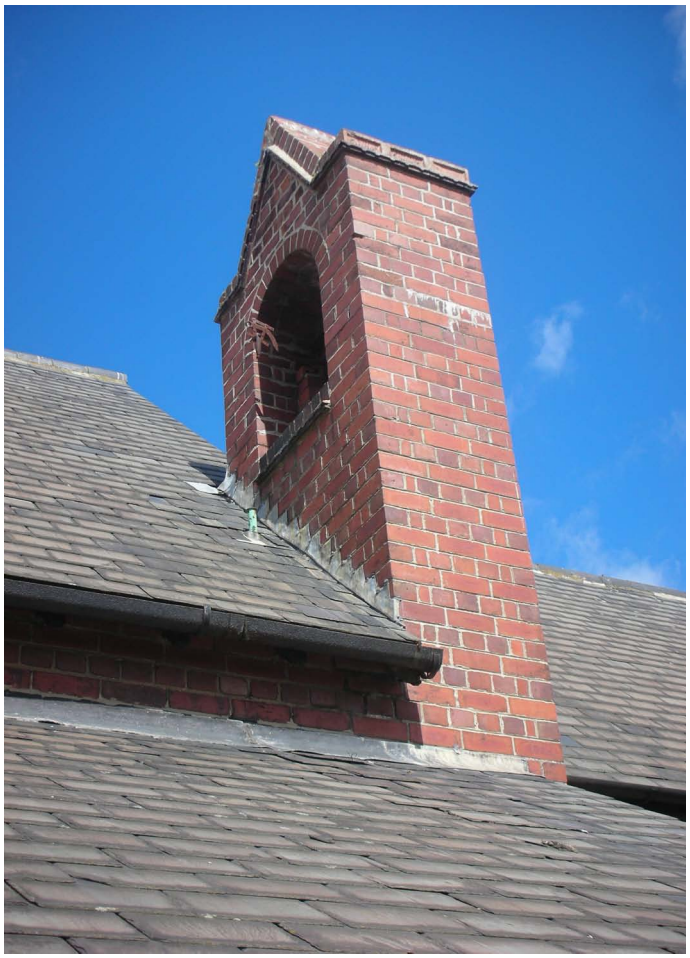
PARISH CHURCH OF ST AIDAN
ANNFIELD PLAIN

QUINQUENNIAL INSPECTION REPORT
SEPTEMBER 2014



C&C Granger Architects
Architecture & Building Conservation

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1.0 General Information

1.01 Name of Church and Archdeaconry

Church of Saint Aidan, Annfield Plain
Diocese of Durham
Archdeaconry of Durham

1.02 Name and contact of Inspector with qualifications

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1.03 Form of the Report

The following report has been prepared in line with the recommendations set out in 'A Guide to Church Inspection and Repair' (1995), to comply with the statutory requirement of the Inspection of Churches Measure 1955, and the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is a general report, aimed at offering an overview of condition.

The report offers General Information and a Summary of the building's condition within Section 1.0, and Recommendations for work within Section 2.0.

Following this, Sections 3.0 to 6.0 discuss each area inspected in turn, illustrated with photographs.

This report has been prepared following a *visual inspection* of the church only. All inspections have been made from the ground and safely accessible galleries and roofs. This report should be seen as an overview, and not a detailed survey report. If further inspection or investigations are required they will be outlined within the recommendations for work.

1.04 Specific limitations of the report

The inspections have been made from the ground only, except where safely accessible galleries and roofs have made higher level visual inspection possible. Ladders have been used where considered safe, giving access to some gutters, but not all. Internal valley gutters and inaccessible roofs have not been inspected. Ceilings, roof timbers and wall plates have been examined from floor level only. There has been no higher level investigations, nor intrusive inspections carried out; hidden structures, embedded timbers, floor and ceiling voids and areas beyond reasonable sight from the ground have not been subject to inspection and as such, it cannot be reported that areas such as these are free from defects.

1.05 Dates of Inspection and previous inspection

Inspections for this report were carried out on 30th June 2014. The previous quinquennial inspection was carried out by Christopher Downes BArch RIBA in 2008.

1.06 Weather on day of inspection

The weather on the day of inspection was mild and dry.

1.0

1.07 Brief Description of the Building and Designation

The Church is of early 20th century (1928) solid brickwork construction, built from designs by Hicks and Charlewood of Newcastle upon Tyne.

