

ALL SAINTS PARISH – CHURCH WARDENS’ REPORT TO THE APCM

21 April 2024, ON THE STATUS OF THE FABRIC, GOODS AND ORNAMENTS OF THE CHURCHES
AS AT 31 DECEMBER 2023

All Saints Church

Silver: the church silver is in good order.

Church: The valley in the Church roof has been cleared of collecting leaves which was a likely cause of a build-up of water overflowing the leadwork to the roof. Our Quinquennial took place in May 2023. In response to the one point of urgent concern requiring immediate attention, scaffolding was set up around the northwest wall of the church and the damaged corbel section and existing lead flashing was removed and rebuilt. Plans are under way to attend to the other points listed in the report.

Church Centre: A new handrail to the bridge entrance at the top level has been installed. Scaffolding was erected to enable us to inspect the West Roof Lights to detect the source of the leaks. The side gutters were cleared, which then identified the source of leaks as from compacted leaves over the years resulting in gutters overflowing under the roofing felt. This is now clear, and the latest storms have not resulted in any further water ingress.

Vicarage: The water supplies between the Vicarage and Church Centre has been separated with separate meters. The Diocese has yet to complete the repairs to the vicarage roof.

Boundary Wall Footpath Fencing: We are still waiting for the City Council to make a budget available for the reinstatement of the heritage flint wall that was demolished in 2021 and replaced with timber without agreement from the Diocese. Faculty Approval will be needed as soon as the council plans and specification are available.

Barn: Repaired and redecorated exterior windowsills, doors and frames, porch and gate with wood stain and repainted interior window board, door frame and front door and frame. Minor electrical repairs undertaken following EICR inspection.

Ascension Church Westdene

Silver: All in good order

Ascension Hall outside lower entrance door and screen replaced. Hinge replaced on internal glass door in church.

A damp problem has arisen in the lower hall specifically in the WC, storeroom and under the stairs. Exploratory works adjoining the outside wall will be carried out as the source of the water penetration is unclear. Some internal works in the staircase area will be required to prevent further spread of rot.

Other Church Properties

Fairview Rise: Nothing to report.

Grangeways and Mackie Ave: Both properties continue to be let through our letting agent and no substantial work was undertaken in 2023.

Jody Sharp and Olive Ridge, Churchwardens

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