**Fabric Report to the St Chad’s APCM April 2014**

In June of last year a large amount of dry rot appeared in the Priest’s Vestry and the cellar below. Under the supervision of a member of the Diocesan Architect’s Team, this fungus has now been removed and the area thoroughly treated. The work was carried out by Robinson’s Preservations, We were informed that the fungus had not spread beyond the area that was visible.

During late summer it also became clear that lead had been stolen from sections of our church roof, above the vestries. Fortunately, our firm of insurers, Ecclesiastical, agreed to ‘engage’ with the claim. This meant that they were willing to pay for the repairs on receipt of appropriately itemized estimates of costings. This was all eventually achieved by early October and the work was completed in early December.

However, following the shocking weather throughout December 2013 and January 2014, leaks appeared in several sections of the church roof. On the return of our roofers, it was identified that water was pooling above the flashing on the vestries, and then dripping through. One of the rain water runnels on the south facing section of the lower roof had also slipped, causing another leak in the south aisle. Repairs therefore had to be made to both roof areas and we are pleased to report that the church roof no longer leaks anywhere…just at the moment !

Judy Fletcher and Diane Wynn (Church Wardens)