The Church is not listed but it is in a Conservation Area.

The Church was constructed on a north-south axis, with the Chancel to the North. The plan was designed with aisles to the north end of the nave, and choir vestry and priest's vestry off the west side of the chancel. The western aisle has now been partitioned off to create a meeting room and there is a kitchen extension to the south of this meeting room. There is a small extension that houses some toilets to the west of the choir vestry entrance. There is a bellcote, but no tower.

The brickwork is fair faced both externally and internally, although now all the internal faces are painted. The brick has been laid in a lime mortar with fuel ash inclusions, making it semi-cementitious. The external appearance is simple brickwork, with a welsh slate roof and artificial stone surrounds to the windows. Internally, the trusses are steel, the ceiling is now fibreboard, and the brickwork is painted.

1.08 General condition of the Building

The general structural condition of the church appears sound, although there are serious issues with damp both at high level from water ingress from above, and at low level from damp from the ground. The hard pointing externally will not be helping the situation but the paint internally is exacerbating the issue, as is the hardstanding around the perimeter of the building that will be holding moisture within the base of the wall.

There are a few areas of concern to the roofs regarding lead flashings, mortar filleting to verges and open parapet joints, but the roofs themselves are reasonable, only requiring a few replacement slates. Rusting gutters and blocked downpipes will be contributing to any water ingress at wall heads.

Internally the condition *appears* poor but it is superficial, mainly due to the visual failure of the paintwork and the deterioration of the surface of the brick due to salt damage.

Structural issues:
There are no structural concerns arising from this inspection. As noted in previous quinquennials, minor cracks and openings of joints should continue to be inspected, as well as potential timber rot and beetle attack:

- Opening of joint between kitchen & meeting room
- Hairline cracking over vestry windows
- Ditto to northernmost window of the east chapel
- Ditto to easternmost window of the east chapel on its south elevation
- Possible timber decay in floors & chancel roof
- Beetle attack formerly in rafters of Priest's vestry and also possible rot

1.09 Safety aspects of the Building

The only safety concerns appear to be externally where manhole covers are broken or missing and temporary measures have been taken to prevent falling. Steps should be taken to replace with permanent covers.

1.10 Works completed since the previous report

Taken from the list of recommendations in the last report dated 2009, works carried out are:

Urgent and Essential with six months

Item a) Clearing gutters
Item b) Minor repairs to roof slating and pointing
Item c) Removal of lumber from heating chamber
Item f) Investigation of springy floor in meeting room
Item g) Refixing of handbasins

Essential with next year

Item k) Checking of boarding over heating chamber for asbestos
Item m) Testing and checking of lightning conductor

1.11 Work outstanding from the previous report

Taken from the list of recommendations in the last report dated 2009, works that have not been carried out are:

Urgent and Essential with six months

Item c) Removal of timber door and frame from heating chamber
Item d) Cable to cooker in kitchen
Item e) Painting of railings and gates

Essential with next year

Item h) Re-pointing
Item i) Repair and resealing of gutters and downpipes
Item j) Replacement of condemned heating units
Item l) Consider extract fan in vestry

No further works have been carried out.

NOTE: All outstanding works from the last report that are deemed relevant have been included within the recommendations of this report.

1.12 Records and Health and Safety File

The records appear to be up to date, with the last entry being minor works carried out to the roof.

All recent servicing records are present and appended to this document.

The Health and Safety risks and policy was reviewed in September 2013 by the PCC.

2.0 |Recommendations for Repair/Renovation

The following works are recommended to be carried out to ensure the protection and longevity of the building fabric. Any reference to 'investigation' means investigation by the architect or other professional.

