

The Parish Church All Saints Otley
Fabric Report 2025 / 2026.

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, It has been a busy year comprising of many works inside and outside .

June / July 2025 – the sump pump which pumps sewage and waste water into the sewer needed some adjustment and cleaning following foreign objects been flushed away. Signage in the toilets has since helped prevent some recurrences.

August 2025 – a work party was convened with the hire of a scissor lift, this enabled us to inspect the operating mechanism for the Clerestory windows, make some repairs and minor adjustments so that they now operate. Te scissor lift hire also enabled us to carry out a deep clean of the Nave, adjust and inspect lighting and carry out some repainting of the Nave wall. The scissor lift also enabled some closer inspections to be carried out by our Diocesan architect of the ceiling.

October - December 2026 – roof tile slippages repaired. Pointing works carried out to Nave floor.

January - February 2026 – gutters cleaned on church building. Following serious flooding in the South Porch and flooding in the boiler house once again specialist drainage engineers were engaged. An emergency faculty was issued to excavate drains leading into Kirkgate within the church grounds. A blockage was cleared and a sump and new pump were installed in the boiler house. This work has resulted so far in no more flooding problems.

March 2026 – loose plaster on Chancel / Nave walls removed which was falling and presenting a hazard.
– following Quinquennial Inspection on March 24th it was discovered that the Tower roof drains were blocked / silted. These drains were cleaned and repairs carried out to the wooden grill also in the Tower
– Parish Room Floor repaired.

April 2026 – faculty obtained for future installation of CCTV enabling better church security.

Church Grounds – current uncertainty exists with Leeds City Council regarding maintenance. Until it is clarified we will require voluntary work parties for the near future. Most of our church grounds are maintained for wildlife conservation.

General Concerns – looking after a Grade 1 listed building does require ongoing vigilance and rapid responses to emerging problems. The recent Quinquennial Inspection of March 24th indicates our next five years of planned works. The roof remains an ongoing concern with intermittent leakages.

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. We are currently at Stage 1 with our approach to NLHF.

Finally I wish to report that our Log Book and Terrier and Deeds is up to date and was inspected on March 24th. I am grateful to Barry Milner for his assistance

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

Tom Raper, Churchwarden
May 2026.