from a hole in the brickwork to the lighting conductor. *[monitor]*
- There is an external crack in the north corner of the west wall extending down seventeen brick courses, (about 1.3 metres), from the coping stones. *[monitor]*
- Tree branches overhang the vestry and scout hut roofs. *[lop at first opportunity]*
- The south side rear choir stall and eighteen pews are loose. *[tighten 2017]*
- In the sacristy, no faults were found in the fabric of the leaded windows and surrounding stonework. *[continue to monitor staining on inside of stonework]*
- The perimeter dwarf wall needs repointing and gate needs treating with preservative. *[attend to when time allows]*
- Japanese knot weed has continued to spread. *[continue treatment]*
- The garden benches, apart from the new bench, are in poor condition. *[review treatment 2017]*
- The five year electrical test certificate expired 11/01/17. *[retest soonest]*
- The side gate on the north side sticks. *[modify frame to facilitate closing of gate in all seasons]*

Inspection of the fabric of Church House, flat and curtilage

The inspection carried out on behalf of the Churchwardens showed the following main defects required attention: *[Actions suggested are indicated.]*

- The wooden window frames are in poor condition and need replacement with UPVC, priority being the three windows above the main entrance. *[replace as soon as funds allow]*
- The paving slabs are loose on steps down to the office and the hand rails need repainting *[attend to 2017]*
- The carpet in the choir vestry is worn and may require treatment. *[review 2107, replace if funds allow]*
- The top row of bricks of the retaining wall of the open area between church house and the hall is crumbling. *[repair when funds allow]* and knotweed has continued to spread *[continue treatment]*
- The corridor east face boards need repainting. *[attend to in next two years]*
- The five year electrical test certificate expired 11/01/17. *[retest soonest]*
- Tarmac paths around church and church house have cracks and holes. *[repair if funds allow, review in next two years]*

Inspection of the fabric of the Hall and curtilage

The inspection carried out on behalf of the Churchwardens showed the following main defects require attention: *[Actions suggested are indicated.]*

- There is vegetation along the bottom of the south wall. *[remove 2017]*
- The window frames and cills on the east wall need repainting. *[repaint 2017]*
- The crack across the corridor floor adjacent to the cloakroom is about one centimetre wide and there are cracks around the cloakroom door frame. *[seal 2017 and monitor]*
- The corridor stair lift was satisfactorily tested, but the last maintenance inspection was 26/03/12. *[check required inspection interval]*
- One light unit in the kitchen has failed *[replace tubes 2017]*, and the urn should be descaled.
- The floor has a number of cracks. *[fill cracks 2017]*
- The hall and below stage corridor cracks have not moved since the last crack inspection 29/09/14 with exception of the crack running down from the fourth window from the east end which has widened by 4mm. *[seal 2017 and monitor]*
- The light above the stairs to the understage corridor has failed. *[replace 2017]*
- Lower parts of walls by the understage store and numeracy room have suffered damp and plaster has come off the ceiling next to the end room door *[replace plaster with waterproof plaster when funds allow]*.
- The understage toilet seat needs to be replaced and the window catch is insecure. *[attend to 2017]*
- The five year electrical test certificate expired 11/01/17. *[retest soonest]*

Changes to the inventory of goods and ornaments.

Wardens to advise.

Insurances

Insurances for all the 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 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.

February 2017

Coreen Corbin
Churchwarden

Adolph Williams
Churchwarden