

CHURCH FABRIC REPORT – APCM 2021

Firstly, I must mention the cleaners who come into the church regularly and give the whole place a really good dust, clean and polish. “Thank you”. Since March 2020 they have had the added pressure to make sure it is all Covid clean and have had to clean more often.

The yearly lightning conductor test has been carried out on 21st January 2021 and the certificate is hanging up on the notice board at the back of the church.

As we all know work to the tower and church following on from the last Quinquennial report had to be postponed due to the start of Covid in March. When restrictions were eased work then started briefly until six of the workmen from A E Hughes tested positive after going to a party.

Work finally commenced on 22nd June 2020 when all the scaffolding arrived. I have listed just a few repairs that have already been completed (too many to list)

Some of the completed work

1.2	Carefully lift roof tiles as necessary to allow lead parapet gutter to be replaced and set aside for reuse.
1.3	Carefully remove lead lining to parapet gutters, lead cover flashings and dispose and allow architect to inspect. Provide all necessary temporary protection while lead removed.
1.4	Carefully remove existing gutter boarding and tilting fillets and battens to allow gutter to be reinstated.
1.5	Replace timber gutter bearers and reform gutter to new falls as clause G20/5, 11 and drawing 643814/01 with new tilting fillets and boarding up roof slopes as necessary.
1.6	Carefully cut out section of decayed wall plate and replace as clause G20/7. Allow provisionally for 3 lengths 150x75mm, 1m in length.
1.7	Install new code 8 cast lead linings to parapet gutter as clause H71/11 and drawing 643814/01.
1.8	Install new lead cover flashings to parapet as clause H81/36 and rake out and repoint chases as necessary.
1.9	Reinstate tiled roof with new battens and replacement tiles as necessary.
1.10	Rebed loose pammets on parapet and point up open joints as clause C41/821.
1.11	Point up open joints in copings and cornice as shown in clause C41/841.
1.12	Remove all sand and cement repairs to Belfry openings and reform all in new lime-based repairs. Allow to tile repair masonry below as clause C41/521.
1.13	
1.14	To upper part of the buttress at string course level, replace 2-3 no. quoins as clause C41/240 and 341. Rebed patch of loose flint under second table and point and grout joint between quoins and buttress generally as clause C41/390.

1.15	Point and grout voids in buttresses above toilet roof level and between table stones as clause C41/821.
1.16	To front face of the buttress, remove cement-based repairs to the quoins and replace with new lime-based repairs as clause C41/521.
1.17	Shelter coat and mortar repair clasping quoins between staircase and wall of tower as clause C41/870.
	Tower West Elevation Masonry Repairs To be read in conjunction with drawings 643814/05.
1.18	Allow steeplejack for 3 days to undertake isolated pointing and mortar repairs.
	Tower Southern Elevation Masonry Repairs To be read in conjunction with drawings 643814/05, 06.
1.19	To Belfry opening, remove all sand and cement repairs and replace with lime repairs as clause C41/521.
1.20	Undertake conservation of tracery with lime shelter coating as clause C41/870 up to 4 coats agreed on site.
1.21	Point and grout vertical movement crack as clause C41/821.
1.22	To Ringing Chamber window, carefully cut out jamb stone as shown and replace in Fittleworth stone as clause C41/241 and 341 to original profile.

Just a few jobs completed. Scaffolding is due to be taken down in the next week or so as Phase one has now been completed. John Baily our Architect came down on Wednesday 7th April to inspect and sign off the works carried out. He was hoping to sign the works off so phase one could be completed. I have emailed John for an update on this and have not heard back whilst I'm completing my report. I will chase and have an update before the APCM meeting at the end of May.

The PAT test that must be completed every year on electrical items in the church has been carried out and everything has passed.

Rachel