

## ANNUAL BUILDINGS REPORT 2025

### Holy Trinity Church, Seer Green & Jordans

The following is a summary of the works undertaken on the Church, Churchyard and Parish Church Hall between April 2024 and April 2025. Further details are available in PCC minutes and also in the 'Record of Works' log.

#### INSURANCE

In 2024 and 2025, the church and buildings were again insured by Ecclesiastical Insurance.

#### INSPECTIONS

No formal inspections took place in the year. However, as part of the refurbishment review, our engaged Architect visited in relation to some reordering and a much more ambitious refurbishment programme. A general discussion of the church interior and exterior indicated that change was possible and would be generally supported provided it was agreed upon by the PCC and the correct faculty requests made.

#### MAINTENANCE

Regular urgent maintenance was undertaken as required. Ongoing maintenance is needed in the next year, particularly all walls and vestry ceiling.

The old lights in the vestry have been replaced with LED lighting.

#### REPAIRS

The Church roof required attention to repair dislodged slates and the flat roof above the vestry was refurbished with new torch on felt covering all the seams. It is likely more extensive repairs will be needed, possibly the replacement of the boarding and new felt. The work was undertaken to replace/repair some dozen slates. While undertaking the work, a visual inspection was carried out and although there are some concerns, the roof is in a reasonable condition.

The porch roof is under repair with some work done, but there remains a leak which must be found and rectified.

The parish hall roof has had extensive repairs due to damp on inside walls. The general condition of the extensions to the original slate roofed building is of concern. Tiles, ridge tiles and felt and battling has needed replacement having rotted away in some places. The repairs should secure the building for the next winter, but more extensive work may be needed.

#### CHURCHYARD

Some of the Churchyard trees have been tidied up and branches removed. A faculty (A) has been lodged for this work.

A general tidy up of accumulated rubbish will take place, this includes a great deal of rubbish tucked behind the sheds. The garden implements once used to maintain the churchyard will be disposed of, either sold or given to tools charities.

Gardeners have been secured to mow the grass which was done in April. Ongoing costs may need to be considered.

## BOILERS

The boiler has performed well, although it is very underpowered to heat the church to anything above 15C on cold winter mornings. The pressure vessel in the vestry cupboards needs to be moved to the boiler room and provision for mains water to support its relocation is now available.

The boiler is likely to only last a few years before it fails again and it is anyway insufficient to heat the church quickly and comfortably. Consideration of a new heating system is underway as part of the refurbishment proposals.

## REORDERING

The reordering has taken place, with the pulpit removed and the pews rearranged and reduced.

The proposed café at the rear of the church is taking shape and should be complete and open in late May.

Tom Allen

Deputy Churchwarden

April 2025