

St John's Wardens' Fabric Report for the AGM 2018, Period April 2017 – April 2018

A huge thank you to everyone who has been a part of our maintenance programme including those who have helped out on our 'Love your Church days'. Our particular thanks to Steve Osborn who has stepped up on every occasion to initiate or to assist in the maintenance work. His knowledge of electrical systems is the best and much of the work in this last year that we have undertaken ourselves would not have been possible without him. Maintenance work never stops. There's always something needing to be done and for the hall to continue serving our community in the way that it does, it has to be the light, warm and comfortable place that we may take for granted but all expect it to be. The hall plays a significant part in our outreach, far more than we ever imagined when we built it. Let's not forget that, willing helpers are always welcome.

Thank you.

Bob Silver and Lesley-Ann Holland
Church Wardens

1. Church

- a. The heating system has had its annual servicing. The convector fans are very noisy, a symptom of ageing, and a new fan control switch in the lobby has been fitted so that the fans can be turned off during quieter moments in church.

2. Church Hall

- a. We have appointed a local Fire Protection company to service and maintain the fire extinguishers, the fire alarm system and emergency lighting. We also have a log book as evidence of the routine tests. Our thanks to Nick Oliver who now maintains our formal weekly records.
- b. The main entrance doors to the hall have had to be repaired and re-hung after serious damage. The doors are now provided with cabin hooks as tie-backs in an attempt to prevent further damage.
- c. The shortened hall blinds across the fire exit doors have been repaired several times but damage still occurs and it is questionable whether these blinds should not be removed entirely. Our grateful thanks to Steve Withers who attends to the ongoing repairs.
- d. The under-floor cable to the warming cupboard in the kitchen had developed a fault and has had to be replaced, the floor covering being reinstated.
- e. A patch of dampness had resulted in lifting of the floor tiles in the main hall. The cause was traced to a slow leak in the heating system which has been repaired. 38 floor tiles were re-laid.
- f. The boiler has been serviced and a leaking valve, connecting pipe and damaged control board replaced.
- g. The chandelier lights are gradually being replaced with LED bulbs.
- h. Safety blanking plates on all power sockets, now deemed unsafe, have all been removed.
- i. Internal and external paintwork has been repainted as needed; the external paintwork showing early signs of flaking. Windows, doors and sills where affected have all been rubbed down, primer under-coated x2 and top coated x2.

3. Church Grounds

- a. The Remembrance garden has been faithfully restored and maintained. Thanks to Hilary Ageros who has overseen this work.
- b. The grass and shrubbery surrounding the Church has been cut and trimmed back regularly. Our thanks to Peter Ballard for relentlessly undertaking this task.
- c. The Silver Birch tree has survived its first summer with regular watering, thanks to the 'hose men'.
- d. New planters, from the old Shelley fountain, have replaced the rotted timber planters on the two front corners of the church. These have been planted up and our thanks to Hilary and Annie for all the hard work of transferring several tons of soil, mixing in compost, cultivating and planting in the new plants.
- e. Weeding of the car park, leaf sweeping and litter-picking have all had regular attention.