

**WARDENS FABRIC REPORT FOR 2016 TO THE APCM OF
ALL HALLOWS BY THE TOWER WITH ST. DUNSTAN IN THE EAST
2ND APRIL 2017**

The All Hallows Fabric has made three significant improvements in 2016. The most important was the total refurbishment of All Hallows House, the residence within St Dunstan in the East. This was completed on schedule and on budget to a very high, modern environmental standard. The works enabled the Parish to lease the property to the Diocese to be used as a residence by a senior Church person.

Heating matters have been a cause for concern for a considerable time. We had budgeted to renew the hot water boiler in the Queen Mother Centre and replacement was made as intended. As we mentioned in our previous report, the heating facility of All Hallows Church had long been inadequate. The very old Boiler failed inspection in the spring, and replaced by two modern condensing gas boilers which brought more heat, far more economically, while reducing further our environmental footprint. Provision was made in the installation design to enable it to accommodate a further boiler unit for heating should that prove necessary as well as potentially link into an under-floor heating system, should this become desirable.

All Hallows PCC several years ago set itself a plan to become fully environmentally responsible. Now we can take pride that, coupled with the Church's energy saving LED lighting previously fitted, we are well on our way to achieving best practice in sustainable environmental and economic energy consumption within the curtilage. Where possible, in a grade I listed building, we will make further improvements, the main one being the installation of Solar Panels, always provided permission can be obtained. Such work together with roof insulation will best be carried out at the next Quinquennial repair/renovation.

The CCTV and Intruder Alarm system had become both unreliable and out of date. As this caused concerns, a new system was installed at the end of the year. The sound system was also updated, to provide improved sound as well as both video relay of the services in the north and south aisles, and a system to stream our services live online. over the Internet. This latter project was funded by the new Tower Hill hotel CitizenM, Société Générale and through the Vicar's marathon sponsorship. The Bishop of London blessed the system and used it during his presence with us on All Saints Day.

The Fabric was examined by the Archdeacons during their Visitation in May when they found procedures in order.

Following the retirement of Patrick Crawford, our Architect, the Parish carried out interviews before appointing Mr Bob Wilson of Wilson Stephens Associates as their Inspecting Surveyor of the Fabric.

As in previous years, regular repairs and refurbishment took place in other areas of the Church, such as the organ, fire prevention, and office equipment. We would like to acknowledge the help and contributions by our Organ experts, Bishops and Fothergills, also the Piano Tuner and occasional Organist, David Cook.

We are grateful to the members of the Fabric Committee and to our Inspecting Surveyor for regular meetings and input to further consolidate regular maintenance programme conforming to current Regulations and best practice.

The Vicar and Wardens, with the PCC, have continued to exercise discretion and economies where they can be made without adversely affecting the Fabric of our Grade I listed Church Buildings.

Ken Marshall

Churchwardens

Diana Robertshaw