Buildings Impact Group – Annual Report for 2025

General - Leightonstone Building Maintenance Partnership.

The contractor Southby roofing Ltd, was appointed by Ely Diocese, for the new Leightonstone Building Maintenance Partnership (LBMP). This is their collective approach to help with maintenance of church buildings and the Leightonstone parishes have been selected to trial the proposals.

The contractor inspected all three churches on 10th July and reports were subsequently issued. Requests for doing items of work under the LBMP, or pricing works, for the Parish to pay for, at each of the three churches were issued in Jan 2026. Drainage cleaning and high-level re-pointing and roof flashing repairs were the items chosen for the 'free' days of work. Dates of attendance are still to be finalised.

General – Energy Usage and Asset Management Plan

As part of the parish data required by the Ely Diocese the energy usage for 2024 for all three churches was submitted. The parish Asset Management Plan for our buildings was updated

GRAFHAM.

General **maintenance** works, including cleaning the gutters and downpipes was completed. Together with root removal from the drainage. The base of the walls and vegetation growing out of the walls was weed-killed and some of the deep voids in the lime mortar were re-pointed in several locations. Linseed oil was applied to the north and west external doors. The external water tap was replaced after several attempts to stop the original dripping.

The regular grass cutting of the churchyard was supported by members of the BIG group.

Window glazing repairs were completed to the west tower window.





Squirrel damage to the joints of the north aisle lead roof were plated over with loose 'covers'.

North Aisle Door Threshold. We finally repaired the threshold to the North Aisle door. The rotten wooden threshold was removed in Oct 2023.





On removing the outside concrete step it was found that there were two large tree roots that had grown into the church, through the doorway. These were removed, and part of the brick floor was re-leveled and repaired. Four clay

pammett tiles were then cut to size and fitted into place, and tucked under the two stone door jambs. The clay pammetts were sealed with linseed oil to increase their water proofness.



A new oak door threshold and original internal black tiles were installed. Externally a new oak water bar, that was treated with dark oak furniture stain, was fitted to the base of the door. The outside concrete step was then reinstalled, slightly lower and further away from the door than previously.



The **roof alarm** system was serviced in Jan 2025. No issues were found. The annual charges for 2026 are paid for in advance in Oct 2025.

The **cracking to the north aisle arches** increased significantly at the beginning of October, after heavy rain falling after another very dry summer. The under-pinning and structural work carried out in 2013 had hoped to deal with this issue. We may need to have further investigations done and perhaps more remedial work.

ELLINGTON

During the year the servicing of fire extinguishers and servicing of roof alarms was all carried out.

In October 2024 a faculty was received to upgrade the **rainwater downpipes and gullies** system that deals with the rainwater. In 2024 new permanent, cast-iron downpipes for the north clerestory, north aisle and north porch were

installed. In 2025 all the existing, leaking, silt-trap gullies were replaced with new plastic fittings to prevent the saturation of the foundations.

The old concrete flaunchings were broken out and disposed of. They have been replaced by a permeable surface created by re-cycled paving slabs and bricks, laid on a pea-shingle bed, on top of a heavy-duty, plastic, damp-proof sheet.



Damp proof plastic sheet.



The plastic sheet is tucked through the joint in the new drain body.

The plastic sheet is tucked through the joint between a height extn piece and the main body of the new drain unit. The plastic sheet is then trimmed off inside the drain. This arrangement will collect any water falling onto the paving and drain it into the new silt trap unit.



Reclaimed paving and bricks are ‘dry’ laid on the pea-shingle bed to create a new permeable flaunching.

The silt traps are made of two Bielbeck Yard Drains bolted and sealed together, with the base cut out of the upper unit. Pipe connections made to the silt trap units are sealed with mastic. All eight new silt-trap, catch-pits have silt baskets. These are 9” square, plastic pond planters that have had wire handles put on them. The silt basket allows debris to be removed and emptied without people having to reach down into the bottom of the sump. The bottom of the sump is over 500mm below the grating level and should always have about 250mm of water in the bottom.





