

The Parish Church All Saints Otley
Fabric Report 2024 / 2025.

The Parish Church is a Grade 1 listed building with a long history of Christian worship in a town centre location. The Fabric Report is a simple outline of the repairs and maintenance works to the church building, The Chestnuts (located next to the church on Burras Lane) and the works to the church grounds in the year since the last Annual Parochial Church Meeting in 2024.

June 2024 – Locks changed to North Door and main doors to The Chestnuts. Key register set up to record key holders.

August 2024 - Minor vandalism by a group of visiting youths in the school holidays to the baptismal font bowl plus anti social behaviour. Evidence captured on CCTV and followed up by West Yorkshire Police. The church building was closed for private prayer for several weeks until the school holiday period was over.

October 2024 – following a serious roof leak in the south transept repair works were carried out to fix the storm drain pipe on south roof.

December 2024 – major works to replace the sump pump which services the sewage outlet of all the toilets and the kitchen. The failure of the pump resulted in flooding in the south porch area. Hire of portable toilets until the pump was replaced. Toilets and kitchen were back in operation on December 23rd.

January 2025 – Roof of the conservatory extension at The Chestnuts collapsed fortunately with no damage occurring to the learning resource materials stored beneath. The roof was repaired in March 2025.

January 2025 - gutters and drains cleaned on church building

January to March 2025 – Bell Tower Works. Following a Minor Works Directive issued by Leeds Diocese the bell tower improvement safety works were completed. This comprised: installing a new rope for safer access up and down the stone spiral staircase; replacement window installed in the ringing chamber.; electrical works and new ventilation fan installed in the ringing chamber; a safety barrier installed on the bell platform. The Bell ringing Chamber was redecorated following funds raised by the Parish Church Bell Ringing Team.

March 2025 – minor repairs to North Door following attempted break in.

Church Grounds – January 2025 meeting held with Leeds City Council to implement more sensitive grass maintenance regime to enhance biodiversity. Some emergency tree works were carried out in January 2025 following storm damage. Ongoing general maintenance works carried out twice per year by church work parties ensures our church grounds remain in good condition and suitable for wildlife.

General Concerns – intermittent electrical problems remain with the north door operating mechanisms and currently the church lighting control system is problematic.
Flooding remains a concern to the boiler house and south porch when there are extreme weather conditions. Church security requires ongoing vigilance especially during school summer holiday period.
It is anticipated that the clerestory windows will be sealed in the near future. .
The owners of the property next to The Chestnuts have undertaken illegal tree removal works and follow up actions are expected by the relevant authorities.

Future Projects – The Carbon Net Zero Team are working towards making the church building carbon zero by 2030. This work is expected to include improvements to Vestries and Mezzanine.

I am grateful for the help and support received from Barry Milner, Kevin Keefe, Ken Dale and Keith Wilson.

The next Quinquennial Inspection is expected in 2026.

Tom Raper, Churchwarden
May 2025.