

## OLQM BUILDING 7 MAINTENANCE UPDATE – October 2019

The following items are being actioned.

### 1. QUENQUINNIAL BUILDING SURVEYS.

Architects, Crickmay & Stark, Dorchester, have been instructed to carry out the Quinquennial building inspections.

Order of work:

- a. Priest's House Wool,
- b. St Joseph's Church, Wool
- c. St Edward's Church, Wareham
- d. Clergy House (Let), Wareham.

#### **1.a. Work to be carried out as soon as possible in order for letting.**

- Dangerous slope to front step to be replaced by platform and single step with appropriate hand rails.  
(This work is required by Diocese follow a H&S inspection and a fall on the damaged edge of the existing slope)
- The lower half of the south facing gable needs to be repointed due to damp on the sitting room wall.

Both items awaiting quotes. C&S have suggested a known and trusted contractor)

- A single conifer tree adjacent to the southern garden wall is causing significant damage to the garden wall. This is cracked in two places.
- This along with a number of small to medium trees growing too close to the south and east wall of the house are restricting air flow and causing damp to the building.

The architect recommended that they are removed.

Toller Tree Care have been contracted to carry out this work in early November.

This will then allow Anvil Garden Contractors (Garden Contractors to the church & house) to actually carry out the maintenance of the garden beds in the Priest's House garden. (This has been neglected since Fr Paul left) (Chris Donaghy will oversee this)

- A damaged carpet in one bedroom has been replaced.
- One bedroom requires re decoration.
- The whole house requires a 'professional deep clean' prior to letting.

- **1.b St Joseph's Church.**

- There are 3 roof leaks in the Narthex which will be addressed by the quinquennial. These are possibly the result of builders working on the replacement church roof. It may be possible that a closer inspection of the roof will prove this and we may be able to claim on insurance.
- Two leaks have recently been identified in the main church roof. The quinquennial will establish the cause and recommend redress.
- A conifer bush on the north east corner of the church need removing. Architect has identified it as detrimental to the building.
- Three conifer bushes in the hedge separations the school boundary from church land were identified 4 years ago by Diocesan Health & Safety Officer as blocking the line of vision from the school drive to the parking area behind the church. At the time the Diocese included their removal as part of the proposed resurfacing of the rough stone area to the rear of the building. Crickmay & Stark

architects carried out a recent pre quinquennial inspection and recommended that his work be carried out in preparation for the surfacing of the parking area and the provision of a hard standing for the 3 church bins away from the back wall of the church (identified as a security issue and a possible fire hazard by Diocesan H&S) All this was signed off at the time by the Diocese for work to commence. Sadly, with the change of PP from Father Ciaran to Fr Paul, this work was not carried out.

The removal of both bushes is contracted to Toller Tree Care and will be carried out alongside the tree works in the garden of The Priest's House in early November. (Neither of these bushes provide nesting sites for birds.)

- Four years ago, as a gesture of good will to St Mary's & St Joseph's School ,Father Ciaran & The Diocese agreed to cover the costs of resurfacing the school drive. It would be logical for this to be reincluded within the contract to re surface the turning area and parking area to the rear of the church.

Andrew McCarthy

Building & Maintenance Representative.