The existing circular rainwater downpipes connect directly into the new below-ground drainage. If necessary, access can be gained by sliding the rubber bush and the section of 4” cast iron pipe up the smaller diameter downpipe.

At rainwater downpipes RWP09, RWP10 and RWP01 a new pipework connection to a soak-away was made via the 4” clay, land-drain outlet, running north east from the chancel RWP01. It was found to be connected to a soak-away by the eastern boundary fence.



The existing 4” clay land-drain outfall at RWP01.

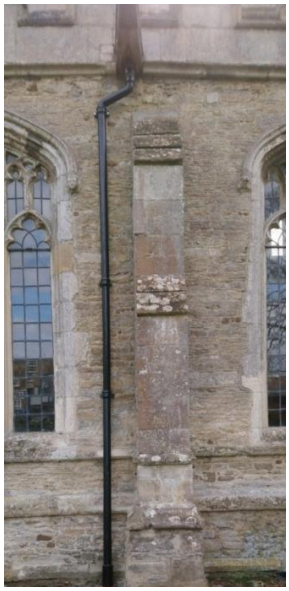


The soak-away it drains to.





The inspection chamber at the N.E. corner of the north aisle, connecting the inspection chamber at RWP01 location and the new silt-traps at RWP10 (new) and RWP09 (new) to the west.







New downpipes, silt-traps and flaunching/surrounds at RWP10 and RWP 09.





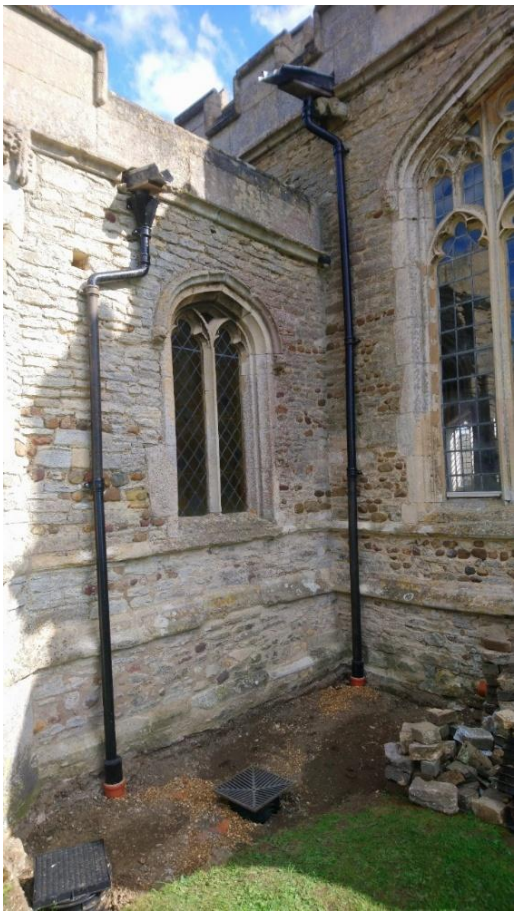


RWP02 RWP05 and RWP06

At RWP02 the 3” square downpipe has been connected to a new silt-trap via a cast iron hopper. The silt-trap has been positioned on the corner between the new UPVC connection and the existing 4” salt-glazed, socketed, discharge pipe. The pipe probably connects to the same soak-away as RWP01 drains to, at the east boundary fence.

