

ALL SAINTS HERTFORD

APCM 2023

FABRIC REPORT

### Church

The main issue this year has been the vandalism to our south windows. We suffered 4 events covering 5 main windows requiring over 80 individual panes to be repaired or replaced. The total cost of repairs will exceed £12,000 and insurers have recently approved the contractor who will be doing the work. We will have to accept four deductibles from insurers (totalling £1,000) but we have received donations to cover this. Once the repairs are effected we will have to install CCTV to ensure continued insurance coverage.

The organ case was damaged by the ingress of water during a storm. This was repaired at a cost of £6,000, which was covered by insurers.

The heating system has been a problem on 3 separate occasions – all requiring repairs to parts of the electrical system. The main issue was the need to replace the major fan at a cost of £2,500, which, thankfully was covered by a specific individual donation. The older one of our two boilers is now out of commission, so we are at some risk of having to replace the system should the main boiler give up. We have had a professional energy audit (financed by a Diocesan grant), which recommends draughtproofing once the windows are repaired. Replacement of the boiler would have to be by a new (albeit more efficient) gas boiler as the building is not suitable for alternative heating systems e.g. heat pumps, although we would be encouraged to replace piping and radiators to futureproof the building, ready to take alternative energy at some stage.

The emergency lighting in the kitchen area was replaced with LED lights, as were the lights in the nave, which are now all LEDs. Other lights will be replaced with LED bulbs as they burn out.

The padlock used to lock the entrance gates had to be replaced, necessitating new keys at a total cost of £200.

We have had the required testing of our heating and electrical systems during the year as well as a professional fire risk assessment, with a visit from the Fire Brigade.

Finally the 2022 Quinquennial inspection has been carried out by our retained architect and her report is awaited. Our Fabric Funds stand at just over £10,000, which means that any significant repair would have to be funded by a separate appeal.

I would like to pay tribute to the Work Party, whose maintenance of our church and hall (see below) is of massive benefit.

### St John's Hall

Following a professional fire risk assessment, we have installed a new fireproof door between the hall and the kitchen and improved signage. We have also wired in new smoke alarms and purchased a new refrigerator. In addition we have completed the required inspection of the electrics in the hall, all for a total spend in the order of £2,200

The heating system has been playing up, requiring 3 visits from boiler engineers. We are awaiting further repairs to the pilot lighting mechanism. None of this has been billed to date.

Most of the maintenance has been completed by our Work Party. This has included clearing and repairing the gutters and gullies, repairing wooden chairs, varnishing the new fire door, fixing water leaks and monitoring for vermin.

The Work party have scheduled the annual revarnishing of the hall floor.

Janet Bird

Churchwarden

19 April 2023