

Churchwardens' Fabric Report

This report was made to the annual parochial church meeting [APCM] under section 5 of the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 by Dennis Cowdrey and Barbara Buchanan as churchwardens. The report is for the year ending 31 December 2019.

General

The general state of the fabric is good, and the church is well maintained with an established pattern of routine maintenance and service checks.

The main focus of activities during the year has been the major restoration of the tower masonry and refurbishment of the church main heating system including the installation of a new gas boiler.

Other activities during the year has been ongoing maintenance, a significant proportion of this work has been undertaken by volunteers, with some tasks undertaken by specialist contractors as required. These works included the repair of a collapsed underground foul water pipe adjacent the Clergy Vestry, and the replacement of the soil pipe air admittance valve in the south porch WC to address a long-standing foul smell problem.

Major Activities

Tower Masonry

Background

The 2016 Quinquennial Report identified the need for major masonry repairs to the south and west faces of the tower. Originally it was planned to undertake these repairs as part of a major tower restoration programme of works, which would include the creation of a glass screened meeting room at the base of the tower. However, in 2018 the PCC agreed to focus on repair works alone, and a specification was put out-to-tender. The architects contractor recommendation was received in December 2018.

2019

29 January	PCC resolution passed to proceed with faculty approval and to award the contract to Sussex Flint & Stonemasons Ltd.
31 January	Application for List B Approval submitted to DAC
4 February	Faculty approval received from Archdeacon
20 May	Installation of tower scaffolding commenced
3 June	Sussex Flint & Stonemasons Ltd (Ian Rodd) commenced tower works
22 July	Works completed
23 July	Final Architects inspection
9 October	Lightning conductor reinstatement and test

Church Heating Refurbishment

Background

Following a long history of heating failures in the church over previous years, the PCC approved funding for the installation of a new gas boiler and associated ancillary components.

2019

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| 14 March | PCC resolution passed to install new gas boiler |
| 8 April | Installation of new gas boiler and associated ancillary equipment commenced |
| 10 April | Heating system renovation completed, and new boiler commissioned. |
| 29 September | New heating system failure following autumn 2019 recommission. Failure caused by water damage to electrics in primary circuit auto-fill unit. |
| 25 October | Pain Manwaring installed new primary circuit auto-fill unit free of charge. |