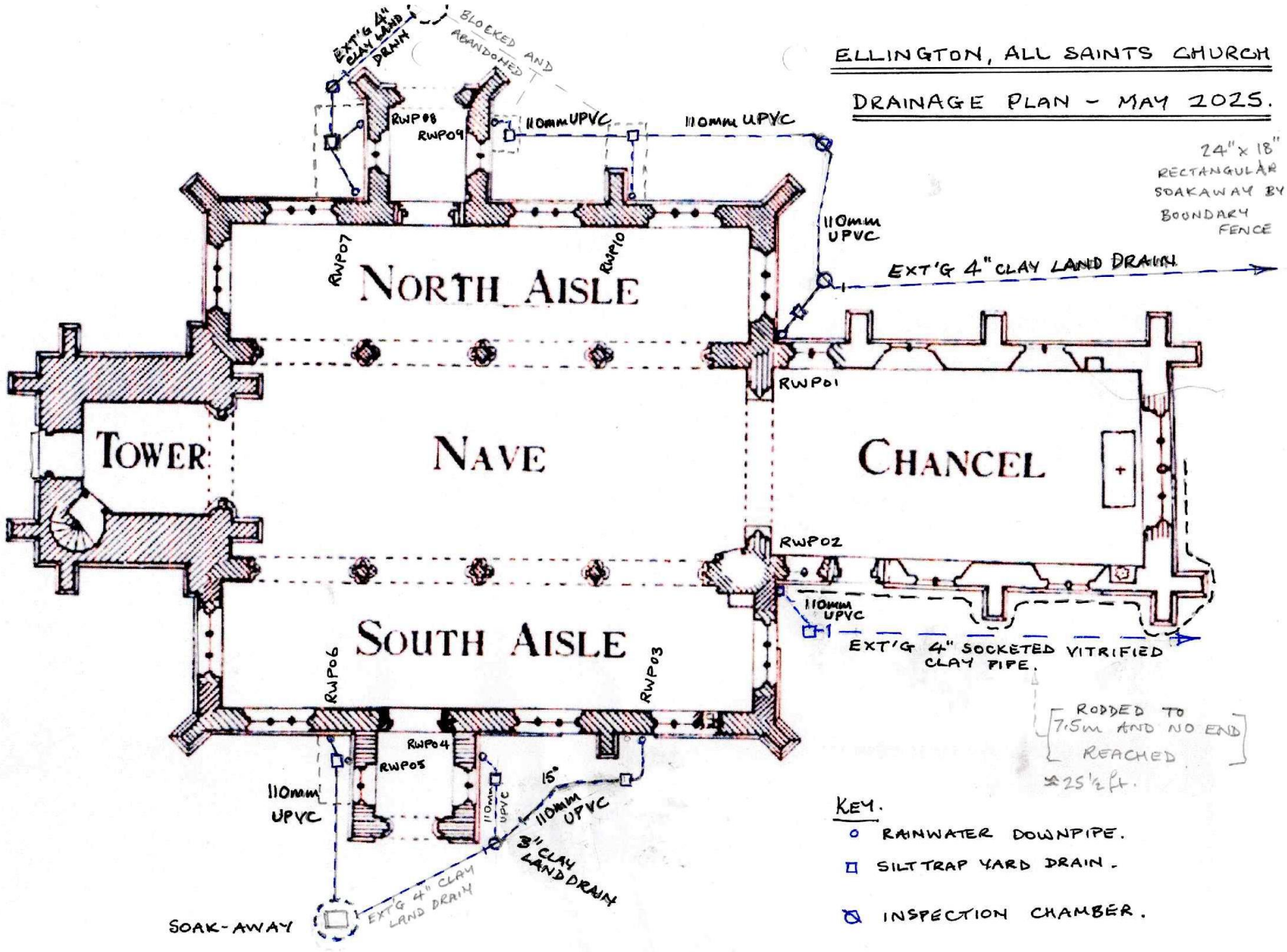
At RWP03 the pipework had to be diverted to the east to avoid two large foundation stones and a new flaunching installedAt RWP04 the silt-trap has been re-positioned to be under the spitter chute off the east south porch roof. A new UPVC connection to the inspection chamber on the corner of the south porch replaced an old shallow, leaking pipe. At RWP05 and RWP06 the new outlet connects to the soakaway.

At RWP07 and RWP08 a new inspection chamber was installed to turn the outfall pipe 45 degrees to the east to connect to the original 4” clay land-drain. This will help maintenance in the future at this corner.





