

All Saints Patcham

Fabric Report for the APCM 2025

Presented by: Olive Ridge (Churchwarden)

Date of APCM: 18 May 2025

1. Introduction

This Fabric Report outlines the condition of the church buildings and grounds of All Saints and The Ascension during the past year and summarizes the maintenance work completed, ongoing projects, and future plans. Responsibility for the care of the fabric rests with the Churchwardens, under the guidance of the PCC, but is delegated to the Buildings and Fabric Team.

2. The Church Buildings

All Saints:

The roof is in generally good condition, with the exception of a few loose/missing tiles. A small area of damp is being investigated west gable wall/ junction with the north wall.

Some damage due to woodworm was identified in the flooring around the font. This was professionally surveyed and deemed to be historic, and the woodworm is not active. Minor repairs will be needed to replace some of the flooring around the edge of the section.

There was some concern over the stability of the Ogle monument, fixed to the North wall. An emergency faculty was obtained in order to remove and refix the marble slab, but upon second inspection, the stonemasons determined that there was no risk.

As part of our vision to help people feel welcome, some aesthetic changes were made to the interior of the church and porch. These included adding a 'Connect' area, creating more space at the front and adding basket storage, a rug & decorative faux plants to help the space feel even more warm and homely.

The Ascension:

Significant dampness was discovered on the lower floor, in and under the staircase, due to errors made in the external walls' original construction. Remedial works have now commenced to the exterior of the building. Once these have been completed, internal works will be carried out after a period of continued observations, particularly after periods of wet weather. The original architect has been involved during all discussions as we rectify the situation.

A Smart thermostat was installed in the church to enable remote control from off site, particularly helpful with so many hall bookings taking place, and will be more cost effective in gas usage.

Two new ovens were installed in the Ascension kitchen to facilitate the work of the Lunch Club.

The Church silver at both All Saints and the Ascension continues to be in good order.

3. Quinquennial Inspection

Date of last Quinquennial Inspection: 2023

A review of the issues raised in the last quinquennial report was conducted in early 2025, assessing any further progression of damage or degradation. No urgent issues were discovered but a number of issues of maintenance were noted and will be actioned by the Fabric & Buildings team.

4. Churchyard and Grounds

The churchyard at All Saints continues to be maintained by both the council, and a team of volunteers from the church. The local Scouts group has also attended to lend a helping hand, and we are grateful to all who give their time to this.

Permission was granted by the Archdeacon for the installation of a new bench in the churchyard, in memory of Fran Ward, funded by the Friends of All Saints. This is expected to be in place later this summer.

Repairs were made to the street lamp closest to the Barn, meaning that the walkway is now fully lit.

Plans were made for the Council to repair the flint wall in the churchyard, which was taken down in error, but unfortunately the work is on hold indefinitely until the budget freeze is lifted at Brighton & Hove City Council.

The steep grassy banks at Ascension have continued to be kept in check with the assistance of an external contractor who has allowed wildflower meadows to proliferate. The contractor is used on an "as needed basis".

5. Other buildings

32 Fairview Rise is in a state of good repair. An original timber door to the front garden has been replaced with a double glazed door which will reduce energy loss in the hall. Minor maintenance issues have been dealt with, as needed.

A new boiler was fitted at 78A Mackie Ave as it stopped functioning, and was unable to be repaired due to its age.

At our Grangeways property, we replaced the fridge freezer, and the cooker.

A significant fundraising project has been launched in order to refurbish the Barn and bring up the facilities to modern standards. Phase 1 includes a full kitchen refurbishment, and this is ready for action once the funds are available.

Repairs were made to the tractor pit covering in the Barn floor, reinforcing it to maximise safety.

The Church Centre is generally in good condition. Quotes are being obtained to have the gutters cleared and windows cleaned. The office reaches very high temperatures in the summer, and air conditioning is to be installed in May 2025.

6. Health & Safety

All Saints: This year we have made upgrades to the fire alarm systems in both the church and the church centre. This was a result of the fire risk assessment we had carried out. In both cases additional detectors were added to ensure we would be alerted swiftly to any fire starting. We also upgraded the emergency lights for both buildings ensuring they can be exited safely at night in case of a power cut.

The lightning conductor system on the outside of the church building was brought up to functional standard having not been correctly installed during the renovation works some years back.

Going forwards we will be addressing some of the issues brought up in the quinquennial report such as fire stopping between the boiler room and the bell tower.

Ascension: In the past year, the 5-year electrical inspection took place, followed by remedial works as recommended.

13th May 2025