

FABRIC REPORT

Our 5 yearly Quinquennial Inspection took place last July, and was carried by Mr Nicholas Rank, one of the architects commissioned by Manchester Diocese. We have only recently received a copy of his report, and I have summarised the key findings below.

General Summary

The inspection found the church to be in good general order with little change since the time of the last inspection. Slate roofs will continue to need attention, as individual slates work loose and in due course more major work may become necessary to the roofs. Gutters need to be kept clean, and to ensure silt and vegetation cannot take hold. There is an issue to do with damp penetration which is slightly more complicated. Repointing could be carried out, particularly to the west wall, but it is probable that there is rising damp coming through the main walls affecting both the inside and outside, with damage to pointing externally and efflorescence occurring internally.

It is obvious that the congregation take pride in their building, and it is kept clean and in very good order. The grounds have had substantial work done to them during the past quinquennium and are well maintained.

5.00 SUMMARY OF WORK REQUIRED

5.01 Urgent Works requiring immediate attention :

None

5.02 Works to be carried out in the next 18 months

1. Ensure that all slipped and damaged slates are re-fixed or renewed.
2. At the same time ensure that all flashings are in place.
3. Ensure all gutters are free of silt, balls etc.

5.03 Works to be carried out during the Quinquennium

4. Consideration needs to be given to selected areas of re-pointing.
5. It is likely that the south porch flat roof will need renewing.
6. Re-roof the Baptistery.

5.04 Works to be considered beyond the Quinquennium

It will be necessary to consider some substantial re-pointing and some re-slating, in due course.

5.05 The future of the fabric

This inspection did not find any defects which would question the future of the building. The parish needs to bear in mind that more substantial work is bound to become necessary in the future.

5.06 Archaeological Issues

None.

5.07 Items requiring professional supervision

The re-pointing work needs correctly specifying and overseeing.

5.08 Approximate costs

- Check all slipped and damaged slates : £2,000
- Selected areas of re-pointing. This can be phased, and tackled area by area : £5,000 should be allowed.
- Re-new south porch roof : £500
- Re-roof the Baptistery : £800

Our new PCC will discuss the content of this report and how to manage both the recommendations and the financial issues, during the coming months.