

# St Peter's Church

## Fabric report

April 2022

The church and the hall remain in sound condition.

Over the past year routine works including servicing of the boilers and water heater and checking the fire extinguishers has been carried out by our regular contractors. In addition minor repairs including gutters and downpipes on the hall and lock replacement have been undertaken in house.

The leaks in the hall roof where the small hall joins the main hall which had been repaired temporarily a few years ago worsened and the decision was made to carry out a full re-roof of one side of the small hall and the integral box gutter and flashing to the main hall. The leaks had caused significant damage to the drama clubs costumes which had not been noticed because of lockdown. However their store cupboard is now watertight and in use again.

There is currently a leak on the porch roof at the rear of the hall and a contractor is being sought to repair this.

In November storm Arwen damaged the church roof with some ridge tiles and slates being dislodged. This has now been repaired and a claim was made under our insurance policy which has been paid.

The light at the back of the church has been replaced. The type of light that was there is no longer available and an LED replacement has been fitted.

In the hall the lights in the main hall have been replaced with LED "tubes". There are half the number of tubes now and each tube uses significantly less energy than the old ones so the saving in electricity should be considerable. The new fittings are attached directly to the ceiling giving greater headroom and an improved appearance. The light level is higher than it was with the old lights.

A fault was discovered on the outside lights at the main entrance to the hall which was causing the main hall lights to trip This has been repaired and new outside lights fitted.

The ride on lawn mower has had to be repaired this year but it now seems to be working well. My thanks to the grass cutting team for their continued support and also to the team who came and helped cut the beech hedge. We were assisted this year by a number of the service team from Whitley Bay Explorer Scouts and our thanks go to them as well.

Nick Coulson