**WARDENS’ REPORT ON PARISH BUILDINGS, PROPERTY AND FABRIC FOR APM 2023 (covering calendar year to 31 December 2022) item 11**

PARISH HOUSING

The Parish owns and is responsible for four houses and four flats. The Rectory is the property and responsibility of the Diocese and reports on these covering the last calendar year are set out below:

1. **55 Alwyne Road (St Mark’s Vicarage)**

The parish wardens undertook an inspection of Alwyne Road on 4th July 2022.

The property is in generally good condition, but the roof has had many repairs and we have been advised that it may need replacing soon. This will be a major item of expenditure for consideration for next year’s budget. Expert advice in September was that leaks should be monitored over the coming months. The following works have been carried out:

* Broken shower pump replaced
* New laminate floor in hall
* Badly worn carpets on stairs and landing replaced
* Collapsing shed repaired
* Cracked handbasin in downstairs cloakroom replaced
* Broken toilet seat in bathroom replaced
* Faulty gas hob in kitchen replaced
* Broken splashback in kitchen replaced
* Annual cleaning of gutters
* Other minor repairs

1. **3 Arthur Road (Parsonage for St Mary’s Associate Vicar)**

As the proposed new parish housing scheme involves the demolition of this property, only essential repairs have been undertaken as follows:

* Repair of immersion heater
* Repair of toilet flush
* Annual cleaning of gutters

Now, however, that the project has been paused for 18 months, there is a need to keep it in reasonably good order. We will inspect and give a verbal report to the APCM.

1. **10, Coombe Gardens (St Matthew’s Vicarage)**

In general, the house is in reasonable condition but with certain areas of concern and need of repair and renewal.

Main living room:

The sliding glass garden door is difficult to open. The roofer has advised that this is probably caused by the wood below the asphalt deteriorating. He carried out a patch and repair but roof likely to need replacement in the next year or so and the cost will need to be budgeted for.

Study

The floor is somewhat scuffed and could do with recovering. As sections of the laminate are moving apart. This will need replacement in the medium term.

Whereas the front window is double glazed, the side window is not and is noisy and cold in winter. This should be replaced.

Kitchen:

The kitchen is now more than ten years old and is the area most in need of renovation.

The kitchen units are in good condition; however, the following items have been replaced/ dealt with:

* The double oven and grill
* Hob and extractor hood
* The fridge freezer
* Boiler plus boxing in, and making good.
* Mixer taps on the sink and pipe replaced
* Worktop
* Redecoration
* New back door

First floor bedrooms and bathroom:

All good apart from a damp problem in the area of the two chimneys which has been partially resolved but requires monitoring.

Windows:

All the double-glazed windows at the front of the house, both upstairs and downstairs, are start to “bloom”; developing opaque streaks and condensation, to be replaced in the medium term.

Exterior:

Mostly in good condition though the paint is peeling off the front roof lintel. Redecoration will be required in next couple of years.

Gutters have been recently cleared but two areas have been repaired.

External wooden surround to extension doors has been repainted.

1. **9, Thornton Road (currently not in use as clergy housing)**

Thornton Road does not meet the requirements of a parsonage so is not used to house any of the team vicars. It has been let to tenants most of the year under 3 separate tenancy agreements.

Works were required in the summer of 2022 as serious leakage arose in the bathroom. The works comprised:

* Making the bathroom wall watertight
* Tiling, plumbing.
* Electrics and decoration to include damaged areas in the bathroom and other parts of the house.
* Other minor works

1. **General**

The Parish Office ensures that all legally required electrical and gas checks of Parish properties are carried out annually and certificates are issued. They are also instrumental in arranging a variety of day-to-day repairs at the various properties. This year a maintenance schedule has been set up by them recording the works, future works and checks carried out/ to be carried out for each property which is a very useful additional and assists with budgeting. The Wardens would like to record their grateful thanks to Sam Pedder and Rachel Rowell for all their hard work and help in the maintenance of the Parish properties.

1. **The Galustian Flats, 15 and 16 Alexandra Road SW19**

The Galustian Houses are two houses in Alexandra Road, divided into four flats, all rented out to tenants. Margaret Swain chairs a committee which oversees the management of the flats and in practice deal with the tenants and arrange for any necessary repairs. Haart & Co. are employed as managing agents.

However, in addition to the regular safety checks there has been a succession of running repairs in all the flats. Also there were some larger issues which include:

* Replacing the shower mixer and the stair carpet to first floor flat no. 16
* Repairs to the garden shed and repairing and rehanging side gate to ground floor flat no. 16.
* The tenant of ground floor flat no 15, carried out various refurbishments to the flat and garden without informing the Trust in advance, these were mostly cosmetic. The Trust has only paid for those considered necessary and have made it very clear to him that this must not happen in future.

The Wardens would like to record their grateful thanks to Margaret Swain and her committee for all their hard work.

