

St Mary's Woburn

Fabric Report 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**

2022 was another extraordinary year - this time due to the huge increases in gas and electricity prices. Budgeted items such as the redecoration of the crypt toilets were shelved. Non essential items of maintenance and repair have been postponed.

- **Plumbing**

Various minor repairs were carried out – mainly to taps in the toilets

- **Central Heating**

The central heating boiler was serviced as part of the annual maintenance schedule. New digital timers were installed at the foot of the organ steps and in the crypt. This can now be controlled on an app by either Ian Wayment or Rich Langford. The ambient temperature - previously maintained at 11 degrees on account of the organ has been allowed to fall in line with the external temperature during the week when the church is not in use. The building is now only heated when required.

- **WiFi**

The church now has WiFi with a new router in the crypt

- **Organ Loft**

Following advice from the organ tuners that the danger to the organ was caused by humidity rather than temperature, the thermostats in the organ loft have been replaced with humidistats

- **Church Surrounds**

The maintenance contract with Osborne has been renewed. 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 renewed for control of moles. Through the Treasurer, an annual grant is applied for from Woburn Parish Council

- **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.

- **North Aisle Stained Glass Window**

Some damage has occurred possibly by stones thrown at the window. Bedford Estates have arranged for this to be mended and the window is now wind and watertight again

- **Inspections and Certificates**

All the necessary Electrical, Firefighting Equipment, Sound System and Lightning Conductor inspections have been carried out and appropriate certificates issued.