

St Michael and All Angels, Bedford Park

Fabric Report from April 2019 to September 2020

Major works

At the last APCM we said that we would wait until 2020 before tackling the works needed to be done on the North and East sides of the church to give us time to raise the money needed for the works. This has of course not happened.

Quinquennial Inspection

In November 2019 we had our Quinquennial Inspection and were relieved that it was, on the whole, favourable. It was noted how much work had been done in the previous five years. The summary was that:

- “Structurally, the building appears to be stable throughout, with no sign of constructional weakness, ground subsidence or differential settlement. The roof structures are well tied, with no evidence of timber decay or failure of carpentry joints.
- The church is wind and watertight, apart from where minor seepage may occur under missing roof tiles and from rainwater backing up in blocked valleys, parapet gutters and sump outlets. Although routine gutter clearing has been maintained on the easily accessible lower roofs, central valley and parapet gutters, it has proved difficult to reach the nave’s and chancel’s high east and west gutters, as well as the upper parts of the tiled roof slopes, where several tiles are still missing. Access to these heights requires a maintenance contractor, working in pairs, at the least, and equipped with long roofers’ ladders or cherry picker. Maintenance access to high levels, especially where concealed, should not be undertaken alone.
- Together with routine jobs and improvements around the interiors, the church has benefited from capital spending on the repair and conservation of the south and west elevations in the past three years, including brickwork, stonemasonry, rainwater goods and redecoration. The considerable benefit would be concluded if the remaining north and east elevations could be similarly repaired, conserved and redecorated during the new Quinquennium.”
(Carden and Godfrey, Architects, November 2019)

Maintenance

There is a continual programme of maintenance to keep the church and halls in good order and safe. Each year routine inspections include the lift, fire extinguishers, all electrical items (PAT Testing), lightning conductor etc – costing overall £2,100. £612 is spent on an annual contract to ensure that there are no church mice! The Quinquennial Inspection noted that squirrels are enjoying mucking about on the roof and gutters, so far with no immediate damage noted.

Lighting and sound are always a challenge – new microphones were bought in March. Sound repairs and maintenance cost over £1,000. Light bulbs, even though we are gradually converting to LED ones, still blow and replacements have cost £1,700.

Small repairs inside the church are done by our caretaker. It has to be noted that since July the pews have been constantly wiped down with antibacterial sprays and eventually they will need to be repainted.

Health and Safety

A defibrillator was bought for the church in March 2019 at a cost of just under £1,000.

Quick Road

In June 2019 there was a very short time after Father Edward moved away when Quick Road could be prepared for the arrival of Fr Thomas and his young family. The house had to be redecorated throughout, recarpeted and deep cleaned professionally. Additionally a team of willing helpers tackled many other tasks in the house and garden at high speed so that the family were able to move into a comfortable and welcoming new home. There are still some works to be done and during the year maintenance to the fence and garden were carried out. This was all at an overall cost of £13,200.

Dinah Garrett

Churchwarden

October 2020