

ANNUAL FABRIC REPORT 2009

NAVE ROOF INVESTIGATIONS

The Completion Report into the investigations of the possible failure of the nave roof was delivered to English Heritage at the end of June, together with all the relevant paperwork and request for the final grant to be paid to us. After waiting for just over six months and after some prodding, we were paid a grant of £8,605 in January 2010, against our expenditure as authorised and required by them, of £18,866, with VAT to be reclaimed by us.

The Church Architect, Conservation Architect and Building Committee now have to consider the recommendations of the report and what action is to be taken in order to reduce the risk of water penetration. The investigations had found no sign of new damp or water penetration.

QUINQUENNIAL INSPECTION

We still have to address the major items in the 2007 report on the parlous state of the external stonework, the delicate state of some of the windows and the leaks in the tower roof. These will be considered in light of the recommendations contained in the nave roof report.

BELLS

The bells and installation are maintained by ringers from the Bristol area and from the University of Bristol Society of Change Ringers, we are extremely grateful for their work and ringing.

Despite continued application of various types of sealant, the tower lead roof continues to leak on to the wood roof beams and the bells.

CHURCH GARDENS

The gardens are in good order, the periodic safety inspection of the trees is due in 2010.

MAINTENANCE ITEMS

January	Two brass memorial plaques to previous Incumbents, Rev's Clifford and Glanvill that were taken down in 1989 during the reordering were polished and laquered by Bristol Restoration Workshop and reinstated under their respective main memorials by Ted Stocks, cost £34.50. Notice board for youth activities constructed and installed outside the Youth Room by Ted Stocks, cost £30.
February	Following failure, a new Union door lock cylinder fitted to the SW door, cost £46.27.
March	Failed control gear for one of the worship area uplighters replaced by Tappelectric Ltd., cost £277.93 inc. vat.
April	Broken toilet seat replaced in the 'disabled' toilet, cost £12.98 inc. vat.
May	Five energy saving candle bulbs installed in a chandelier in the worship area, cost £46.40.
June	Tap and soakaway installed in the garden under the east window, mains water stop tap installed in the boiler house, all by Ted Stocks, cost £375, paid from the Playgroup grant received from Bristol City Council.

- June Periodic testing of electrical installation, emergency lighting, fire alarm system and PAT testing by Tappeletric Ltd., cost £875.15 inc. vat.
 Melton fabric curtains put up by Chris Caithness at the east end of the hall as part of the sound control experiment, nil cost.
 Strip of wood attached to the top of the hall cupboards to contain the toys, cost £32.38.
 Stone steps outside the old vestry repaired/replaced by P.H.Oxley & Co., cost £2,300 inc.vat.
 Split/loose boiler house wall stones & walkway slab repaired by P.H.Oxley & Co., cost £225 inc. vat.
 The above two items were paid from the Playgroup grant received from Bristol City Council.
- August 'Keep Clear' road signs repainted by Bristol City Council at our request, nil cost.
 The exterior of the main doors, SW doors and tower door were repainted, the interior brown doors were also repainted, nil cost.
- September SW entrance lobby cupboards made and installed by Ted Stocks, cost £225, DAC permission was obtained.
 Interior of the building sprayed with cytrol forte cypermethrin by Bristol City Council Pest Control Services to deal with the flea infection, cost £276 inc. vat.
 Following the theft of church keys, several cylinders were changed and new keys issued, cost £325.47. Insurance claim made for £75.47 (£250 excess). Security letters issued to all keyholders and a notice displayed about security in the church.
- November Two handrails made and installed by Almondsbury Forge to the SE old vestry exterior steps, cost £545.73 inc. vat paid from the Playgroup grant received from Bristol City Council.
 Hall walls, pillars and some window stonework redecorated, nil cost.
 Entrance lobby and toilets redecorated, nil cost.

The hall, worship area and other rooms in the building are heavily used and received regular attention and maintenance.

Thank you to all who have contributed in so many ways to the ongoing maintenance, in particular Dave Burnell, Chris Caithness, Tony Low, Rick Parsons, Philip Pratt, Simon Pugh-Jones and Ted Stocks.

EQUIPMENT AND PLANT MAINTENANCE

Maintenance details are:

Organ & blower	Clevedon Organs (Tuning) Ltd.
Lift	Otis Ltd.
Boiler & heating	Unitary Engineering Services Ltd.
Fire Extinguishers	Chubb Fire Ltd.
Electrical Installation	Tappeletric Ltd.
Fire alarm	“
Emergency lighting	“
Lightning conductor	Dawson Steeplejacks Ltd.

INSURANCE

Ecclesiastical Insurance,

covering:

Building & contents	£9,643,873
Employers' liability	£10,000,000
Public Liability	£7,500,000

plus other items.

Royal & Sun Alliance,
covering:

Organ blower
Lift

Stephen Osborne