# Annual Buildings Report 2023

**Holy Trinity Church, Seer Green & Jordans**

The following is a summary of the works undertaken on the Church, Churchyard and Parish Church Hall between June 2022 and April 2023. Further details are available in PCC minutes and also in the record of works log.

# INSURANCE

During 2022 and 2023 the church and buildings were insured once again by Ecclesiastical Insurance.

# INspections

In August, the Quinquennial Survey was made of the church building, and the Deanery Inspection was also made of our policies and procedures. Neither reported anything major, except to recommend that an electrical survey should be made. This has also been done, with no major concerns or recommendations.

# maintenance

Regular maintenance was undertaken as required. This included the replacement of the fire extinguishers with new ones in both the church and the Parish Church Hall; heating servicing, and air conditioning servicing (Church Hall); boiler servicing (Church); and clearing gutters and removing moss from the Vestry roof.

# Repairs

A fence and manhole cover have been repaired at the Parish Church Hall, as well as a leak at the Parish Church Hall.

The roof of the Church boiler house has been made more water proof with a new lining and the replacement of many of the slates.

The four central nave lights have been replaced with LED bulbs, and their casings cleaned.

# churchyard

The maintenance of the churchyard has been difficult this year as Dennis Munden’s health has prevented him from doing as much as is needed, and then he had to stop working completely. Small teams of volunteers from the congregation have cleared away some of the ‘rubbish’ in the churchyard and managed to reduce the size of the compost heap, though more work is needed; and in October a group came to weed, strim, mow, and move the unsightly builder’s bag of slate. Chris Lillitou assisted in mowing the grass. We are very grateful for all those who have worked so hard to keep the churchyard looking as neat and attractive as possible.

The Quinquennial Report recommended cutting back some of the trees and tidying up others. Three quotes have been obtained, and the most urgent work is scheduled for September 2023.

# Boilers

The boilers in the church began to give problems at the beginning of December. Pete Ramage nursed them through December, replacing parts or moving them from the secondary boiler to the primary, but they kept failing. We used a gas blaster loaned from the Jolly Cricketers to raise the underlying temperature, and various heaters to maintain the heat, but had to move the two Carol services to the Jubilee Hall due to the very cold weather. In January, Pete flushed out the pipes and had another attempt to fix the boilers, but they failed completely and the Scouts very kindly offered their hall for us to hold our 10am services for 10 weeks. There is a small team investigating net-zero heating systems, and the current plan is to try and repair the boilers, so that a long term solution can be found that does not use fossil fuels.

Many thanks to **all** who help with the upkeep of the buildings and the churchyard, in particular Mark Webb.

Janine Dunnell

Churchwarden

April 2023