

# St Mary's Woburn – Fabric Report – 2021-2022

We are fortunate that the overall fabric of St Mary's Church is in good order. The church is an imposing building that is admired and appreciated by many. Like all properties of its age, it must be maintained and enhanced so that it can be used by current and future generations as a place of worship with a historical interest and significance. We are extremely grateful to Bedford Estates who maintain the fabric of the building, and mow the grass to the south of it.

Over the past twelve months we have endeavoured to ensure that repairs where necessary have been made and that ideas and suggestions for improvements have been considered and carried out where finances have allowed.

- **General**

2021 was another extraordinary year due to the COVID-19 pandemic. Budgeted items such as the redecoration of the crypt toilets were shelved. Non essential items of maintenance and repair (see below) have been delayed.

- **Plumbing**

During the lockdown periods, all the taps were run and toilets flushed weekly in line with advice from Ecclesiastical Insurance.

- **Central Heating**

The central heating boiler was serviced as part of the annual maintenance schedule

- **Church Surrounds**

A new maintenance contract was entered into with Osborn . This ensures that those parts of the church grounds not looked after by Bedford Estates continue to be kept in a respectable condition.

- **Graveyard**

Woburn PCC is responsible for the upkeep of the Graveyard behind the Heritage Centre in the High Street. The graveyard is maintained to a high standard by a small group of dedicated volunteers. The equipment was professionally serviced by ATM in Woburn Sands, and a grant received from Woburn Parish Council. While there are currently no dangerous gravestones, it was agreed that an annual inspection should be carried out. An annual contract with Jason Darlow was agreed for control of moles

- **Alter Frontals**

The fine gold embroidered alter frontal is being repaired by All Saints Embroidery at All Saints Convent in Wantage. Cost is approx. £7500. This is to be paid from the Alter Frontal fund. It was expected to be returned in March 2020 but due to the pandemic and consequent working restrictions, it is still at All Saints Convent. Its return is anticipated in March 2022

- **Roof Repairs**

A number of slipped tiles in the valley between the north and south aisles apex roof and the south side of the main roof have been repaired by Bedford Estate. The flat roofing on the tower has been recoated with waterproofing material.

- **North Aisle Stained Glass Window**

Some damage has occurred possibly by stones thrown at the window. Bedford Estates have been made aware of this and have undertaken to make the necessary repairs. These have been delayed by COVID-19

- **Flagpole**

While the contractors were carrying out the repairs to the flat roof of the tower, they replaced the flagpole and a new nylon rope was attached.

- **Inspections and Certificates**

All the necessary Electrical, Firefighting Equipment, Sound System and Lightning Conductor inspections have been carried out and appropriate certificates issued. A Buildings Insurance inspection was carried out by Bedford Estates to update the insured value of the building. The premium is paid for by the estate.