

ST. ANNE'S PARISH CHURCH, CORSTORPHINE

FABRIC REPORT

Building Fabric Report for Session Meeting 30th September 2015.

Update on matters arising since Building Fabric Meeting of 4th March 2015

1. **Water heater (Catering)** – replaced with new model. This has just failed and is to be repaired a temporary unit is to be put into place.
2. **Apse - Marble Floor & Steps** – all loose pieces of marble have been refixed and subsequently given a thorough clean
3. **Roof Leaks & Guttering**
 - a. Ross Scoular cleared the down pipe to the NW corner of the Hall and checked the gutters to the right of the Hall West Door. Drains and pipes were found to be choked and have been cleared.
 - b. A leak (puddle) was reported in sanctuary in July coinciding with exceptional heavy rainfall. Dominic Fletcher has checked and carried out some slating repairs.
4. **Re-pointing of the Boundary Walls** – Alan Lamb agreed to stand by his original quote of 6th March 2013. Works should have commenced 2 weeks ago but Scottish Office seem to be able to trump us! Alan advises works will start in next 1 – 2 weeks.
Note – tell tales to North Boundary wall remain complete.
5. **Notice Boards** – agreed to be left till September Session meeting and are under a separate item.
6. **Belgrave Halls.** –sale concluded.
7. **Break in damage** – new doors fitted have been made, installed within existing frames and emergency ironmongery replaced as necessary. Vestry door and door frames repaired.
8. **Kaimes Road Gardens** – a skip was arranged and a work party trimmed the unruly shrubs.
9. **Organ humidifier** – specialist equipment and essential for organ health. Approval sought and given for kit to be ordered and fitted.

10. **Fire extinguishers** have had their annual service and safety check carried out.
11. **Gas Safety** - annual gas safety test carried out. Follow up on gas cooker required
12. **Manse**
 - a. At the end of July the tenants advised of a damp and fungus problem to the ground floor shower room and external wall. They had advised Umega 3½ weeks prior and there had been no action.
 - b. There appear to have been a breakdown in communication with Umega and their specialist contractor. Probably made worse by our Umega contact serving their notice period and the replacement not yet up to speed.
 - c. The problem has been identified as defective first floor bathroom WHB and bath drain pipes. The defective part of the pipes was within the depth of the external stone wall.
 - d. Repair, reinstatement works are now complete with the exception of redecoration of the lounge (part) and both bathrooms. A further quote has been requested as the first was considered uncompetitive.
 - e. The tenants have been remarkably accommodating and relaxed through this prolonged period of disruption. I can also advise that the manse is being kept very clean and tidy.
 - f. Update requested from Umega on decoration and final costs
13. **Coordination with hall development plans**
 - a. Preparation of schedule of retained FF&E items (furniture, fittings and equipment) for incorporation within development e.g. new water heater.
 - b. Repair and Maintenance items – preparation of schedule for issue to project Architect and QS for incorporation into tender documents. These can be identified for omission and brought back into our control if advantageous to do so.
 - i. Guttering and Downpipes – cleaning out, repair of leaking joints and painting.
 - ii. Rebedding and pointing of skew cope stones to south east corner
 - iii. Railings and gate repairs
 - iv. Driveways
14. Fan club request purchase of 2 nr additional small tables due to increase in numbers. Agreed these will be purchased.
15. Rose Fleming – has retired from the position as Joint Fabric Convenor. We thank her for all her time, diligence and patience.

Deliverance:

Session:

- 1) Session receives the report
- 2) Notes that the works to the Manse were carried out as Emergency Works. Insurance has been informed and claim form will be completed and returned for consideration once all final costs are known.
- 3) Notes requirement for preparation of retained FF&E list and advantageous repair and maintenance items.
- 4) Thanks Rose Fleming for all her time, effort and patience as a member of the Fabric Team.

Convenor

Andrew J McColl

23rd September 2015.