

CHURCH OF ST MARY MAGDALENE, MADINGLEY

MAINTENANCE PLAN

March 2023

The Vicar and Church Wardens have responsibility for the fabric of the church. The Fabric Committee (a sub-Committee of the PCC) provides assistance in monitoring and caring for the fabric of the church building.

Our Church

Situated in the Diocese of Ely, the church is listed as Grade 2* and sits within the Madingley Conservation Area just inside the gates leading to the Grade 1 listed Madingley Hall, which dates from 1543.

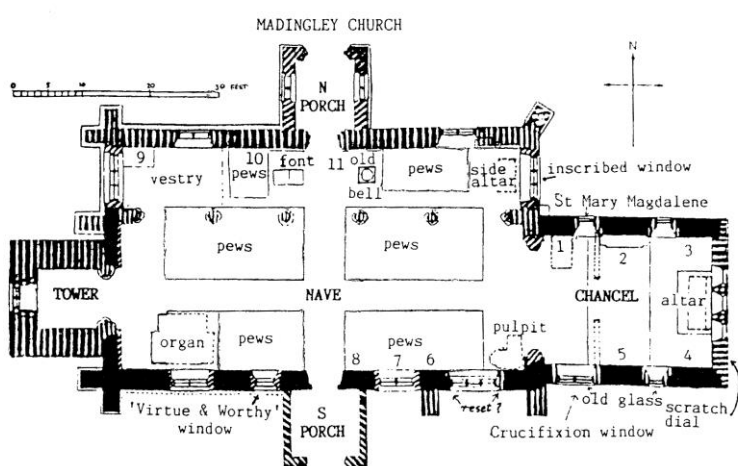
There has been a church on the site for nine hundred years but most of the present building dates from the C13 - C14. The church plan includes a west tower, nave with north aisle and north and south porches and chancel. The North Aisle and arcade were added during the 14th century and the Nave clerestory in the 15th. The north aisle wall contains an aumbry and piscina. Originally the East end of the North aisle was a Guild Chapel and later used as a private family pew in the 18th century for the Cottons, who then owned Madingley Hall. There is a fine arcade of pillars of arches in early Decorated style leading into the nave, which also features a beautiful 14th century arch at the western end. The door leading into the South Porch, with its very fine contemporary iron hinges, is probably late twelfth century.

General restoration work was carried out in 1872-4 and 1885 and the chancel was rebuilt in 1874 at which time the roofs were renewed throughout and the floor relaid with tiles. Two Early English

lancet and 14th century windows survive together with a reworked east window of three graduated lancets. The spire and north porch were added in the fifteenth century.

Between 1910 and 1926 the outside north wall of the church was refaced with irregularly shaped stones over a core of rough rubble (flint rubble), the spire rebuilt (using original material from the 12 – 15th centuries) and other restoration work carried out, all paid for by the Harding Family who lived at Madingley Hall. The north side of the nave is roofed in slate and the south side in clay tiles. The chancel roof is clay-tiled.

The electrical infrastructure, lighting and heating system was replaced in 1999. The West End



13th century



Early 14th century



Later 14th & 15th century



Post mediaeval



18th century



Modern



MONUMENTS

1. Elizabeth Stukeley +1636
2. Dame Jane Cotton +1692
3. John Hynde Cotton +1807
4. Commander Charles Cotton +1828
5. Admiral Sir Charles Cotton +1812
6. Colonel John H. King +1870
7. Mrs Marjorie G. Pearce Higgins +1975
8. War Memorial.
9. Jane Cotton +1707
10. Thomas W. Harding +1927 and family.
11. Mrs Annie H. Harding +1923

Plan by Rattee and Kett 1929 with modifications; architectural details according to the Royal Commission on Historical Monuments, *Cambridge*. i W. Cambs 1968 177. Some details differ from Lloyd's interpretations given in the text (e.g. dates of tower, north aisle windows etc.).

Development Project in 2019 provided an accessible lavatory, water supply, drainage to a cesspool, tea preparation facilities, storage in new servery unit, relocated vestry and organ, reorganisation to allow for improved circulation and meeting space, new path from Church Lane, new noticeboards in the North Porch, conservation of historic woodwork and improved access to the tower.

The churchyard and area for the burial of cremated remains is in use.

The Fabric Committee reports to the Church Wardens and the PCC. The Committee is enabled to authorise work to the value of £1,000 without recourse to the PCC. The Committee meets as required. The Fabric Committee is assisted by members of the congregation in carrying out appropriate maintenance tasks, drawing in professionals as necessary.

The Quinquennial Report

This was carried out by Ashley Courtney RIBA AABC in 2020 who is appointed as Church Architect by both the PCC and the Church Commissioners.

Annual maintenance work

Churchyard

Grass cutting in the churchyard is undertaken by volunteers using the church's own ride-on mower and strimmer. A maintenance day is organised every year when a team from the congregation undertakes tasks such as tidying graves, sweeping paths and removing rubbish. The trees in the churchyard are regularly inspected. A wildflower area has been designated in the SE part of the churchyard.

The lawns to the north of the church are part of the Madingley Hall Estate and are maintained by their Garden Team.

Interior cleaning

The church is cleaned on a fortnightly basis by a team of volunteers who sweep the window ledges, remove bat droppings as necessary, clean the lavatory and tea prep unit, vacuum the carpets and floors and polish the pews and other wood surfaces. Vestments, altar cloths and communion cloths are maintained by volunteers.