2.01 Urgent works requiring immediate attention

a) Localised slate repairs to all roofs (vestry and west aisle worst), including replacement of cracked, broken or missing slates. All slates to be replaced in welsh to match existing

b) Unblock gutters and outlets, and remove vegetation from gutters, open joints and flashings

c) Re-point stepped flashings to chancel roof (north and south gables) using lime mortar or leadmate

d) Clear gullies, ensure all have grilles, rod drainage runs below ground to establish why overflowing still occurs

e) PAT Testing of electric appliances

f) Replace wiring to cooker in kitchen

g) Replace condemned heating units

h) Open windows when kitchen is in use to help avoid condensation, open windows of toilets when building in use to help lower moisture vapour level

2.02 Works recommended to be carried out during the next 12 months

a) Re-point verges to nave and aisles in lime mortar

b) Re-point chancel gable from eaves height upwards, including both sides of parapet and copings. All re-pointing to be carried out in lime mortar. Consider adding lead or sheet membrane beneath coping bricks to protect wall head

c) Replace broken/missing manhole covers

d) Point up rear joint and cracks to south-east porch steps

e) Inspection of roof void to chancel and timber beading at eaves level required to ensure there is no continued timber decay - tower scaffold access required

f) Opening up for inspection of below floor voids, particularly in the meeting room and in front of the chancel arch as signs of timber decay evident

g) Further inspection by timber consultant of bearings to rafters above priest's vestry

h) Remove all internal paint from brickwork - start programme of paint removal as soon as possible, allowing for the programme to be considered long-term.

i) Fully clear out boiler house, completely. Strip all redundant fitting out, remove door and door frame, and clean to ensure nothing that can harbour rot is left inside

j) Obtain 'Roll-a-Ramp' or similar, to facilitate wheelchair and pram access through main entrance

2.03 Works recommended to be carried out during the next two years

a) Re-bed ridge tiles and re-point all in lime mortar

b) Remove cement fillets to gap between kitchen and west aisle, and to sides of window into choir vestry and re-point in lime

c) Replace broken external sill tiles to vestry and north elevation of east aisle

d) Replace lead apron flashings to aisle pitches against nave

e) Re-seal and paint, or replace, all high level cast iron gutters and downpipes, check seal of all joints to all gutters and outlets

f) Repair external steps to the kitchen

g) Further investigate ventilation provision to alleviate high humidity and damp

2.04 Works required to be carried out within the next five years

a) Localised re-pointing at low level and high level behind rainwater pipes etc where mortar clearly missing . All re-pointing to be carried out in lime mortar

b) Repair of door to boiler house and facia over

c) Carefully remove, de-frass, paint and replace iron casement windows in priest's vestry

d) Repair split timber window frame to north toilet window

e) Remove all flags and drainage channels that are set immediately against the external wall of the building and introduce french drains

f) Locally rebuild boundary walls and pillars and reset copings/ caps where masonry dislodged

2.05 Works required to be carried out in the longer term

a) Replace polycarbonate glazing with new, including removal of ferrous fixings and replacement with stainless steel

b) Repair and stabilise artificial stone window surrounds

c) Request advice on the need for a lightning conductor on the bellcote and install if recommended

d) Re-tape all fibreboard ceiling panels throughout church and repaint

e) Clean and nourish woodwork panelling throughout with beeswax

f) Remove modern gypsum plaster from external wall of choir vestry and either leave bare brick, or plaster in lime

g) Repaint toilets, and de-frass and paint iron security grilles

3.0 External Elements

3.01 Roof coverings

Open joints to flashings supporting vegetation

Loose, ripped and split flashings

Cementitious mortar fillet to verge cracked, failed and detached

Commencing on the east elevation which would be the liturgical south elevation, the pitches of the chancel, nave and aisle or chapel are all laid with natural slate and are all in reasonable good repair.

There are several tabbed slates across the three roofs, but these indicate good repair and maintenance. There are several cracked and broken slates on both the chancel and the nave roof which should be repaired before they cause water ingress. There are also a few misaligned slates on the aisle roof, again which would benefit from repair.

The lead work in most cases requires attention; the stepped flashings to the north gable of the chancel have open joints leaving the bedding of the lead within the joint vulnerable and allowing the lead to peel away. There is vegetation growth within these open joints visible to the parapet of the chancel gable.

The stepped flashings from the chancel roof to the nave gable have been recently pointed although not of particularly good quality. The verge of the nave gable appears to have been re-pointed in a cementitious mortar which is now showing signs of cracking and will eventually fall away as is seen elsewhere.

The clay ridge tiles to the chancel appear in reasonable condition, although some open joints are visible and repairs to the bedding of the ridge tiles has been carried out in a cementitious mortar in a rather haphazard manner.

The apron flashing of the south aisle/chapel roof to the east wall of the nave is wearing thin and has several splits along its length. This lead would benefit from replacement.

