



WELCOME

CHURCH BUILDINGS TEAM
LUNCHTIME SEMINARS



Kingdom People

love • compassion • justice • freedom



THE CHURCH
OF ENGLAND

DIOCESE OF
WORCESTER

How to
interpret
and act on
your QI



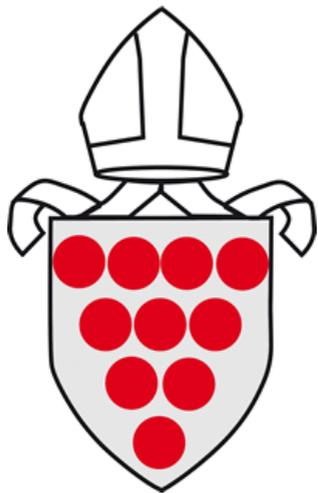
Kingdom People

love • compassion • justice • freedom



 THE CHURCH
OF ENGLAND

DIOCESE OF
WORCESTER



What is a Quinquennial Inspection?

nickjoycearchitectsltd
architects and historic building consultants



st john the baptist
church
beckford

quinquennial inspection
report number 3
14 April 2022

5 barbourne road, worcester, WR1 1RS
www.nickjoycearchitects.co.uk

t: 01905 726307/29011

- Every 5 years.
- Professional advice on how to care for the building.
- Monitors the condition of the building.
- Highlights work that needs to be carried out.

Different styles of QI (text & photos)

The east elevation, above the Choir Vestry roof, has heavy weathering and loss of material from the hood mould, arch and tracery stones of the window. Minor open joints elsewhere. Hairline cracks through some of the stones of the tracery. Repairs have become necessary, particularly to the window tracery.



5.6 Chancel – The east gable stonework and pointing has the same erosion, delamination, isolated open/recessed joints and cement pointing as elsewhere. Dressed stonework to the window in fair condition with a blocked up opening below. Some of the open jointing below the copings has been repointed a year ago. The two SE corner buttresses have very heavy weathering and open joints but disturbed stonework at low level to the south buttress was partially repaired and repointed prior to the previous inspection. Some vegetation present.

The south elevation stonework is in fair condition but with some specific locations with stonework and pointing deterioration to the point where, if repair is not carried out, deterioration will accelerate. At low level there are two areas of void requiring repair [eg above the plinth near the buttress and at the doorway]. Dressed stonework to the windows in fair condition but that to the doorway with heavy weathering and damage. Work recommended within 2 years.



Above the doorway is a plaque with moulded stone frame. A bird is nesting in the hole to the bottom right. Any infilling here needs to be done outside the breeding season.



5.7 Priest's Vestry – The east gable stonework and pointing in fair condition with some individual stones weathered, some open jointing and moss/vegetation at plinth level. As elsewhere, cement pointing is aggravating damp and deterioration. The stone tracery of the window appears sound.



The north elevation, above the Choir Vestry roof, has failing cement overpointing leaving sound lime pointing behind. Stonework in fair condition with minor damage

QUINQUENNIAL INSPECTION REPORT OF CHRIST CHURCH, LYE

8.02.08	ROOF G 	Pitched roof, covered with Welsh natural purple slates, on timber main trusses, purlins and rafters. Decorative ornamental ridge tiles, with some broken decoration. Gable parapet with stone coping. Black uPVC gutter. Vent tiles.	
	REPAIR NEEDS	Vent tile missing – to be replaced.	B
8.02.09	ROOF H 	Pitched roof, covered with fibre cement slates. Decorative ornamental ridge tiles, with some broken decoration. Gable parapet with stone coping. Base of gable cross. Black uPVC gutter, sitting in gutter brackets for original cast iron gutter.	
	REPAIR NEEDS	Monitor dip in roof ridge to ensure it doesn't get worse. Ridge tiles would benefit from repointing.	X C
8.02.10	ROOF J 	Pitched roof, covered with fibre cement slates. Decorative ornamental ridge tiles, with some broken decoration. Gable parapet with stone coping. Base of gable cross. Black uPVC gutter, sitting in gutter brackets for original cast iron gutter.	
	REPAIR NEEDS	Bow in gutter – gutter to be realigned to flow into downpipe. Monitor dip in roof ridge to ensure it doesn't get worse. Ridge tiles would benefit from repointing.	B X C
8.02.11	ROOF K 	Flat, timber joist roof, covered with Asphalt and chippings, with reflective paint to the margins and upstands. Lead flashing replaced with non-lead alternative after lead stolen.	
	REPAIR NEEDS 	Remove build up of moss and debris. Monitor bubbling in asphalt (photo left).	M X

Different styles of QI (text then photos)

KODA architects Ltd.

