

The Parish Church of St Mary's Storrington
Churchwardens' Report on Church Fabric for APCM 21st April 2016

Regular inspections have been made on the church fabric by churchwardens throughout the year and reports made in detail, on the condition and action taken, to the PCC at their meetings for agreement. The following is a list of matters that received attention during the last year.

Arising from the Quinquennial Inspection of 2011

Church Tower timbers treated for boring beetle

Draught strip placed on external door to vestry

Unsafe flagpole removed from Church Tower

Carpets cleaned in Chancel and Lady Chapel

All Church doors treated on the exterior with Danish Oil

South Boundary Wall repaired by Horsham DC who is responsible for upkeep of the closed graveyard. The wall had collapsed in 2015.

General Repairs and Maintenance arising during the year

Major work to roof above choir and organ to eradicate dry rot, replace damaged rafters, ceiling and other timbers, unblock chancel roof drain, insert new lead soakers, replace damaged tiles and renew stonework at W end of chancel.

Further substantial repairs following a leak above pulpit involving timber replacement between nave and N aisle, plaster removal, wall and woodwork treatment and repair.

Repairs to roof of N aisle near ridge.

Repair to tiled roof on N side of Church tower.

Reaffixing floor tiles in 3 places.

Fixing chains to table store near children's area.

Siting and fixing 3 fire blankets.

Fixing brackets to hold wardens' staffs.

Unblocking drain from roof of vestry.

Repainting gap between door frame and stonework of Clergy vestry door.

Relaying stones at top of steps nearest Old School.

Replacing stone to spot light near steps nearest Old School.

North porch timbers treated for boring beetle damage.

Painting of vestry ceiling following earlier repairs.

Treatment of a bookcase for woodworm attack.

Painting of railings to West churchyard walls and minor pointing to boundary walls (more is needed) by HDC.

Leak to radiator by choir fixed.

Sensors and automatic lights fixed at back of church interior and at two locations outside.

Erection of new notice board.

Erecting new signs.

Repair of drain cover.

Rectory Office

Repairs and necessary maintenance included:

Night storage heater repair

Cleaning and repairing gutters

Cleaning and repainting fascias, barge boards and soffits

Replacing soffit vents

Fitting a new double glazed sealed window unit

Curate's House (9 Longland Avenue)

Installation of a new bathroom

Installation of a new kitchen

Downstairs cloakroom improvement

Re-carpeting of two bedrooms.

Gas and electrical systems and safety alarm checking and overhauling

A new door and door frame fitted at side of garage.

Repainting of the whole interior of the house was organised by John Peal and carried out by him and a team of 22 volunteers to whom we record our grateful thanks.

Routine Servicing

Church clock annual service

Heating boiler annual service

Klargester (drain digester)

Annual Fire extinguishers check

Terrier

The Church's Annual Terrier was completed by the churchwardens in April 2015 and presented at the Archdeacon's Visitation on 18th May 2015. All furniture, fittings, metal and other wares were recorded present and in satisfactory condition. Two small trollies of little or no value have since been removed for Health and Safety reasons.

Future work

As reported to the PCC in January and approved by them, repairs will be carried out later this year to the exterior of the roof between the nave and N aisle. Lead soakers need to be installed to prevent water entry between tiles and the wall between Lady Chapel and N Aisle. The valley lead needs to be stripped out, inspections made prior to repairs and lead replaced with a greater fall to permit water to be carried away properly. About 300 tiles need replacement.

The tower needs repair to stonework on its S face as reported at last year's APCM and then estimated in the region of £60,000. Access gained during roof repairs in 2015 showed that the E facing wall also needs substantial attention. A survey of the stonework of the whole tower should be commissioned. Although the Geoffrey and Edna Robinson Fabric Fund can finance much of this, fundraising and grant applications will be needed for extensive repairs.

The Curate's house will have roof trim (barge boards, soffits, fascias, gutters and down pipes replaced during 2016) as approved by the PCC.

The statutory quinquennial inspection will be carried out during 2016, again by Richard Andrews of Carden and Godfrey Architects and we can expect a further series of repairs will be necessary as befits a building of this size and age.

Fabric Officer

We are very pleased that we now have the help of Bill Thomson as Fabric Officer who has already made an application on our behalf for a grant towards roof repairs to the Government's Church Roof Fund and we await that outcome in June.

Fabric Fund

A start has been made in reserving money in a Fabric Fund to cushion the expenses of unplanned repairs and maintenance. It is hoped to increase this to £10,000 in future years.