

St John's Carrington

Churchwarden's Report to the Annual Parish Meeting April 2024

Quinquennial Inspection

Every 5 years St John's is required to commission a report on the condition of the building, prepared by a suitably qualified architect. The inspection was carried out towards the end of the year and the PCC has received the report. It notes that most of the issues highlighted in the previous, pre-pandemic inspection in 2018 have not been addressed and some have become more urgent as a result. The Church has been without a Terrier (a record or inventory of land, building, and Church articles as well as a log book recording changes) for many years. The recommendations in the report are graded from A to D. A are urgent, B urgent within 5 years, C as soon as possible and D, desirable. An electronic copy of the report is available on request.

The Roof

Many of the visible problems with the building (inside and out) relate to the poor condition of the roof which lets in water and damp. The options range from repair replacement with an equally wide range of cost implications. The Church does not have reserves or a building fund. Grants are likely to be available, but the Church would need raise significant funds. As a first step the roof has been inspected by a suitably qualified contractor and we are awaiting their report which will give us more detail on options and costs. The most urgent item highlighted was potential damage to the trusses that hold up the Nave roof. These have been inspected and we have been advised to monitor their condition regularly to identify any changes in their condition, particularly widening cracks. Recently, the roof and gutters have been cleared of leaves and debris which were causing blockages and overflows.

Building Maintenance

The report also highlights many issues which may not be category A but need attention if the building is not to deteriorate further. The building is not only a worship space but also a significant source of income through the rented rooms. They need to be maintained to be attractive and functional.

Other Issues

Because of cost, renovation work on Room 4 was halted in early 2023 and it remains incomplete without a functioning vestry toilet.

Because of the Quinquennial Inspection, apart from regular servicing and inspections (e.g. lift, fire extinguishers), only essential maintenance and repairs have been carried out (toilets, sluice door, loft ladder etc). Failing exterior lighting was replaced along the north wall and the bulbs replaced in the churchyard lamps. Given the cost of electricity it would be sensible to replace all the bulbs with LED lights. The office computer has been upgraded and replaced because it was failing. Dehumidifiers are in place in the Vestry and Office and are successfully mitigating damp.

Throughout the year the churchyard has been maintained by a Community Pay Back working party. I am extremely grateful to Cynthia Hoggett who has led this work.

Faculties

We have yet to hear about the 3 faculties that the PCC approved and submitted to the Diocese:

- For the new picture in the entrance foyer
- To attach wire supports to the front door so that notices can be displayed
- To dispose of up to 150 elm chairs located in the naïve of the church and purchase at least 100 and up to 150 Jacob chairs in light oak stain from Alpha Furniture

In Conclusion

I am stepping down having completed the year that I committed to do. It has been challenging and demanding. The Church faces many questions and the election of two Churchwardens for 2024/5 is essential.

I would like to thank the PCC (Will, Denis and David particularly) for their support and willingness to engage with some difficult issues. Thank you.

Unseen by many Sam Foulke, Parish Assistant, and Pete Chilvers, Caretaker/Cleaner, calmly go about their work keeping the things running. They are great colleagues, my thanks to them.

Phil Glanfield
Churchwarden
11th April 2024