3.02.4 NAVE RAINWATER PIPES:

The rainwater pipe to the south side of the nave remains in satisfactory condition, although as noted in the previous inspection, there is a split in the lower part and this should be either repaired or replaced. The cast iron sections are in need of redecoration. At its base it discharges to a gully within a stone surround and the lead deflector behind the pipe remains in very poor condition and this ought to be replaced as noted in the previous inspection. The rainwater pipe to the southern side eastern corner has come away from its fixings and this now requires re-fixing back into position.

Above the same rainwaterpipe there is a split in the gutter above the western buttress. This is allowing water to drip on the copings of the double buttress. This leak corresponds with the unfixed rainwater pipe.

To the valley gutter between the nave and the north aisle, the hopper is a lead one, as the pipe. The lead pipe remains in satisfactory condition following its re-fixing during the last campaign of repairs.

Refix loose rainwater pipe	A
Repair leaking gutter	A
Replace and re-fix lead deflector to gully	A

3.02.5 NORTH AISLE RAINWATER PIPE:

The circular rainwater pipe and hopper head are of cast iron to this elevation and remain in a satisfactory condition although in need of redecoration. To deflect the water from the church wall there is a lead section behind the pipe and, ideally, this should be replaced with an offset shoe. Again this pipe discharges to a gully which is free flowing at this time.

Clean down, de-rust and redecorate downpipe	A
Fix offset shoe to foot of rainwater pipe	B

3.02.6 CHAPEL RAINWATER PIPE:

This is set down the east gable of the chapel and is a circular iron one with a cast iron hopper. The outlet as noted in the previous inspection discharges through the plinth. The pipe remains in satisfactory condition although in need of redecoration. See chapel east wall for recommended repairs to the gully and rainwater pipe, lower stages.

Clean out leaf mould to gully	A
Clean down, de-rust and redecorate down pipe	B

3.02.7 CHANCEL RAINWATER PIPES:

Both these are of rectangular lead upper sections with lead hoppers although the lower sections to both pipes are of cast iron. The leadwork to both pipes remains in satisfactory condition as previously noted, as does the iron pipework although with the latter being in need of redecoration.

Both pipes drains to gullies with stone surrounds which at the time of the inspection were clear of debris.

1767 St Mays's Church, Hanley Castle, Worcestershire Page 13
2021 Quinquennial Report

5.0 INSPECTION FINDINGS

Priority

5.1 CHURCH EXTERNALLY

i) Roof coverings

Nave and Chancel South Roof Slopes and South Porch

These slopes are covered with Cotswold Stone tiles with stone ridges. There are lead flashings at the abutments with the east and west gable ends and the south slope of the chancel with the tower. Elsewhere there are mortar fillets at the abutments.

Nave North Slope

This slope is laid with artificial stone tiles.

Tower

The roof covering to the tower is laid with copper sheet with a central ridge aligned east west and north and south parapet gutters with central outlets to chutes. The roof over the stair tower is covered with slates.

Roofs Elsewhere

The north slope of the chancel and vestry are laid with natural slate with blue clay ridge tiles to the vestry.

Between the south slope of the vestry and north wall of the chancel there is a lead lined valley gutter falling to outlets at the east and west ends.

Condition

The pointing to the ridge tiles of the vestry is beginning to drop out on the south side.

Recommendations

Repoint south side of ridge tiles to the vestry. 3

ii) Rainwater Goods & Below Ground Drainage

The backs of the cast iron downpipes are very difficult to satisfactorily maintain because they generally sit tightly to a wall. We recommend particular care should be taken during annual checks of rainwater goods to ensure there is no rust damage or fracturing of pipes. During redecoration downpipes should be taken down for redecoration, and when reset should be set off the wall face by distance pieces.

