



Annual Fabric Report for APCM

St Matthew's Church

In Autumn 2025 repairs and redecoration were undertaken to the damaged area of the nave ceiling plasterwork. An application was made to the diocese for a 'Minor Repairs and Improvements Grant' and the sum of £500 was received towards the work. At the same time the contractors repainted the whole of the nave ceiling including rectifying earlier work and in accordance with the recommendation in the Architect's Quinquennial Report 2023 the organ gallery ceiling was repaired and redecorated.

In November 2025 the Diocesan Advisory Committee approved a faculty application to allow the interment of ashes within any area of the current graveyard at St Matthew's, except those areas where there is currently a grave, ashes have already been interred, or there is a pathway.

An annual general maintenance schedule was duly carried out throughout the year by the Parish Maintenance team. Records are maintained in the Log Book held in the Parish Office. The Church Terrier/Inventory has been updated for the APCM for forwarding to the Diocese.

St Paul's Church

On 16 August 2024 St Ann's Gate Architects undertook a Quinquennial Inspection at St Paul's Church. The report set out actions for immediate attention, those within two years, five years and observations for the future.

A stonemason, Will Davies, carried out all the immediate repairs identified in the Quinquennial Report required to the church building. Including:

- In the south aisle, the upper part of the mullion of the first and the next window to the west.
- The crack in the mullion below the east window
- In the south porch is a small southwards extension of the south low level to the right hand of the south porch side, the Bath stone plinth was decaying and is repaired
- On the west end on the high nave gable, one kneeler stone on the south side suffered decay in the winter of 2023-2024, and the face of the stone parted company with the remainder and came to earth and the next kneeler above it had a similar detachment. These have been replaced and repaired.

We are aware that the western wall, at low level below the desk, is affected by residual dampness. The situation externally, where ground levels are relatively high compared to the internal levels, could be addressed by a 'French drain'. However pending reorganisation of the car parking and preschool we will address this when that work is carried out.

We are also aware that seven or eight tiles are mis-aligned, loose or broken, on the south-facing vestry roof. These should be repaired this year.

Four additional concrete posts have been installed to stabilise the boundary fence in the meadow.

The old brick and flint wall on the south side of the church was significantly damaged by a car accident and finally rebuilt by a specialist restorer Nick Johnstone of Iron Hill Building Restoration and paid for by insurance.

Work is required to the Hall and Parish Rooms but as we have plans for significant changes to these buildings we won't carry out these repairs unless they are urgent. In this regard a new exterior door has been installed on the east entrance to the hall and one radiator in the hall has to be refixed to the wall in the hall. A plumber has said it is not worth replacing the radiators at this stage.

All running repairs are undertaken in conjunction with the Parish Maintenance Team; expenditure is monitored with the Treasurer. A general maintenance schedule is implemented each year.

We are currently in discussions with contractors to carry out works to our car park in the churchyard which will provide safer access and use by pedestrians and more parking spaces. We anticipate applying for the required permissions to carry out the major changes over the summer in 2026.

The APCM receives the Terrier and Inventory, which is available for inspection at the Parish Office, by appointment (admin@stmatthewstpaul.org or 01962 844878)

Churchwardens, April 2026