

## **ST MARY THE VIRGIN CHURCH WELFORD**

### **ANNUAL REPORT BY THE CHURCHWARDENS TO THE PAROCHIAL CHURCH COUNCIL FOR YEAR 2025-2026**

#### **Contents.**

1. Repairs and Maintenance of the Building and Churchyard
2. Other Repairs to be considered for 2026/7 and beyond.
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5. Quinquennial expected.

#### **1.0 Repairs and Maintenance.**

- 1) The church roofs have shown no sign of deterioration this year,  
Only 2 small leaks in roof have been evident this year.
  - a) One in the vestry above the table (know of for some time).
  - b) One inside the south door.

These leaks have been minimal this year, even though no action has been taken.
- 2) Drains and ground gullies have been cleared.
- 3) The annual maintenance of the roof alarm system was carried out.
- 4) The church clock has been maintained in the last 12 month. The Clock works well and keeps good time.
- 5) The annual Fire extinguisher maintenance has been done.
- 6) Some Louvers have fallen out. These have been retained and will be replaced.
- 7) There is a crack in the Graveyard wall on West St. The wall is solid, monitoring has shown little further movement.
- 8) The crack along the internal south wall in the south east corner has not extended. As suggested by the Architect this is being monitored.
- 9) Damage to the stain glass window in the Lady Chapel caused by a falling Tree Branch has been repaired under an approved Faculty.

## **2.0 Repairs considered for 2026/7 and beyond**

1. Re-point tower chimney brickwork.
2. Re-point the wall east of vestry.
3. Repair broken/missing glass.
4. The Quinquennial Report was received in January 2021 in which the architect indicated that the condition of the slate roof covering the nave is a concern and that whilst the replacement of slipped slates is adequate in the short term a complete re-slating should be considered.
  - a. A single Quotation has been received for about £15k.
  - b. Further Quotations have not been for coming.No further action taken.
5. There are some splits in the lead on both the north and south aisles which have been temporarily patched and need to be permanently repaired or the lead replaced.
6. The timber louvres to the western bell light need replacing.
7. Repaint the corroded steel framing of the bell frame.
8. The internal decoration of the church requires attention.
9. The masonry on the outside of the Vestry south west wall needs repointing.

## **3.0 Fittings, Furnishing, Plate and Register**

1. All fixtures and fittings are in good order.
2. All church plate is in good order
3. All church registers are in good order, and in accordance with the inventory.
4. All church linen, vestments and alter frontal s are in good order.

## **4.0 Acquisitions**

None.

## **5.0 Quinquennial Expected.**

A Quinquennial is expected this coming year.

For this a PAT & Electrical Test/Review will also be required.

G F Ball  
Churchwarden

April 2026