The pointing of the verge to the north elevation of this aisle has been carried out in a cement mortar which in several places has cracked and has fallen out exposing the ends of the timber battens which are seen to be rotten.

The ridge tiles to the nave are again in reasonable condition although several open joints are visible as well as areas of bedding mortar which are missing.

To the west elevation the chancel, nave, vestry and west aisle roofs are all natural slate.

The very shallow pitched roof to the toilet block is laid with plastic slates and the flat roof to the kitchen extension is laid with single ply membrane.

The slating to the chancel and to the nave appears in fairly reasonable condition with only a few slipped and broken slates evident. The slipped slates should be re-fixed and the broken slates replaced.

3.0

Slating in reasonable condition, re-pointing to nave and aisles and to verges in cementitious mortar

Kitchen re-roofed recently in single-ply membrane - good condition

Flashband to steps and boiler house roof to be monitored

The slating to the lower pitches of the vestry and the aisle appear in slightly worse condition with many more broken and slipped slates that require repair. Replacement slates should be natural slate, fixed with tabs, as is seen elsewhere on the roof.

The ridge tiles to the chancel have been pointed on this elevation, again rather haphazardly with a few open joints still visible.

The ridge tiles to the nave appear in reasonable condition with only a few areas of bedding pointing that is missing.

Hip tiles to the vestry appear in reasonable condition, as does the bedding.

Flashing to the chancel to the main north gable is tired and worn and as on the east pitch the bedding joints that the flashings are dressed into are somewhat open.

The flashing to the nave gable appears in slightly better condition. As previous, the verge pointing has been carried out in cement which is now cracking and showing signs of failure.

The apron flashing from the vestry abutting the chancel is in reasonable condition.

The stepped flashing of the vestry to the chancel and to the aisle are both in fairly reasonable condition, although wearing thin. The bedding joints which the lead is dressed into are somewhat open to the wall of the chancel.

The apron flashing to the west aisle appears in satisfactory condition from the ground, although is not lying flat in several areas. The pointing to this apron flashing against the wall of the nave is poor quality and is smeared partly over some of the lead. This quality of pointing will fall out with the movement of the lead leaving an open joint.

The pointing of the verges of this aisle are again in a cementitious mortar, portions of which are cracking and becoming loose.

The flat roof to the kitchen is in good condition, having recently been re-laid in the last few years.

The shallow pitch of the toilet block which is laid with plastic slates is questionable - although there are no signs internally of water ingress this should be monitored as slates in general, whether natural or plastic, should not be laid to such a shallow pitch.

To the north elevation of the vestry the small low level pitched roofs of the boiler house steps and the boiler house itself are laid with natural slate, in reasonable condition with flash band instead of lead flashing. The flash band, although not an ideal material, is appropriate at this height but should be checked regularly for failure.

Cast iron gutters rusting

Blocked outlet

Blocked gully with no guard

3.02 Rainwater goods and disposal systems

All gutters are outboard gutters fixed using brackets to the rafter ends mostly, or barge boards in some instances.

High level gutters of the chancel and of the nave are original cast iron and are severely deteriorating. There is heavy evidence of rusting at the joints and to the back of the gutters, the iron is extremely friable. Of the remaining cast iron downpipes, some have splits along their length.

On the west elevation of the nave a portion of guttering has recently collapsed due to rusting of the joint.

All high level cast iron gutters to nave and chancel should be either repaired and repainted for protection or they should be replaced.

Low level gutters have been replaced in plastic and appear to be satisfactory.

Cast iron downpipes are generally in reasonable condition, apart from several pipes with splits as previously noted.

Plastic downpipes are in acceptable condition.

High level iron gutter brackets require rubbing down and painting.

It is essential that all gutters and outlets are cleared out regularly. On the day of inspection the outlet from the north east porch roof was fully blocked and the gutter to the eastern chapel was blocked with debris and accumulated water. It also appears that this gutter is falling away from the outlet.

3.03 Drainage below ground

All downpipes appear to terminate in gullies which are connected to mains drain. Some grilles are missing.

Beneath the grills, many of the gullies are full of debris or are holding water, indicating that the drains below are blocked. It is believed that during storms the gullies to the east side of the Church overflow, indicating that the drainage routes are blocked below ground. It is essential that all gullies are clear and drainage runs are free flowing to prevent backing up of water soaking the base of the wall.