The new downpipes RWP07 and RWP08 and the new flaunching/surround of reclaimed bricks and paving.



All the material costs of these works were covered by Ellington Town Lands Charity.

Further **repairs to the leaded windows** have been actioned during the year, using self-adhesive lead strip and leaded window cement.

Also, the contractor Lincolnshire Stained Glass Ltd was engaged to undertake a survey of all the leaded windows and give an estimate of the costs of any repairs needed, (as per the recommendations of the latest Quinquennial Report). The report was received and an order placed for £6,335 + vat, conditional of funding pledged by Ellington Town Lands Charity and Peterhouse College, Cambridge. The Peterhouse College has a long historic association with All Saints, Ellington and they were happy to offer a grant from their 'small grants committee', after a request for support from ourselves. The works are planned to commence in early 2026.

A **bulge in the masonry of the tower west belfry window** was investigated by White Structural Consulting Ltd, as per the recommendations of the latest Quinquennial Report. There was found to be no action necessary. The costs of these works were covered by Ellington Town Lands Charity.

General **maintenance** works, including cleaning the gutters, the base of the walls and vegetation growing out of the walls was weed-killed. The latch to the north porch door was replaced and some more of the pews on the north side of the Nave were stained with furniture wood polish. The water butt connections were maintained.





One of the buttresses of the north boundary brick wall was accidently knocked down. We salvaged the dressed stonework and re-usable brickwork and after casting some replacement plinth bricks and buying some new red bricks we rebuilt the buttress. The costs will be covered by Ellington Town Lands Charity.

BRAMPTON.

General **maintenance** works were carried out, including weed-killing the wall bases and top of the tower, clearing gutters and downpipes (including a bird's nest from the south chancel downpipe). The fire extinguishers were serviced and extinguishers replaced where required.

The **roof alarm** system was serviced in May 2025. Detector 3 needed to be replaced.

The oil feed pipe to the **oil-fired boilers** developed a leak and was repaired and later replaced, together with the flues being resealed. The boilers were serviced, and it was noted that the blast tubes could not be replaced as they are now obsolete. Also, the insulation to the combustion chamber is collapsing and the oil storage tank is rusty and has the potential for leaks. As part of the re-ordering proposals, we are planning to change the church heating. This look like becoming a priority of the programme of works.

The Brampton Parish Council contractor undertook **tree work** during the year and trimmed back the branches of the cedar tree to the north west of the church tower so that the branches did not overhang the church building.

The external drainage south of the nave was further investigated. The outfall pipe from RWP14 was traced south, with trial holes, to try and locate the supposed soak-away at the junction with the outfall from RWP09. However, no soak-away was found. Instead, there is a six-inch, salt-glazed pipe junction found.



Pipe toward RWP14



Pipe toward RWP09

Rodding of the pipes to this location indicates that they are silted up. So, we shall install an inspection chamber at the junction, by cutting into the top of these pipes and fitting a chamber over the top. This will allow us access to maintain and clean the system at this location.

Re-ordering works at St Mary Magdalene – Under agreement by the ELPCC the Architect engaged the quantity surveyors Bremner Partnership LLP to produce costings of the latest design for the re-ordering at St Mary Magdalene, Brampton. The re-ordering proposals were again updated and these were loaded onto the CofE online applications website.

The public notice, regarding the application for a faculty for the re-ordering works at Brampton, was displayed for 30 days inside and outside St Mary Magdalene, Brampton. The 30 days were completed on 13 July 2025 and a certificate stating the same was completed and issued to the diocesan registrar.

The faculty for the re-ordering works at St Mary Magdalene, Brampton was granted, dated 20 October 2025, (ref F2025/70 {2022-077586}).

