

**St Anne's Turton**

**FABRIC REPORT to PCC**

**FOR PCC on:-**

**2<sup>nd</sup> February 2021**

**S. Hobson  
Churchwarden Emeritus**

## General Items both Churches

As for the last PCC whilst we are still operating in “strange times” I have adapted the usual Fabric Report to suit the current situation.

Although our churches have been closed due to lockdown for much of the time last year there has still been quite a lot of activity behind the scenes which has had to carry on to meet our statutory obligations.

- As reported to the last PCC we had just received the grant monies via the grant body ([www.candocommunities](http://www.candocommunities)), aimed at improving people’s mental health and wellbeing!

The grant money received was for £9,450. Approx commitments to date:-

- 10% has been paid to [www.candocommunities](http://www.candocommunities) as required under the agreement with them (£945).
- The ramp into the memorial garden is due to complete on Thursday this week (delayed over the last few weeks due to the weather), together with levelling the flags in the memorial garden that are a tripping hazard due to protruding tree roots—(Approx cost £1200).
- We are hoping to purchase a sit on mower. Unfortunately, visits to suppliers again have been delayed to lockdown. We did get a few hundred pounds from gifts after we advertised that we were on the lookout for new mowers. (Approx cost £2000).
- We have cleared the areas at the rear of church to facilitate the allotment plots – (Approx cost £1500).

The Faculty application has been approved for this and the planners did not want an application so we are gearing up to start this project. There was a great deal of interest expressed by people around Chapeltown to take up an allotment. We intend to charge an annual rent of £52/annum for each allotment plot. The Licence for this use has been fine-tuned and is ready to go!

We would also like to buy a picnic table that will be useful for the allotment personnel and the gardener’s team. (Approx cost £170).

- Furthermore, we have included a scheme to provide disabled access into the memorial garden. As you will recall we had a couple of schemes that were presented to recent PCC meetings to provide disabled access and two schemes were presented to the PCC, one of which involved taking down the large lime tree that is on the right hand side of the entrance. After meetings with the Council it was agreed that taking the tree down should be the very last option so have agreed to work with the planners and the Tree Officer to see if we can make a more level access on the left side of this entrance and once we have done some investigatory work we shall invite the officers back to see if the levels are acceptable. We also intend to remove the raised flags in the garden that have lifted due to tree roots. (Approx cost £1500).
- Shelving to the container. Following concerns that the ‘Flower Festival’ tables would deteriorate in the shed we have moved them back to the container and built racking to better use storage space in the container. We have moved the non-powered mowers out – which we hope to sell-and there is enough space to house the new mower when we get it. (Cost £118).
- Following a meeting Peter and I had with a gardening/landscape contractor last week we have received a quotation to build the plots :-
  - Area A (The Area next to the wall to the football pitches):-£1850
  - Area B (The Area between the garages and the playground):-£1580
  - Area C (the Area at the far end of the playground) :- £1350Unfortunately the total cost is a bit more than we had budgeted for and I think it would be sensible to do two areas initially and see how this goes. I am getting pushed a lot by the people who expressed interest in taking a plot and many would like to make a start.

Other items in the offing:-

Michael Arundel is pulling together a scheme to improve the memorial gardens. As you will be aware the roses in there are well past their sell-by date. It may be that this scheme will be funded from other sources; more to be reported to future PCC meetings once we have more detail. Michael has arranged for a designer to meet us later this week (first meeting free of charge).

- The gravedigger's shed is no longer used and in fact is rotting away so we plan to get rid of it.
- As reported to the last PCC, the company who carry out the lightning conductor inspections are chasing to do a further test in the next few weeks. As agreed at the last PCC I'm suggesting that we don't do this as the British Standard for single rod conductors says we only need to do carry out a test every four years.
- We had to carry out outstanding PAT tests at both churches to comply with the latest EIG surveyor's report. This cost £261 inc. vat. There was an element of this cost that was recharged to AJ's on a pro-rata basis. Hopefully this money has now been repaid.
- Clock maintenance. Following the annual service to the clock done last month, as reported last time unfortunately one or two issues were identified. The work to replace the spring arm that holds the clapper, as approved at the last PCC, has now been completed (Cost £648 +vat). It was nice to know that the engineer who did this work told me that the 'ring out' from the bell was one of the best he had heard. Basically this is the time that the tone rings after the clapper hits the bell. He suggested it was a 'lovely mellow tone'!

As agreed at the last PCC we are holding on the work to repair the mechanism that feeds the three clock faces. (Quotation was for £4,827 +vat). This has been identified each year for the last few years but is getting worse and at some time we will have to deal with this, or lose the clocks.

As we agreed at the last PCC we are now on a three year deal at a cost of £533.00 plus vat which gives us some discount for paying up front for the three years.

- Heating. As reported we had issues with the boiler when we came to switch the heating back on in autumn and had to carry out a couple of repairs which cost a few hundred pounds. More worrying is that the boiler is old and spare parts are difficult to come by. The boiler is now on and seems to be running smoothly but it won't last for ever and it may be time to consider replacement. I have just spoken to the warden at Christ Church Heaton and they replaced their boiler with two gas boilers three years ago –they had three quotes ranging from £166,000 +vat to £24,000+vat. Gas boilers are being phased out (in all new homes from 2023 no gas boilers will be allowed), but the technology for renewables isn't perhaps there yet for commercial buildings. Heat pumps and electric are obvious options to pursue instead of gas. I would suggest that we prepare a brief and arrange for a Performance Specification via a Mechanical and Electrical Consultant. I have spoken to an M&E consultant that I have used on a number of commercial projects and with the PCC's permission I would like to meet him to discuss options (first meeting Free of Charge).
- Floodlights. As you are aware the spot lights to the south elevation have been off for a couple of weeks. The works to repair them were completed yesterday.

I have had further discussions with Jean Rigby who seems confident that we can get further grants (possibly via the Landfill Scheme (we did receive a grant to do works at St James about twenty odd years ago, via this route, to provide facilities for Scallywags who used to rent the lower hall.)) Although we've not been able to progress this due to lockdown I hope to progress this as soon as possible. Items that may be worth seeing if they qualify:-

- Refurbish of the 'Father Willis' organ –I have just updated the price on this –see attached.
- Refurbishment of lower lychgate
- Refurbishment of the memorial gardens (as above)
- Boiler replacement
- Clock upgrade (as above)

**Health and Safety**

- There are no incidents to report.

SH

2-2-21