

## **Warden's report 2022 – Work done**

Much work has been done on both Church and Hall during the year.

In January new drain points were fitted to the Meeting Room gutter. This should help to reduce the likelihood of leakage to the ceiling cavity and resultant leaks to the corridor and disabled toilet. Then in February an electrical inspection was carried out. Repairs on the hall, corridor, upper room, meeting room as recommended in the 2021 quinquennial survey were completed. The outside wall alongside the Garden of Remembrance was plugged and a chain fixed for a new bench in memory of Ann Robinson. The cross on the apex of the roof was repaired, with a new timer installed in the vestry. The hall corridor entrance lock was replaced.

A Hall structural survey was carried out in March and a sample of roof tiles from the room outside the hall kitchen was taken to test for asbestos. In April the Book of Remembrance was updated.

In May the porch ceiling was repaired where affected by damp. Both the porch and church interior walls were cleaned and re-emulsioned where affected by damp. The hall windows (east side) and accessible part of a drainpipe were repainted. The rear door covering of the hall was repaired and re-painted, as was the Church porch rear window and flagpole base. A drainpipe at the corner of the Church, nearest to Irlam Road, was unblocked after leaking water to the inside of the building. A full 'Management Survey' of the hall and toilets for possible asbestos presence was carried out. The hot water heater in hall cellar was checked over.

In July asbestos was removed from the kitchen entrance, (the ceiling tiles were totally removed) and from the cellar. In August a new drainpipe was fitted to the main roof of the church, on the corner nearest Irlam Road, plus the opposite corner drain was cleared of debris. Vegetation and debris were cleared from the kitchen roof; and the drain hopper re-fixed. Loose plaster was removed from the interior hall brickwork near the kitchen.

September saw more work carried out in Church – the high-level chancel windows in church were repainted inside and out; the lightning conductors were checked and necessary repairs carried out.

As part of our Eco plan, 10 LED tube units were installed in the hall to replace the old fluorescent lighting. Finally in October the flags at the rear of the hall were re-laid and the brickwork re-pointed.

The gardens and lawns were also beautifully maintained throughout the year.

As can be seen 2022 was a very busy year and we wish to thank **everyone** who worked so hard to assist us in any way with this work.

Geoff Andreassen and Neil Barnes