

St Peter's APCM Wednesday 21st October 2020

Report on the Fabric, Goods and Ornaments

The Fabric

Work done over the past 18 months has included some of the most urgent works as identified in the Quinquennial Inspection of 2017, repairs of damage and routine maintenance.

Church Roof and Rainwater Goods: All priority 1 and 2 works, as identified by our architects, have now been completed. This has included bringing our downpipes, guttering etc. up to an acceptable standard, the clearance of the underground drains and the cleaning and redressing of some areas of the lead roof to the nave.

The overall condition of the nave roof is poor due to numerous splits to many of the bays caused by protruding nail heads and fatigue cracks. Many of the bays have slipped down due to insufficient fixings. Ideally the roof should be replaced but proposed "holding works", to be carried out when funding is available will delay this necessity for 10 years or so.

Despite the improvements to our "rainwater goods" the flow of water off the roof is often impaired by the presence of debris from the surrounding trees. As a result regular inspection and clearing is required to maintain good drainage and prevent ingress of rainwater.

Boiler Room Floor: This area has received 3 chemical treatments following the oil spill that occurred in March 2019 as the result of a failed seal on the fuel pump.

The door to the disabled access has been re-painted on the outside.

The vestry remains in a poor condition. Work is required to the ceiling and the walls.

The 5 yearly electrical inspection booked for April has been postponed due to coronavirus restrictions on working.

Boundary Wall: This has now been repaired following impact damage in September 2017. During this work a French drain was added as recommended by our architects.

Low wall in the church yard: Repairs have been completed following minor damage sustained during a delivery of oil.

The Goods and Ornaments

Oil Painting of St Peter's Church (c 1770): A faculty was granted in February 2020 allowing this painting to remain on loan to The Colchester and Ipswich Museum Service for a period of 10 years. At the time of writing, no response has been received to a request for the information listed in the conditions relating to the faculty.

Church Hall

Roof: Work has recently been carried out to repair the holes, replace slipped slates, re-instate the guttering and remove debris from the flat roof. However, the roof remains in a poor condition and the need for such "holding" repairs will continue until such time as it is replaced.

The external door from North Hill has been re-painted externally.

One of the meeting rooms has been re-decorated and new carpet tiles laid.

The hall is in a poor condition mainly due to its age.