



## *Fabric Report for the Year 2020*

The Churchwarden's report to the APCM is based on the findings of the Quinquennial inspection and actions taken in respect of them during 2020.

The last Quinquennial Inspections were carried out in October 2019 (St. Guthlac's) and January 2020 (Holy Trinity). Details of the findings were reported in the 2019 Fabric report

The general view of the architect was that both church buildings were in sound condition. He considered that both churches were in safe guardianship.

### **HOLY TRINITY, DEANSHANGER:**

On 31<sup>st</sup> July 2020 a Statement of Needs and a Statement of Significance was prepared and submitted to the Diocesan Advisory Committee (DAC) in respect of the re-ordering plan produced by the Re-ordering Group the full details of which are included in a separate report by the re-ordering group.

These documents were presented to the DAC meeting in mid-September 2020 and in December 2020 we were advised that as there were no objections from the members of the Committee, the DAC Secretary would send them out to the official consultees for their observations.

Quinquennial Report: The Architect noted in his report that some changes had already been carried out internally, e.g. the removal of the storage space at the back of the church and a children's play space installed in its place.

Several items were identified as needing to be carried out in 3/5 years and so are not mentioned in this Fabric report. Those that were graded as more urgent were:

1. **An Asbestos Management Plan – Graded Urgent.** The Asbestos Management plan was carried out in April 2020 by Acorn Analytical Ltd. (having sought quotes from three companies).

**Outcome of the Asbestos Management Plan:** Asbestos was found in several places and it was agreed by the PCC (23rd July 2020 meeting) that we would deal with the four main areas identified as level 9 or above (in accordance with HSE guidance). The Churchwardens obtained quotes from which we selected Erith, a contractor recommended by Acorn Analytical. Erith offered the best value out of the quotes obtained and this gave us the additional benefit of having the work also monitored and signed off by Acorn Analytical. The areas identified and treated were the pipe and wall insulation in the Crypt, the underside of the canopy outside the external entrance to the

church room foyer (which was repaired and repainted) and asbestos debris was removed from the pipework between the vestry and the church room. In addition to the works contracted to be done two radiator shelves were also removed as Acorn's supervisor discovered they also contained asbestos. Some remedial work needed to be carried out to the walls, after removal of the shelves, but this was done in house by the churchwardens. Warning labels have been affixed to the soffits around the church room which all contain a level of asbestos and should not be painted in the normal way. The only element of the work not carried out was the removal of the asbestos in the organ blower box. This was due to the fact that in order to remove the box, the organ would have to be moved forward as there was not sufficient space to take the box out. The PCC decided it made sense to deal with this once we get permission to do the reordering, at which point the organ will be being moved anyway. Other areas where asbestos is present but does not pose a health risk unless it becomes damaged will now be inspected as part of our Health & Safety inspections as agreed with our contractor – John Buck.

2. **4 churchyard memorials (headstones) were found to be loose**  
Priority A = within 1 year. The Churchwardens have contacted Deanshanger Parish Council regarding these.

Following the asbestos removal, pipe insulation has been fitted to the heating pipes that run through the Crypt and the outflow pipe from the basin in the Vestry has been repaired so it empties into the drain rather than onto the ground.

As a result of our regular inspections there are some small jobs that need to be carried out which can be done as part of a working party. These include repainting the inside of the porch and repairing a damaged ground drain outside the south wall of the Nave.

It has not been possible throughout the year to undertake larger working parties which are essential to the overall upkeep of the building, mainly due to much of the year being under Coronavirus regulations and mixing of people not permitted.

### **ST. GUTHLAC'S, PASSENHAM**

The list of aspects requiring attention at St. Guthlac's is longer (as would be expected with a building that is so much older than Holy Trinity). Nothing in the report was deemed urgent but the following are the most pressing items:

1. The Tower roof access ladder has still not been replaced, largely due to Covid-19 restrictions and the difficulty of finding a ladder that can be got into the tower (via the narrow spiral staircase). As restrictions are eased these matters will be pursued.
2. Maintenance of rainwater goods – Weeds have been removed where they can be reached (from the bottom of the downpipes), freeing up the drainage at the bottom. However, it has not been possible to arrange for the high level issues to be dealt with at this stage. Getting long ladders to and from the church is difficult and relies on volunteers with suitable vehicles.
3. Clip back rainwater pipes. The Churchwardens are trying to source a type of pipe clip that will be suitable and in keeping with the building.
4. Removal of self-set weed growing out of the top of the north-west buttress is needed and the hole plugged with some appropriate mortar. Still outstanding.
5. Risk assess the access from the spiral staircase into the belfry. The spiral staircase is sound but the top step into the bell chamber itself is very high and this needs to be reflected in our risk assessment.
6. It was recommended that the support bracket to one of the wall memorials is removed and replaced with a bracket made from non-ferrous metal.

This will be dealt with when the toilet and servery are installed as some monuments will need to be moved.

7. Stability of headstones need to be checked. This is now the responsibility of Old Stratford Parish Council. Four headstones were identified as needing to be checked. Churchwardens will contact the clerk to Old Stratford Parish Council.

The items which require action over a longer period of time (between 2 and 5 years) will still need to be addressed. Some of these actions will need specialists to attend the building. The shutters to the bell tower will be difficult to replace and will also need specialists who are accustomed to working in confined spaces and at height.

We have also been asked to commission a conservation report on the Chancel wall paintings as the architect had noticed signs of flaking. This had been mentioned in previous quinquennial reports (as non-urgent) but as time progresses the need to carry out this work becomes more important. There may be some grants available for this type of conservation work considering the importance of the wall paintings.



The Churchwardens have noticed some evidence of active woodworm in the choir stalls and are talking to the Bat Society to find what is the best way of dealing with this without putting the bats at risk. Chemical treatment is no longer considered the best way of dealing with woodworm.

Other Items were noted as requiring investigation in the next 3 – 5 years.

The roof alarm is inspected and serviced annually by e-Bound engineers and tested mid-year by the churchwardens.

Jennie Dott and Chris Floyd  
Churchwardens  
14<sup>th</sup> May 2021