

Fabric Report 2025 for APCM April 2026

Quinquennial Inspections of both church buildings will take place in May 2026. These will give a detailed professional report on the current state of the buildings with recommendations on priorities for ongoing maintenance.

Erica Hall has enrolled the churches into the Eco-Church scheme: her report will be presented at the APCM.

St Edmund's

There have been no obvious changes in the condition of the building since the last report.

The door is showing signs of weathering with a flexing of the individual vertical panels.

The Aumbry had not been opened for many years and was seized closed. A locksmith attended to it and the door is now free.

Of concern is the flaking paint and plaster from a window surround in the Lady Chapel. It was first noticed by the accumulated dust etc at the base of the window frame and on the floor. However, this might have accumulated over a long period without being noticed. The situation is being monitored and no more fragments have been accumulating.

A dehumidifier has been installed in the vestry and this is creating a much better atmosphere for all the documents and robes stored there.

The card reader is now well-established and brings in regular donations from visitors.

There is a rota of weekly volunteer cleaners whose services are much appreciated.

We are grateful to Tom King for looking after the Garden of Remembrance. He has spent many hours there to keep it looking its best.

St Mark's

There is concern over various small leaks in the roof in the nave. Hopefully the aforementioned reports might suggest a way forward. An assessment, using a cherry-picker to gain access, could be required in the future.

The timber under-floor frame of the wheelchair ramp had rotted away through the ingress of dampness. We are grateful for Stephen's skills in removing the rot and renovating the ramp to ensure continued use. He also deflected the water away from the walls and external drainpipes. Hopefully this will avoid future similar problems.

The heating system in the church does not lend itself to warming the atmosphere. Could a better, more suitable, efficient system be identified and at what cost?

Stephen repaired one of the cisterns in the toilet area. A plumber followed this up to resolve the poor flushing and he also improved the water flow in the taps. Does the condition of the facilities reflect well on our church? Should an upgrade be a priority in any planned future expenditure?

The ceiling in the kitchen has problems due to water ingress. This will require major attention and repairs are in-hand. The leaking points in the roof of the skate-board park have been attended to.

We are grateful to Ann Capps for devoting her spare time during the winter removing the brambles from the "grassed" area above the car park.