

St Stephen's Ealing

Report on the fabric, goods and ornaments of the church for year 2025-26

For Annual Parochial Church Meeting 17th May 2026

(as required under the Church Representation Rules para II 9d)

As the Premises Manager I take responsibility, on behalf of the church, for all the buildings, plant and fabric, and contents of the Church and Church Centre. This also includes the maintenance of the buildings and fabric of the Cottage (occupied by me) and 26 Drayton Gardens (occupied by the Curate until October 2025, currently vacant).

Our next Quinquennial Inspection (QI) is upcoming later this year in 2026, with the most recent QI being completed in July/ August 2021, 5 years ago. When the QI last took place, a number of issues were identified for immediate attention. Many actions have since been resolved, but many have also been pushed into the future, with many being related to our larger, Entrance Improvement Project Plan. The Quinquennial Inspection recommendations have been further reviewed by the Buildings Team and me over this past year to try put into motion all necessary action points before the next inspection. The previous QI inspector, Steve Palmer, has now retired and a new one will need to be appointed for the QI due in 2026, we have started the process to find a new QI inspector.

The project to improve the entrance to the building, approved by the PCC in early 2022 and to be largely funded by the St Luke's Trust, has been paused over this past year due to continual rises to costs of materials and estimates for the planned project and questions over funding by St Luke's. Over this time the project has been reflected on further to weigh the value the project adds against the significant rising financial cost attached to the project. During this past year, we have continued to see the overall condition of the car park deteriorate and sink into the ground to an unsafe level. The PCC has now approved a planned redesign to fix the car park only, without completing the whole EIP project, as the danger of someone injuring themselves in the car park currently is a real possibility. Fred Eaves has been working on the tender package for the car park, and we are hoping that the works on the car park will be completed this Summer, 2026. Thank you to Fred for all his hard work.

In the St Stephen's building, our one major building structure expense was one of the recommendations from the QI that had not been completed. This was the replacement of the felt roof on the flat roof of the entrance. The replacement of this roof was urgently addressed due to a leak coming through the flat roof in January 2026 in a heavy season of rainfall. We had not addressed this action previously due to the plan to change the roof in the EIP, but it could not be left any longer, and has now been replaced by John Levis. A thank you to John for his dedication to maintain the roof either at a reduced cost, or voluntarily, with moss clearing, leaf clearing and treatments also being part of his commitments to the church.

Over this past year we also replaced both projectors in the worship area with new digital projectors, as our previously refurbished projectors were becoming increasingly faulty. A thank you to Andrew Whadcoat for his dedication to the vision and lighting systems here at St Stephen's.

We have faculty approval, and will be in the near future replacing the sliding panels used to divide the Main Hall for various activities, most importantly for JAM ministry on Sundays. They have shown significant deterioration during the year and are no longer moveable in any capacity. Ezyglide will be completing the replacement works in the next 3-4 months. This will give us an opportunity to freshen up the hall as a whole, with the replacement of boards around the room, the updating of the cupboard of room 5, painting of the doors and varnishing of the wood features all creating positive impacts for the look of the space.

The other major work during this last year was completed at St Stephen's Cottage, with a new Ikea kitchen being fitted. The replacement of the kitchen cabinets, kitchen flooring and flooring in the reception were all completed a reasonable price, largely due to Kevin Ledwith so I thank him for this. During this process, the Cottage was also painted, the stairs fireproofed and the ceiling stripped for fireproofing, as well as the movement of the kitchen utilities to adhere with electrical compliance.

At 26 Drayton Gardens, the house remains in good condition, with some works being completed both before and after our curate moved out in October 2025. A substantial leak from the bathroom was resolved, as well as a faulty banister. Other smaller replacements of lights and redecorating of the ceiling were also completed.

Other works that were completed in St Stephen's Church building were a replacement to the gate to the side of the Cottage, various light replacements completed either professionally or by Andrew/ Jack, toilet repairs, spray treatments of the oak trees around the property, sockets around the building. Our annual boiler and fire extinguisher tests were completed as usual, as well as weekly fire alarm tests. Our triennial inspection of the standing oak trees is arranged for June 2026.

The annual terrier and inventory was completed by the Vicar, David Baylor, with some additions and subtractions being necessary. All valuable possessions included in the report, for example silver and other possessions of the church, were located and in good order.

In November 2025 we organised a 'Sleeves Up Saturday' with many members of the Church community attending to help with repairs, cleaning and redecorating jobs around the Church Centre which helped improve the building. We will be hosting our next one in June 2026, and are looking at future dates for redecoration of the building.

I want to particularly highlight the dedicated team who look after the church garden around the building. We do still need to plant 1 more native tree to satisfy the requirements from Ealing council to plant 3 native trees, in replacement for our fallen oak tree. But a massive thank you for all the hard work from this team to make this part of the building such a pretty, peaceful location.

We have a number of short term works that we plan to resolve this year including; re-pointing of the chimney, the replacement of the church shed in the garden, redecoration and resealing of the church timber windows, removal of corrosion to steel beams in boiler room, stripping of the wall in

the meeting room to work out resolution to damp issues in the external wall, and the installation of a push button automated accessible door.

In anticipation of the QI review, the buildings team has started to look at future work needed.

I want to thank everyone at St Stephen's for their active care and servant heartedness in helping the running the church buildings with me, I could not do it without you, especially the buildings team. Many people take an active role in making this church the place we love, and it's not the building that makes this the church it is, it's everyone who attends so thank you.

Jack Cahill
Premises Manager

Confirmed David Baylor, Vicar

May 11th 2026