3.04 Bellcotes, parapets, chimneys, upstand verges

There is a bellcote which stands in the north east corner of the nave at the corner of the chancel and east porch. The bellcote appears to have been relatively recently re-pointed in what appears to be a cementitious mortar to a fairly poor standard. The mortar is smeared over the brickwork which may eventually lead to deterioration of the brick units themselves.

Aside from this the bellcote appears structurally sound, with its brickwork in reasonable to good condition.

Upstand parapet of chancel gable has open joints, allowing water ingress. Cement smeared over flashings on west pitch (below) will be holding water

Deteriorated pointing and damaged brickwork to chancel gable

The main chancel gable parapet upstand is in relatively poor condition with open joints and vegetation growing on both the main north gable side and behind, above the flashings. It appears that in the past this parapet has been re-pointed in a cementitious mortar which is now causing issues with the brickwork and the mortar itself.

The brick copings to the top of the parapet wall head are also in fairly poor condition with open joints allowing water ingress into the wall head. This is also the case with the brick copings to the kitchen parapet.

The reconstituted stone cross finial at the apex of the main chancel gable appears in reasonable condition, despite open joints to the base.

There are no chimneys present.

3.05 Walling

In general the brickwork masonry is in good condition. To the vast majority of the Church the original lime pointing is still evident and fortunately has not been over-pointed with a cementitious mix. The pointing in various areas has deteriorated, specifically at low level and around rainwater disposal systems. This deterioration of mortar in these specific areas is due to water.

The hard standing around the perimeter of the Church will be causing splash back up on to the brickwork and causing erosion of the mortar at low level. Water leaking from gutters running behind downpipes causes the erosion of mortar through water run-off from high level. As noted, fortunately the vast majority of areas have not been re-pointed in a cementitious mortar. Areas that *have* been re-pointed with a cementitious mortar are now causes for concern.

The main chancel gable has formerly been re-pointed at high level and is now showing signs of deterioration. The cementitious mortar has begun to fall out, leaving open joints and allowing vegetation to grow. In some areas the brick itself has deteriorated and the faces have blown off. It is recommended that this top portion of the gable above the windows is now re-pointed in a lime mortar to match elsewhere and to protect the gable from water ingress.

The apex of this gable appears to be showing signs of movement, most probably due to water destabilisation.

As well as the north gable of the chancel, the bellcote, as mentioned previously, and the eastern side of the north nave gable have also been re-pointed in a cementitious mortar which will eventually cause detrimental harm to the brickwork.

At low level there are numerous below-floor void ventilation grills through the masonry, indicating well ventilated floor below the nave and the chancel.

Around the rest of the Church there is minor hairline cracking

Kitchen extension - open joint to abutment with west aisle (meeting room), and signs of damp brickwork at high level

Replica reconstituted stone reveals deteriorating, ferrous fixings for polycarbonate sheets are rusting and polycarbonate is now cloudy and yellowing with age

within the joints evident over several windows, namely vestry windows, the northernmost window of the east chapel and the easternmost window of the east chapel on its south elevation. There does not appear to be any signs of substantial movement notable for this report.

The modern brickwork to the kitchen extension appears to be pulling away from the south elevation of the meeting room, although this has been noted in previous quinquennials. The opening up of this joint should be pointed to ensure no water ingress is afforded, and future monitoring should be carried out to ensure the opening up is not increasing at an unusual rate.

The brickwork of the kitchen extension itself to its west elevation is not in exceptionally good condition and appears to have been getting wet. There is mossy growth in the joints and some of the brickwork has deteriorated. This can probably be attributed to the open joints to the brick-on-edge copings that top the parapet wall.

3.06 Timber porches, doors and canopies

All external doors are timber and of reasonable condition.

The door to the boiler house is also timber but in need of repair. The board fascia above the boiler house door is of poor quality and poor condition.

There are no timber porches or canopies.

3.07 Windows

Window openings to the chancel, the nave and the two side aisles are all round-headed arched, tall, slim lancets, formed in brickwork with tapered bricks to form the arch with brick sills and creasing tiles to create a drip.