1. **The New Housing project - the development of two parsonages on the site of 4, Arthur Road**

Planning consent was obtained for the new housing scheme on 8 September 2022. However, the Rector then sought advice (as economic conditions had significantly changed) from the PCC Housing Project team, Parish Treasurer and input from DCCs and their treasurers and had examined the possible scenarios which had led her to conclude that now was not the time to press ahead with the construction phase. Costs were rising, a more thorough appraisal of the sale value of property by a diocesan advisor suggested that properties sold would fetch less than earlier envisaged and the absence of a Parish Treasurer all lead to this conclusion. In December it was therefore decided that the build phase of the project would be delayed for up to 18 months, although PCC Housing Project team plan meet regularly to review the situation as it evolves going forward.

The Wardens would like to record their thanks to the Housing Sub-Committee for all its hard work on this project.

CHURCHES, HALLS AND OTHER PROPERTY

**St Mary’s**

* The extensive refurbishment of Garden Hall, including the installation of new acoustic panels, by the architect Marcus Beale Associates was celebrated on 30th October.
* Progress was made in liaison with the Diocese on major plans to upgrade the Victorian drainage and soakaway systems which are inadequate for the volume of water and too close to the church building. A faculty has been applied for.
* Re-plastering work needed to rectify damage caused by damp was scheduled for 2023.
* A faculty was sought for stonework repairs following falling masonry, work to the vestry roof, refurbishment of the clock, and improved accessibility for the West entrance.
* The flooring in the Chancel was steam cleaned to remove the markings and repainted white on the upstand of the steps.

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**St Mark’s**

* The Kingston area office moved into the outer offices and the church office moved into the former vicar’s vestry.
* Successful installation of a new Audio-Visual system, including a fixed but retractable screen, a camera video facility, a projector and a new and effective sound system. There is also a lockable control desk where there used to be a last row pew. A permanent faculty for the displaced pew to be retained centrally along the back wall applied for.
* The five-yearly electrical safety checks took place and showed a need for some upgrades to the system, both in the main church building and in the hall.
* The organ has developed signs of old age and accompanying faults, so replacing it is being looked into.
* Car park rising/falling bollard was repaired after vehicles had damaged it again; additional lights to enhance visibility organised.

Faculties & List B Work

We are in the process of applying for some List B repointing work. One of our Quinquennial

report items is the repointing of the exterior of the building. We plan to make a start on the

West end of the building in the spring, as this is the proposed location of our external

disabled WC/lobby, and so it makes sense to ensure that the messy work is done before the

new building erected.

We have set aside a notional £25K from restricted funds and will be applying for Viridor’s

next round of funding in January. They could make a grant of up to £50K. The size of their

grant will affect how much of the wall we do. At a minimum it will be the three bays around

the West door, and if possible we may also be able to do the additional 2 bays of the North

aisle. We have therefore asked contractors to price for 3, 4 and 5 bays. We are speaking to

our 3

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contractor on Monday 5

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Dec. Initial quotes range from just over £30K for 3 bays

(cheaper contractor), to nearly £100K for all 5 (more expensive contractor) s

**St John’s**

* Building a disabled WC at church level a priority plus a lobby area outside the West door. Money permitting, the plans included a small room for the flower arrangers, and some general storage plus tidying up the tea point at the back of church.
* Repointing the external walls – planned to be piecemeal each year, dependent on advice on priorities from the diocesan architect, beginning with the West wall in Spring 2023 – a minimum of 3 bays and up to 5, if funding permits. List B repointing work applied for.
* Refurbishment of the 28 candleholders that fix to the pews for candlelit services, including replacing the candleholders with standard ones in a saucer to catch the wax and re-painting the wooden struts.
* Cost of energy – it was proposed to look at options, including commissioning an expert energy review to see how to minimise usage and pass on more of the cost to outside users where appropriate. For example, there is no way to heat only the Peter Dixon Room without heating the whole church.
* The aging gas boiler was reported as fit for service “for the foreseeable future” but the pumps which are an integral part of the heating system needed to be replaced. Quotes were being obtained.

**St Matthew’s**

* Heating in the hall has been problematic, not helped by difficulty finding a reliable and reasonably priced heating engineer.
* New spotlights were installed providing better light in the sanctuary.
* The lift in the church hall was repaired and may be used by those unable to take the stairs.
* The organ requires some major repairs which ideally should be carried out in the next 12 months.
* The underfloor heating was found to not be working in parts of the church and needs repairing.

The Parish Wardens would like to express their thanks for the hard work and conscientious stewardship of the Church Wardens, and for their careful handling of complex problems.

THANKS

The Parish Wardens would like to record their thanks to all the Churchwardens and the many volunteers for all their hard work in the maintenance and upkeep of the four churches and their halls.

Jane Austin and Sheila Lenon,

Parish Wardens 2/5/2023