

A.P.C.M. April 30th 2023

Warden Report:

### The Fabric of the Church

All general maintenance has been regularly carried out with all electrical certificates and PAT testing up to date. Fire extinguishers have been replaced or replenished as necessary and all is in good order. The boilers had their pre-winter servicing and have been running without any problems. This is particularly pleasing as it underlines our decision in 2017 to upgrade the boilers at a cost of £3500 rather than the recommended replacement at approximately £20,000!

Current Issues;

At the start of winter 2022 dampness was evident on the inside of the north wall of the ringing chamber. It was traced to a blocked downpipe on the outside of the tower, this has now been cleared, however it will take a good while before it dries sufficiently to redecorate the inside section of wall. We regularly have the gutters, downpipes and soakaways cleared so this was a disappointing problem to discover. To defend our contractor, I will say that the high level of the blockage made physical examination almost impossible.

### The Brace Room Roof

I reported last year on the problem with the BR roof leaking and showing internal staining in the room.

After many months of to and from telephone calls and emails, one email consisting of a 2-page report from our architect, and 4 attachments from the contractors and a further 18-page document, I will summarise:

In short, the manufacturers are blaming the installation contractors for not complying with the installation guidelines and the contractors have gone out of business! Therefore, neither can honour any guarantee, and the architects have a small print disclaimer!

With the help of our architects, we are now investigating the problem and will hopefully find a remedy that will not be too expensive.

### The Churchyard

The front and central areas of the churchyard have been in fairly good order throughout the year and extensive trimming and cutting to the south

Boundary hedge has been carried out. The lower churchyard however has been mostly out of control and will be difficult to get back in shape without a concerted effort from an enthusiastic team!

As grateful as I am to the volunteers that help with regular cutting, I am afraid for various reasons the numbers have seriously diminished and we are now desperate for new helpers.

### St Mary's Team

Robin and I would like to thank all of the people that make up our teams of supporters who put in regular work to keep the wheels of St Mary's turning,

The cleaning rota, the flower team, the refreshment team, the sidesmen, the servers, we are most grateful to them all and never take for granted the fantastic support group that we have.

Our thanks to Helen for her work to finally get the Friends of St Mary's group set up and already working to good effect, and making a great start!

Our thanks to Philip for his fantastic work on the Parish Magazine once again, well done.

Thank you to Rachel for her work behind the scenes on our admin and especially for her work setting up and servicing the St Mary's website.

Thanks also to my counterpart Robin for his work with admin and safeguarding and all of the additional online requirements, aside from his work as treasurer.

On behalf of all of us, our thanks to Alan and Bill for their fantastic ministry, we are blessed to have them to lead us in our Services and grateful for all of the work that they do in our community.