Health and Safety

The 4 fire extinguishers are maintained by Camfire who inspect them annually in September. They were completely replaced in 2017 and members of the congregation attended a fire extinguisher training session in 2021 to ensure that those who steward services and events have the knowledge to use this equipment properly.

A Health and Safety check is carried out by the Vicar and Church Wardens regularly and any remedial work is referred to the Fabric Committee.

Electrical System

There is a three-phase electrical supply for the heating and lighting. Electrical equipment is housed in a cupboard at the west end of the nave. The system was inspected in June 2020 (next inspection in 2025).

Sound System

The church has three microphones, a mixer and two fixed loudspeakers, plus a Hearing Assist system.

Lighting

Light bulbs are replaced, as necessary, by the Fabric Committee.

Gutters, downpipes and drains

These are cleared annually. The Fabric Committee monitors the drains and downpipes and arranges for these to be cleared when required.

Organ

The lead organist, Jan Pearson, arranges for servicing and repairs, when required, with Bishops (most recently in September 2022). A notebook recording the work that has been carried out is kept in the church. The organ was rebuilt in 2019 as part of the West End Development Project.

Litter, Waste Collection and Disposal

SCDC collects rubbish and plant material from the black and green bins on a fortnightly basis. The cesspool was emptied in 2022.

Inspections of equipment, structures and services

The Fabric Committee is responsible for carrying out regular monthly visual checks and arranging for remedial work, as necessary.

Security

The church is open every day between approximately 9 am and 4pm. Cupboards are kept locked inside the building and the vehicle gate to the church path is also kept locked. The lead roof on the north aisle and valuable metal items within the church were marked with Smartwater in 2021. The Smartwater will need reapplying in 2026. The roof has two CCTV cameras monitored from a control room operated by GBSG Ltd. The North Aisle downpipes have been finished with sticky paint. There was an attempted theft of lead from the Church roof in September 2022. The sticky paint on the downpipes and the CCTV system proved their worth and the perpetrators were apprehended by the Police.

The lightning conductor is inspected on a 4-year cycle with the last certificate being issued in 2020. A visual check is carried out on a monthly basis.

Work carried out to the fabric 2022 -23

Ongoing maintenance in the churchyard. Following consultation with Richard Stebbings (undertaker) it has been assessed that there are 14 grave spaces remaining in the churchyard without reusing other parts of the churchyard. An allowance of 3' width for each coffin and then an additional 2' between each grave should be made.

Overhanging Yew trees were cut back alongside Church Lane with an additional tree crown reduction and a leaning tree felled (Richardson Tree Surgery May 2022).

The floor of the chancel to the west of the communion rail is in poor condition. A scheme has been developed by Mr Courtney which the Church Commissioners (who have responsibility for the Chancel) have agreed to fund (75% with Madingley PCC meeting the remaining costs from reserves held in its Restricted Fabric Fund). Following a reassessment of the work to be undertaken, the PCC is currently waiting for advice from the DAC at Ely before the project can be progressed.

The Dame Jane Cotton Memorial was inspected by conservation expert David Carrington of the Skillington Workshop in February 2023. His report is expected.

Gem Conservation undertook measurements of nitrate levels to try and establish what is supporting the micro-organisms causing algae growth in the church, undertaking trials using essential oils to combat the growth.

Safety improvements to access within the tower/belfry were carried out by Hibbitts.

The windows in the North Aisle were cleaned.

The contract for the North Aisle roof cameras/alarm system was renewed with GBSG in September 2022.

The church electricians repaired one 13A ring main circuit and two adjacent socket outlets at the east end of the north aisle below the window. They also installed a fuse spur in the tower to support the roof alarm system.

The PCC's Treasurer pressure-washed the church path in order to remove moss and dirt. It is clear that this will need to be undertaken annually in the future.

Maljon carried out work in the church in October 2022 to attend to beetle/woodworm issues in the nave pew platform and bench in the Chancel.

Work planned for 2022-3

Refixing of tile listing on South Porch Roof.

Following receipt of a grant award from Church Care for a contribution to the cost of a condition report, the PCC has instructed the Skillington Workshop to inspect and produce a report on the condition of The Royal Coat of Arms over the South Door with recommendations for its future conservation and care.

Care of the churchyard will continue including filling holes and other trip hazards together with an assessment of tree health. An annual churchyard maintenance day is to be arranged.

Painting of downpipes on north aisle with sticky paint - Mick Hill's quotation of £324.00 + VAT has been accepted and we await a slot in his programme when the weather is dry for the work to be undertaken.

Investigate pressure-washing the church path.

Assessment by Gem Conservation of algae growth in the church following their trials last year.

Possible conservation of the Cotton Memorial and Royal Coat of Arms dependant on cost and urgency.

Progress the Chancel Floor project.

Investigate power-hosing the path on an annual basis

Three nave windows on the south wall still to be cleaned (awaiting a quote).

In addition to matters raised in the QIR, the following matters will be tackled when circumstances allow:

The storage of the altar frontals requires a revised solution to allow for easier changeover through the seasons (at present stored behind the altar).

Accessibility: It remains an ambition of the PCC to make the church more accessible to wheelchair users and those with limited mobility by providing a permanent ramp to the north aisle (including being able to use the north door) and a portable communion rail, to fill the gap between the two permanent communion rails.

Communion rail: further investigation of options to provide a movable rail across the centre opening between the two permanent rails to be investigated.