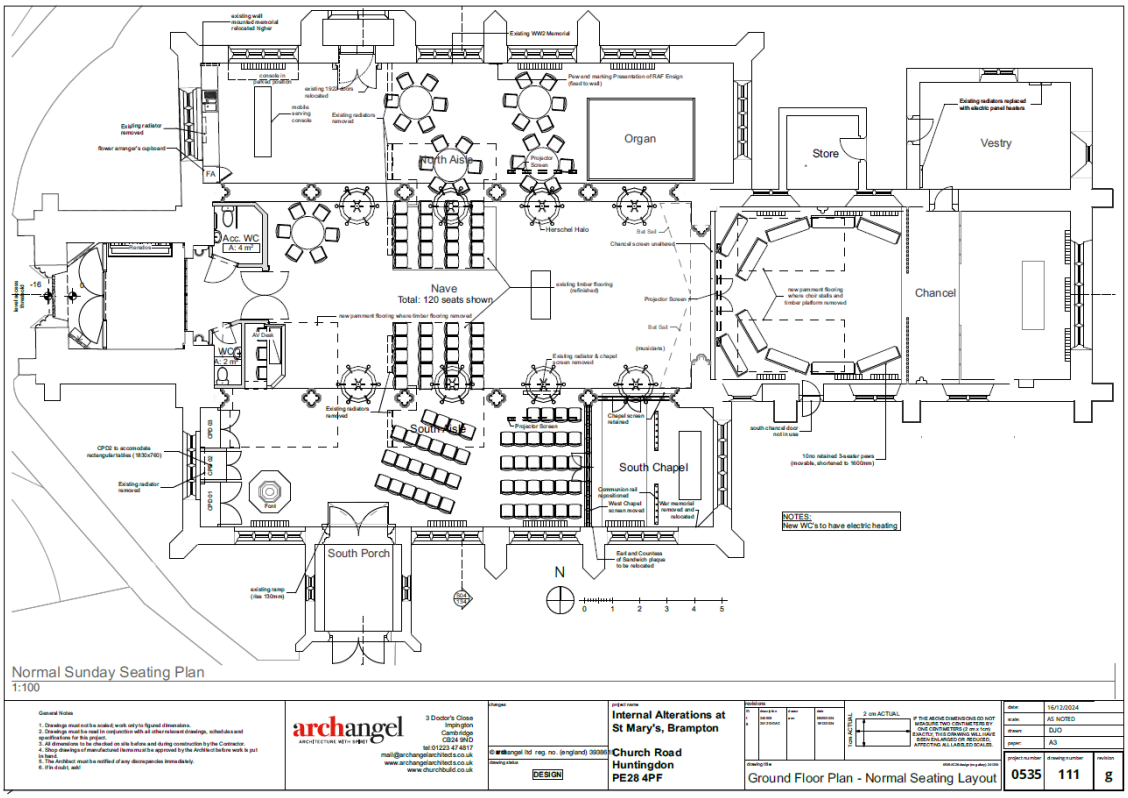
It has been an ambition of the church to install toilets and a kitchenette into the St Mary Magdalene for many decades. It has taken over four years of sustained effort to finally get this faculty approval from the Chancellor to allow us to proceed with these works and I would like to thank all who have helped to make this a reality.

We are preparing a programme of actions that are needed to be completed to take the re-ordering proposals forward, together with the people best suited to complete those actions. Dr Trevor Stone, from the Brampton congregation has kindly offered to act as co-ordinator to help us manage those actions.

The current best estimate of the costs for the works are;-

a.	Construction Costs as set out in the Preliminary Est (rev A) 7.03.2025	£684,720	inc vat
b.	Exclusions from report – estimated costs	£60,000	inc vat
c.	Archangel Architect fees (11.7% of const cost)	£80,670	inc vat.
d.	Heating Eng Fees	£14,100	inc vat
e.	Quantity surveyor fees	£1,140	inc vat
f.	Other Fees – estimate	£8,000	inc vat
	Total	£848,630	inc vat

Of which £33,769 inc vat is already spent.



The final agreed re-ordering layout.

Rob Barker – 04 Mar 2026