

St Aldates: Fabric Report 2023

Summary

The PCC is responsible for three buildings: the Church, the Parish Centre and The Catacombs. It holds leases for the intern house and 5 properties for staff. In addition, it holds leases for parts of Commonwealth House that are then subleased to G&Ds or to Commonwealth House Ltd.

Our facilities manager oversees this portfolio arranging maintenance and repairs as necessary and scheduling the wide variety of essential service contracts covering fire alarms, fire equipment, emergency lighting, lightning conductors, security alarms, roof alarms, heating, air conditioning, lifts, church bells, and pest control.

Church:

The building was inspected in September 2022 under the quinquennial regime. No significant repairs were identified that were inconsistent to general maintenance of a building of this age. Works in the church have included; the completion of the building works in relation to the a/v upgrade project; a motorised window blind to cover the West End window under the Bell Tower; Repairs undertaken to Roof tiles, gutters and lead work; External lighting to South and North Doors as well as outside front of church. Underfloor heating flushed and now operating more effectively.

The architect has provided plans to secure the crypt roof arch which is failing. Builders currently being sourced to undertake the work.

Parish Centre:

The building was inspected in December 2021 under the quinquennial regime. Several larger spaces have been converted into open plan offices to enable more individual meeting rooms and counselling spaces to be made available. New CCTV cameras were installed to cover the two front entrances to the building.

The Catacombs:

No major works have been undertaken. As part of the Parish Centre reordering of offices, Students have now moved out of the Catacombs and into the Parish Centre.

Number 9 (Intern House):

The showers in the basement and middle floor were replaced by the landlord. The flooring in the basement replaced. Water ingress issues into basement currently resolved. Heating remains an issue with a new boiler is being considered by the Landlord.

Energy Usage:

Our buildings have high energy usage given the age design and nature of them and therefore we continue to review ways in which we can reduce our consumption. We have completed a review and are implementing a plan of LED replacements in light fittings. The most significant of these changes was the major lighting upgrade completed in the church.

In the Parish Centre we are progressively replacing light fittings with low-energy alternatives and have installed low energy lights in the Media and Operations Hubs, Green Room and New Lounge.