With the exception of the downpipe to the north side of tower which is of uPVC, all the rainwater goods are of cast iron.

2440 St John the Baptist, Beckford Page 8



Diocesan Scheme

<https://www.cofe-worcester.org.uk/parish-support/church-buildings/church-management/quinquennial-inspections.php>



THE CHURCH
OF ENGLAND
DIOCESE OF
WORCESTER

WORCESTER DIOCESAN ADVISORY COMMITTEE FOR THE CARE OF CHURCHES

DIOCESAN SCHEME FOR THE INSPECTION OF CHURCHES

Appendix A: Framework for an Inspection

The Quinquennial Inspection Report shall include:

- Reference to previous Quinquennial Inspection reports, which are deemed to form part of subsequent reports, these to be provided by the PCC to the Inspector
- Photographs of the exterior and the interior of the building (at least one looking east, one looking west), and illustrating particular areas of concern, marked up as appropriate
- A simple plan of the building, annotated and cross-referenced with photographs as necessary.
- Any necessary repair of the building
- Maintenance deficits and maintenance plans
- Safety of the structure and floors
- Access issues
- Environmental sustainability (e.g. lighting, heating, rainwater goods, suitability for renewables, opportunities to reduce heat loss through steps such as draught-proofing and insulation)
- Trees in the churchyard if they are protected by a Tree Preservation Order, in a Conservation Area, or on the Gazetteer of ancient, veteran and notable trees; or any tree impacting on the building
- Ruined structures in the churchyard
- Moveable items of high value or significance (which may be identified in the Statement of Significance and/or by the Archdeacon)
- The risk of impact of a changing climate on flood-risk, rainwater goods, and stonework.
- The inspector should use their professional judgement in bringing other matters of concern to the attention of the PCC, for example if the safety of boilers and heated water systems (ie Legionnaires disease) has been guaranteed by regular checks, paths, public rights of way, utilities, serious issues concerning the boundary walls, lych-gates and other structures within the curtilage, and monuments.

Required:

Reference to previous QI's

Photos & simple Plan

Repairs & maintenance needs

Safety of structure and floors

Access issues

Environmental sustainability

Risk of Climate change

Trees & Churchyard structures

Risk & high value items

Indicative costings



Model QI

Standard information

Terms of Reference

Survey of building

- External Walls
- Roofs
- Rainwater goods
- Windows & Doors
- Interior
- Churchyard
- Ancillary or linked buildings

Environmental sustainability

Reports

Recommendations

Standard information:

- Church name, inspection date, inspector.
- Photo of exterior & interior
- Plan & footprint of building m2
- Date of church, grade & listing
- Evidence of bats
- Churchyard open or closed

Terms of Reference:

- Limitations of the survey
- Last QI date
- Works carried out since then
- Outstanding works
- General summary paragraph on the condition of the building

Recommendations

Where action is needed, the report gives this on a scale from 1 to 5 according to the urgency of the repair:

- 1- Urgent, requiring immediate attention
- 2- Requires attention within 12 months
- 3- Requires attention within the next 12-24 months
- 4- Requires attention within the quinquennial period
- 5- A desirable improvement with no timescale

There is also an estimated cost band which is currently set at:

Cost Band 0: £Negligible or DIY.

Cost Band 1: <£2,000;

Cost Band 2: £2,000-£10,000;

Cost Band 3: £10,000-£30,000;

Cost Band 4: £30,000-£50,000;

Cost Band 5: £50,000-250,000;

Cost Band 6: >£250,000.

- Should an inspector wish to provide costs in more detail then this will be agreeable.
- Should an inspector propose to submit a report without cost estimate then this should be proposed to the PCC in the appointment process and be part of the submission to the DAC for formal advice, otherwise the report will not comply with the Scheme.

What next?



- What is most urgent?
- What other things can be done at the same time?
- What can we do ourselves?
- What can we afford?
- Where can we get the extra funds needed?

How can we help?



- Archdeacons letters
- General advice
- Grants
- Faculties