

Church Wardens' Fabric report for 2026 APCM

The Church Wardens are very grateful to the continued support from John Dimmick in the running of the routine maintenance schedule which is detailed in the appendix. John has also liaised with contractors for individual jobs and acted as the project manager of the South roof project.

The South roof repairs have been a major project which we are delighted to report have been completed on schedule starting late 2025 and finishing well in time so as not to fall foul of the strict timings required so as not to disturb the bats at their protected times of the year. The work has included the replastering and redecoration of internal walls where needed. Permission for this was sought and granted through a Faculty application. We are extremely grateful for the skill, wisdom and diligence of Bridget Towle our Treasurer who ensured sufficient funding was gained on time to see this major project through to completion. Grateful thanks also go to all those individuals whose donations whether large or small mean so much to us in completing this project.

Thanks also go to Will Burns who has continued as our Fabric Officer who has provided us with the following elements of this report

Conservation/cleaning of monuments in the South roof area, as well as others missed in previous works, has been carried out by Skillingtons. Permission was sought and granted through a List B application. During this work, a small infestation of death watch beetle has been discovered in the wall panelling in the Burton Chapel, and we are taking advice from Skillingtons regarding monitoring and treatment.

The 4 "Loughborough Saints" paintings have been completed and have been well received in All Saints, as well as going out many times to support Bishop Saju at several events, as part of our schools work with Lat Blaylock and at IWC events in the Diocese. They are currently mounted on movable wooden stands with integral lighting, although a Faculty application is currently being put together to give us the option of hanging them in 4 locations on the church walls. This has been tried in 2 locations, but more permanent, safe fixings are required.

Cushions have been ordered for the 2 central blocks of pews, the choir pews and the pews in the Burton Chapel.

The Priest's room above the South porch has been cleared and is now the Rector's office.

Finally, all external doors except the South door have been treated with Natural Wood oil on the recommendation of our architects.

We continue to be extremely grateful to all the volunteers who have been involved in the regular Friday cleaning team. Their work is often unseen and perhaps taken for granted but we appreciate how difficult it has been during this year to keep on top of all the extra dusting and hoovering that has been necessary while the roof works have been ongoing. Thanks also to Les Wilmore who has been using his skills to methodically polish the pews in a very professional manner, interrupted only by the recovery from his knee operation and family trip to New Zealand.

Gwyn Bates and Graeme Smith
April 2026

Appendix

In 2025, the following works were undertaken as part of the routine maintenance programme:

- Tower Clock service and repairs
- Roof gullies and outlets cleaning, twice yearly
- Roof alarm test and service
- Drains maintenance
- Fire Extinguishers test and maintenance
- Boilers test and maintenance, both the two gas and one electric boilers
- Lightning conductor test and maintenance
- Emergency lighting test and maintenance