

ALL SAINTS', CHILTON

ANNUAL FABRIC AND ORNAMENTS REPORT; 2014 / 2015.

OVERVIEW

This year, as well as being one of general maintenance, saw the need for improved disabled access again set as a high priority.

Quinquennial Inspection (2011)

The mandatory five year inspection (QQI) was carried out in September 2011 by Philip Waddy, the church architect. The formal inspection report was attached to the Annual Fabric and Ornaments Report for 2011/12. The summary stated:

“The Church is well looked after. Most of the work recommended in the last Quinquennial report has been attended to together with much more by way of routine improvements. There is very little work requiring attention.”

The remaining actions from the QQI are outlined below. (The numbers were added by the Fabric Committee for quick reference.)

WORKS WHICH SHOULD BE CARRIED OUT WITHIN 18 MONTHS

B1 Replace Porch gulley.

Action: On-going. Part of drainage improvement plans and these are being incorporated with plans for new paths.

B2 Repair crack in rendered stone plinth SE corner of South aisle

B3 Repair sub sill to ground floor south window of extension

B5 Replace cracked/missing tiles at north west corner of meeting room extension.

Ray Cox, who has done building work for us previously, has been contacted and asked to quote for these with plans for these repairs to be undertaken in the spring.

WORKS TO BE UNDERTAKEN WITHIN THE QUINQUENNIAL

C1 Redecorate rusting ironwork to ground floor tower window and iron support bars to Chancel south windows.

To be added to Ray Cox' list.

C3 Access trap hinge requires longer screws.

Short screw removed while taking down Christmas tree. Weather conditions did not permit further work. Repair not urgent and will be undertaken during summer.

C4 Redecorate ferris work to Tower windows.
C5 Minor repair to east wall of south aisle adjacent to electrical cupboard.
C7 Redecorate base of tower using Classidur breathable paint.
To be added to Ray Cox' list.

C8 Remove ivy and re-point south wall and wall leading to Memorial Garden.
C9 Re-point wall to east and south of Memorial Garden

Discussion is to take place with the new owners of Middle House regarding the best way of dealing with the removal of ivy. The long term upkeep of the wall also needs to be discussed with them in due course, and with the owners of West House.

C10 Repair fence at south west corner.
Action: On-going

C11 Repair broken gully and fit path edging
Action: On-going. Part of drainage improvement plans and these are being incorporated with plans for new paths.

WORKS REQUIRING EVENTUAL ATTENTION

D1 Infill joints to buttresses of Tower with lime putty
Action: Ongoing.
To be added to Ray Cox' list.

D3 Wet rot in notice boards requires attention
Action: Rot was also noted in the base of the Lych Gate. A quotation of £250 has been received by text from Pierre Woodward for both repairs and the quotation has been forwarded to the PCC for approval.

Disabled/ Improved Access

Churchyard Paths

An up-dated quote to include resin-bound surfacing was received from Drayton Construction, and this quote and the earlier quote from Southern Construction, were forwarded to our church architect Philip Waddy, for comment. However a request to Southern Construction to check that their quote was still valid and where we could visit to see some of their similar path work went unanswered.

During a visit, Philip Waddy looked at the paths and again said he felt that we should excavate the full depth and he also advised that the wooden edging was important to have.

The DAC were contacted and six photos were duly sent along with the e-mail from Philip Waddy, and the quotes from Drayton Construction and Southern Construction. We then received the following response:

Dear John,

You'll no doubt be pleased to know that your recent application for resurfacing of the churchyard path went before the DAC at its latest meeting, and the committee agreed to recommend the works proposed. Please find attached a copy of the DAC notification, which should accompany your faculty application in due course.

Kind regards,

Sophie

It was then suggested to the Fabric Committee that the resin-bound surfacing should be extended to the Garden of Remembrance (subject to funding) and that the path to Middle House be grassed over. The PCC have advised that they recommend that the resin-bound path to the Garden of Remembrance should terminate at the far end of the concrete plinth with the garden seat rather than at the concrete slabs at the approach to the Garden of Remembrance. Drayton Construction will now be asked to:

- Update their original quote for the path between the Humfrey Stevenson Gate and the Lych Gate.
- Quote for the path to the Garden of Remembrance.
- Quote for replacing the path to Middle House with soil to be grassed over (the concrete edging would remain in place beneath the soil in order that the path could be re-instated in future if so desired).

Heaters

A new sub-committee has been set up by the PCC to investigate the possibility of underfloor heating. Sylvie Thompson has kindly agreed to act as Chair. The heating sub-committee reports to the PCC directly.

After failing, the 'font' fan heater was repaired and is back in service. Algar (Electric Motors) Ltd did an excellent job in grafting in a new-style capacitor and feed lead into the electric motor. It was also very helpful that Kennet Electrical's Senior Contracts Manager attended a site meeting on 4 November in order to establish a quick, economical but safe path forward in respect of the fan heater wiring circuits.

There is little doubt that the fan heater stopped working due to the motor capacitor going down, but that the subsequent severe overheating was caused purely by a defect in the church wiring. A minor routine breakdown turned into a catastrophe - a repeat of precisely what happened to the GEC 'lectern' heater in 2002! For reasons that are unknown, vital cables had been taken out of circuit in the control cupboard and logic suggests that this must have been prior to 2002, long before Kennet became our chosen contractor. (Work was done in May 1995, and 5 years later the existing heater pyro cable was removed and the three heaters had the new isolation switches fitted close to them. Whether the disconnection occurred during these works or in earlier years remains a matter of conjecture).

