

CATERHAM TEAM MINISTRY

THE CHURCHES OF ST. PAUL & ST. AGATHA, WOLDINGHAM

FABRIC & BUILDINGS COMMITTEE REPORT FOR THE ANNUAL PARISH MEETING 2019

The formal Committee did not meet during the year but has maintained ongoing consultation, both face to face and via email, between its members as to work needed, site inspections required and decisions to be made.

Committee Members are:

Mr Maureen Westmarland (*Church Warden*)

Mrs Judy Fortune (*Church Warden*)

Christopher Roberts (*PCC Member for Base Station & Tower Project*)

Peter Johnson (*Chairman*)

Ex Officio: Tim Salmon (*Treasurer & St Agatha's grounds liaison*)

Projects:

Left over from 2016 was the remaking of the main vehicle entrance from Croft Rd and modifications to the former gated entrance. Whilst the modifications to the entrance were carried out in 2017, the remaking of the vehicle crossover and adjacent road surface was not done and remained to be undertaken. The extent of the puddles and size of potholes became critical in the Spring of 2018 and the Croft Rd Association was forced to act. However, it did so without any consideration for the advice offered by our team and an offer to contribute to the costs involved. The work done was of a temporary nature and, as predicted, the puddles are currently as bad as ever.

Electrical Work:

Following the major testing of the full electrical installation at the completion of the Base Station works a list of desirable, but not critical, modifications and improvements was drawn up. This work was carried out in November and certified in December. Whilst carrying out the work more serious faults were discovered and these were corrected. These were:

1. A loose surface run cable in the Boiler House was found to be one phase of the 440 v, 3-phase supply to the organ motor situated under the Vestry floor. At some time in the past this cable must have been put in as a 'sticking plaster' repair for a partial failure of the main cable from the distribution board. It was replaced correctly and jointed to the original in the main cable duct.
2. Examining an underrated MCB (Miniature Circuit Breaker) in the Church Room revealed that the cooker unit was incorrectly wired with an undersized cable and thus presented a potential fire risk. The circuit was upgraded and the correct isolator switchgear put in place.

Sundry Works:

St Paul's:

The following sundry work has been completed:

- Gutters & gullies have been cleaned
- The Carbon Monoxide alarm in the Boiler House was replaced.
- A demountable, battery operated Aumbry Light was installed in the chancel after it was found to be impractical to repair the cable supplying the original light.
- In line with the review of the Health & Safety Risk assessment child proof locks have been fitted to cupboards and drawers in the Church Room kitchen that contain hazardous substances or items.

The Village Memorial: The WVM subcommittee have remained engaged in finding solutions to problems with the stonework of the central element of the Memorial. Remedial work is due to be carried out this Spring. The List of Donors has been exhibited in the Church Room.

The Tower Project:

Reference has frequently been made to waterproofing works in the Tower in QI reports over the last 15 years. Ahead of the next Quinquennial Inspection the Quinquennial Surveyor was asked to assist the Committee in seeking more permanent solutions to the long-standing damp problems. As a result a scheme was agreed with the PCC and a Faculty applied for and granted for these major works costing in the order of £70,000. Following receipt of four tenders the PCC agreed to launch an Appeal in April 2019 for £43,000 after committing £25,000 of existing funds to the project. It is hoped that work might commence in September 2019.

Disabled Parking:

Comments made by a wheelchair-bound parishioner drew attention to how hard it is to access the church's disabled entrance, via the Church Room, over the gravel covered parking area. As a result feasibility plans have been drawn up for the formation of a hard parking area immediately adjacent to the paved slope leading to the church room door. When costed the PCC will review this matter again.

St Agatha's:

Replacement of Missing East Gable End Cross: The generously supported appeal for the re-hanging of the bell produced a significant surplus such that a scheme could be considered to provide a replacement cross. Donors to the Appeal gave their consent for this and work proceeded to draw up details to make a Faculty application for this work that was granted in Sept. 2018. The design and drawing work needed to do this has been greatly aided by the help of David Chapman RIBA and the History Society. A contractor has been appointed and it is hoped that the work will be completed in May / June 2019.

