

## **Fabric Report 2016**

In April 2015, St. Andrew's received its Quinquennial Report. This is a 5-yearly 'root and branch' review of all the buildings pertaining to the business of St. Andrew's. As expected, a huge amount of repairs have been listed as required for the church building and the Parish Centre. These works are listed in the Quinquennial on a scale of 1 to 5: 1 being 'urgent' and 5 being 'at some time in the future when you have time and money...'

The scale of the works is huge. We are looking at expenditure in the hundreds of thousands – possibly more – to complete all of the Quinquennial recommendations. There is no funding for this other than what the congregation can raise and what can be obtained through Grant Applications.

I am particularly grateful to the newly-formed Buildings Advisory Group for their expertise in helping prioritise these works and undertaking projects throughout the last year. Without this Group, our buildings would be in much poorer condition. I am confident that this Group, liaising with the PCC, will be able to undertake some crucial repair works in the coming few years.

This year, the Buildings Advisory Group has overseen some major repair works. As well as concerns for fabric, this Group also oversees Legal Compliance. The key works have been as follows:

### **June 2015**

1. Electrical air vents fitted in male and female toilets
2. Electrical air vent fitted in Room 2
3. Meeting with Enfield Council Cemeteries Department to discuss subsiding graves
4. Purchase of new First Aid Boxes for Church and Parish Centre
5. Purchase of new Accident Books for Church and Parish Centre
6. New First Aid signage for Church and Parish Centre
7. CCLI Healthcheck undertaken
8. Application made to Diocesan Gutter Scheme
9. Prominent posting of HSE 'Safe Use of Ladders and Step Ladders' Guidelines in Church and Centre

### **July-September 2015**

1. 'Lone Worker Policy' adopted
2. 'Health & Safety and 'Risk Assessment' documents ratified
3. Lightning Conductor Test undertaken
4. New church signage designed and ordered
5. Subsiding graves in the churchyard have been made safe
6. Conversation with Enfield Council begun concerning trees in the Car Park
7. Quotes sought from 3 companies concerning Parish Centre security systems
8. Faculty process started regarding the Children's Corner
9. Movement of church furniture to create a Welcome Area and Children's Corner
10. 'Safer Recruitment Policy' adopted
11. Decoration of the MABS Office
12. Deep clean of the Parish Centre
13. New signage for the MABS Office
14. New door, with safety glass, fitted to the MABS Office

### **September-October 2015**

1. Fire extinguisher annual service undertaken
2. Security system for the Parish Centre installed
3. MABS workers undertaken Diocesan Safeguarding Course online
4. Safeguarding Officer undertaken Diocesan Safeguarding Course online
5. Full inspection of drains made
6. The new church boiler is installed and operational
7. Outside ground works for gas pipes made secure

## **November 2015-January 2016**

1. Old boiler dismantled with associated electrics and pipework
2. Flammable material cleared away from Sacristy electrical boards
3. Discussion held with Council to keep grass cuttings from vent grilles at church walls
4. Heater cages secured

## **January-March 2016**

1. Drains to the Parish Centre replaced
2. Plaster work in the North Aisle removed where necessary and made safe

I am sure you will agree that a great deal has been achieved. On behalf of the church family, I thank the Buildings Advisory Group for their energy and commitment

## **Priorities for the future**

As we look to 2016 and beyond, it is clear that we will need to continue working on Quinquennial Recommendations as a top priority. There are other matters to consider too, which will go alongside that work in order to make the church and Parish Centre more 'user-friendly' for the community. This coming year, the priorities will be:

- a. To get the church clock back functioning again
- b. To make safe the stairs in the belltower
- c. To remedy the plaster work in the North Aisle
- d. To make safe large monuments in the church
- e. To make cosmetic changes to both vestries in church
- f. To install more storage cupboards in the Parish Centre
- g. To update the kitchen in the Parish Centre
- h. To remove a tree in the Car Park
- i. To repair and replace lighting on the church roof
- j. To consider further drainage work
- k. To upgrade the toilet facilities in the Parish Centre
- l. To seek Grant support for work on the church parapets
- m. To remove flammable material from the belltower
- n. To remove the tree at the south-east corner of the church
- o. Electrical and PAT testing for church and Parish Centre

**Rev Dr Steve Griffiths**  
**Chair, Buildings Advisory Group**

**April 2016**