

St Jude's Annual Fabric Report for the year ending December 2025

This report is prepared for the APCM and concerns the material state of the church buildings and site over the last calendar year.

Meeting 3 times a year, the Buildings Management Group (BMG) comprises: Paul Milton, Colin Macleod, John Butler, Sid Prout, and Sue Turner (Chair/Sec). New members are always welcome.

The BMG remit is to identify and prioritise work and maintenance requirements on the church site, and to report to the PCC. The BMG produces an annual Church Calendar of Care to ensure that all routine maintenance is addressed. As a church we are also committed to doing all we can to reduce the carbon footprint of the buildings in our care.

Monthly work parties (Doughnut Club)

Well-supplied with coffee and doughnuts, a small but cheerful band of volunteers carried out many essential tasks over the course of the year, including leaf-clearing, pruning and weeding; checking/clearing the bell tower, pipes, gullies, drains and gutters; pressure-washing, First Aid box checks, cleaning, and a variety of other maintenance tasks as necessary. Guidelines and safety equipment are available to all volunteers to keep everyone as safe as possible.

Testing, Inspections, Health and Safety

The BMG works in conjunction with Gordon Cook, the Health & Safety Officer with responsibility for overseeing H&S Policy updates and Risk Assessments, and compiling an up-to-date COSHH (*Control of Substances Hazardous to Health*) file. Health and Safety is of paramount importance to the BMG, but it rests with all site users to be vigilant and report any risks or hazards identified.

- All necessary annual system testing (Lightning conductor, Gas, Fire Safety) was satisfactorily completed, and the Log Book updated.
- A Fire Muster Point sign was installed in the church carpark.
- church Fire Alarms and UPS (emergency lighting) require regular checks to be noted in the designated log books, to be checked periodically by wardens/H&S Officer.
- A contract was set up for the church fire alarm system to be inspected twice a year (as mandated) by the same company that carries out the fire extinguisher checks.
- Servicing of the UPS system in church still to be resolved.
- Utilities: we have now been designated as a 'small business', but dealings with EDF have been extremely lengthy and frustrating. Meter readings were taken to monitor consumption in all buildings.
- The mandatory 5-yearly Quinquennial Inspection by an architect is due in May 2026.

The Church

- Colin installed additional lighting for the raised area
- The South Transept and East windows: specialist stone masons carried out essential repairs to the sandstone sills and stone pointing below these two windows.
- It was decided that, while routine gutter clearing at a lower level can be undertaken at work parties, contractors will in future be required for higher-level work.

Upper Hall

- A problem with the church office phone was rectified; Rob makes weekly checks for messages.

Lower Hall

- The boiler continued to need frequent recalibration of water-pressure throughout the year, with no obvious reason why.
- Tyres removed by registered disposal company

The Cottage

- The carbon monoxide monitor/alarm, with a 10-year life span, was replaced in the cottage by Plymouth Sparky.

Site Grounds

- Several bags of chippings were laid in the carpark which successfully minimised mud and mulch.
- Work to repair/maintain the perimeter walls continued throughout the year, along with a regular programme of grass-cutting.

The Vicarage

The Diocese, which owns the vicarage, asked us to make weekly checks for insurance purposes during all void periods.

With numbers on the BMG and work parties reduced, extra responsibilities being undertaken during the vacancy period, along with various health issues besetting members of the church family, there is a clear need to be realistic about what we are able to achieve, focusing efforts on safety and maintenance, rather than embarking on new projects, at least for the time being. Nevertheless, this Fabric Report cannot adequately describe the vast amount of work carried out for the benefit of the church family and local community over the year. The efforts and expertise volunteered by so many have again saved us many hundreds of pounds. Grateful thanks to all who have contributed in any way to ensuring that the whole site is kept attractive, well managed and safe.



Sue Turner
Buildings Maintenance Group
February 2026