

All Saints APCM – April 28th 2025 - Fabric report

Our church buildings continue to be a resource and challenge to us. We recognise that our buildings (the main church building, the Link, Church House, No 4 & No 6 Church Street and the churchyard) are not an end in themselves, but a God given means to help us in our mission and ministry to our parish and community. Therefore, we face the ongoing challenge maintain our buildings as good stewards, improving them to be a resource to the church family and local community, and using them effectively for Gospel ministry.

In the past year, the PCC have invested in our buildings in one important and strategic way - through the successful Phase 2 Building Appeal. This was launched at the beginning of 2024 and through God's gracious provision, the generosity of the church family and the hard work of our finance team (including submitting successful applications to reclaim the VAT for 93% of the building work and successfully sourcing substantial grants from various grant-making trusts), we were in a position to give the go ahead for Phase 2A (the work in Church House) to begin on January 6th 2025. This work was completed on time and on budget, and Church House was handed back to All Saints on March 31st.

Many of you will have seen our excellent new facilities since they were officially reopened on Easter Sunday, but if you haven't please go and see them!

Because of the success of our financial appeal, we are also in a position to initiate additional building works in Phase 2B (No 6 Church Street.) At the time of writing this work was still being finalised, but we anticipate that it will include the replacement of the doors and windows, the installation of new heating and opening up an internal doorway between No 6 and the 'toilet corridor' in No 4 which will enable us to access No. 6 without going outside. We are also exploring the financial feasibility of installing an accessible toilet in No 6.

We also plan to do some work on the frontage of No. 4. Our intention is to get a conditioning survey done of the timber frontage, and then get any maintenance repairs done of the timber and re-paint. This will give the frontage a further 5 year life.

In addition to the above, throughout the past 12 months we have continued to maintain and improve our buildings. The vast majority of the work has been of a minor nature but specific items included...

- *The Church Office has now permanently relocated to the middle vestry at the request of our staff team for convenience, security and winter warmth reasons. This has included the installation of a Ring video doorbell on the vestry door and the two further Ring cameras in the side chapel and above the AV desk. This now enables full coverage of the inside of the church which enhances our security.*
- *A minor leak into the Link building was discovered above the window next to the entrance to Church House. Investigation showed some lead flashing on the roof had come loose and this was replaced.*
- *Some of the rendering in the external entrance to the Manor House yard, under the church hall was noticed. This still requires repair and will be actioned ASAP*
- *We continued to update the church terrier (a survey/inventory of all the land, building and property belonging to a church) to ensure our records are accurate.*

Finally a big thank you to Peter Jarvis who undertakes an inexhaustible list of maintenance tasks on an ongoing basis. We appreciate his skills as a handyman and his invaluable service to the church. We would also like to thank the several others who do 'behind-the-scenes' work which often goes unnoticed and we want to record our thanks to them as well.

Dave Taylor & Jessica Crossley (Churchwardens)