Kennet Electrical cut out all heat-damaged wiring and fitted a new conduit box adjacent to the font. They then connected the repaired heater using heat resisting flex. The thermal overload circuit wiring has been connected back onto the contactor boxes in the control cupboard with a view to ensuring that our two GEC heaters are never again subjected to overheating.

New Communion Table

Pierre Woodward duly delivered our new Communion Table and it has been very well received. It is being stored in the Vestry 'for safe keeping'.

Lock

The lock on the outside kitchen door proved impossible to lock and then remove the key. The only solution was, as a temporary measure, to lock from the inside and leave the key in the lock. An appointment was duly made with a locksmith from Wantage and he found that one of the levers had been jammed, possibly by someone trying to use the wrong key. He dismantled the lock and thoroughly cleaned all five levers before re-assembling them and applying graphite powder. He commented that the lock was in good condition for one made in 1970! It now works very well.

Kitchen

Two paintings by Lin Kerr have been hung in the kitchen; one is of All Saints', and the other is of St Matthew's, Harwell.

Fire Extinguishers

A representative of West 1 Fire Protection checked our fire extinguishers in January. A new certificate has been issued and is displayed on the noticeboard in the porch.

Lightning Conductors

Apex Lightning Protection Services / Earthing Equipment Services Ltd have inspected the lightning conductor and found it to be satisfactory.

Noticeboard

At the request of the new owners, the church noticeboard has been removed from 'The Old Post Office' and is stored awaiting a new home (the Parish Council noticeboard was also removed).

Christmas

We are very grateful to Chilton Garden Centre for the donation of a large Christmas tree for the tower roof and a church member for one for inside the Nave. On testing the tower tree lights, one of the wires connecting the bulbs (one of the three wires that are twisted together) was found to have been cut. A repair was duly effected and the lights installed. Our LED lights for the tower tree again attracted a positive response, and being very low energy and long life, were again left on continuously.

The three large banners, each with the word 'Holy' were again suspended from the rafters in the Nave. Beautiful Christmas wreaths were also made and placed on view.

Churchyard

Seat in the Garden of Remembrance

The seat was removed and beautifully renovated by Marcia and Pete Oliver of Manor Close. We are extremely grateful to them. A letter of thanks has been sent.



Working Party

A small but gallant band worked hard in the churchyard on the morning of Saturday October 4th until eventually even they had to give up because of the rain. However, jobs carried out included:

- Removal of gatepost at the Humfrey Stevenson Gate. This started out as an exercise to straighten the post until it was found to be rotten at the base. Mr Buckley has kindly removed the metalwork for use in a replacement post (see later).
- Ivy was removed from a number of trees.
- Shrubs were trimmed.
- Paths were weeded.
- Graves were weeded.
- Leaves were raked and collected.
- The notice board was taken down for up-dating.
- A new post was placed in the chain-link fence.
- Two older posts in the chain-link fence were straightened.

A follow-up Working Party was arranged for Saturday November 8th, and the usual 'small but gallant band' again worked hard in the churchyard, but once again were blessed with foul weather and eventually had to give up because of the rain at around 11.30. However jobs carried out included:

- Vast numbers of leaves were raked and collected.
- The fallen cotoneaster was cut up and the stump and branches removed.
- Shrubs were trimmed.
- Overhanging branches were cleared from the wall.
- A post in the chain-link fence was straightened.
- Ivy was removed from a number of trees.
- The noticeboards were removed to a shed for temporary storage.
- The Garden of Remembrance was tidied.
- The stability of gravestones was checked.

Post for the Humfrey Stevenson Gate

Mr Sam Buckley has very kindly procured, delivered and installed a new oak gatepost. The Committee are deeply grateful for this and a letter of thanks has been sent from the PCC.

Other

- A bronze memorial plaque has been placed in the Garden of Remembrance in memory of Adrian Webber.
- Flanders poppies have been planted near the lych gate.
- A cherry tree beside the path on the north east side of the churchyard has died and has been felled.
- A further small tree on the north east side of the churchyard has died and has been felled.

Maintenance Tasks List

Many items on the 'Maintenance Tasks List' remain 'on-going', but a number have been completed or progress made. These include:

- A large pile of cuttings in the churchyard has been disposed of.
- Weeding has been done in the Garden of Remembrance.
- Shrub pruning has been undertaken.
- A washer in the kitchen hot-tap inlet has been replaced.
- Weeding has been done in the Garden of Remembrance.
- Three spotlights in the South Aisle have been replaced
- The external security light on the church closest to the lych-gate has been repaired.
- A substantial elder sapling was removed from the gutter on the tower roof while taking down the Christmas tree.
- The switches for the fan heaters that are near the main door have been repaired.
- A new sensor for the external light on the extension (damaged when the light was blown off the wall) has been procured and fitted.
- Weedkiller has been applied to the French drains.

Ornaments

The ornaments remain in very good condition, brass items looking especially well-cared for.

Thank you

Many additional routine tasks have been carried out that are too numerous to mention. We would like to thank most sincerely everyone who has worked so hard in keeping the church, its contents and environs in excellent condition. We would like to express our gratitude for the generous gifts of time, effort, expertise, materials and finance. The compliments we receive from visitors are very gratifying.

John Berry

Chairman,
Fabric Committee

pp.
Naomi Gibson
Alex Reich

Churchwardens

March 2015.