Within the brick openings sits reconstituted stone reveals in which sits leaded glazing panels. The leaded glazing is a mixture between plain square quarries with colourful borders and some stained glass with figurative images. All stained glass and plain leaded lights appear in good condition despite some minor bowing and cracked panes. The polycarbonate protection externally is most probably to thank for the good condition of these windows and lack of breakages.

The existing polycarbonate protection is now cloudy and yellowed with age and would benefit from replacement. The existing sheets have also been fixed using ferrous fixings into the reconstituted stonework - these are now rusting and causing deterioration of the surround.

The reconstituted stone reveals themselves are showing signs of deterioration and delamination due to water absorption. There is a build-up of sulphur crust to the heads of some windows which is causing advanced decay to the masonry around.

3.0

Spalling of reconstituted stone reveals

There is damage to the reconstituted stonework in almost all windows visible and as such all would benefit from some repair works and protection to continue their life.

The windows to the vestry do not have reconstituted stone reveals but are fitted with iron casement opening windows within which are plain leaded lights with a colourful border. The iron frames are rusting and expanding within the aperture, that will eventually cause damage to the brickwork.

There is a broken tile at the sill of the left hand window to the vestry as well as one to the easternmost window of the north elevation of the east chapel.

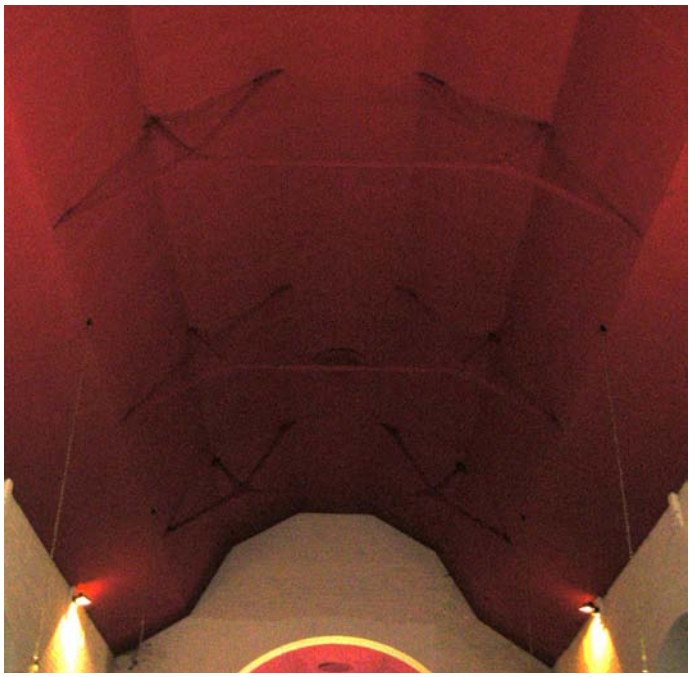
On the face of some reconstituted stone reveals there is evidence of former adhesive that fixed historic secondary glazing. This adhesive should be removed to prevent surrounding deterioration of the reconstituted stone.

Windows to the kitchen are timber and in reasonable condition.

Windows to the toilet extension are also timber but in questionable condition; the window to the north toilet has split and the face of the timber is coming away.

The new window adjacent to the toilet into the vestry block is also timber and is in reasonable condition although the cementitious fillets to either side are cracking and will be allowing water behind into the timber of the frame.

4.0 Internal Elements



Facetted fibreboard ceiling with semi-exposed steel trusses

4.01 Towers and spires

There are no towers or spires.

4.02 Clocks and their enclosures

There are no clocks to be inspected.

4.03 Roof and ceiling voids

The internal roof structure and ceiling voids of the nave and chancel could not be inspected due to inaccessibility through the hatches at an extremely high level in the ceilings themselves. It would be beneficial for safer access to be provided, enabling inspections to be carried out. At present, it is understood inspections are made when scaffolding towers are erected for painting. In these instances it is vitally important that when access is available, the architect is called upon to carry out an inspection of the roof voids and timbers therein.

4.04 Roof structures and ceilings

The ceiling of the nave is of faceted fibre-board which is painted red. The boards are taped at their joints although the tape is peeling away in a rather unsightly manner.

The roof structure cannot be seen except for the metal truss ties which are visible between the raked faceting.

There are corbels at the wall head which indicate positions of timber principle-rafter bearings.

The condition of the ceiling is reasonable, although due to the peeling of the tape between boards the appearance does look in need of repair.

There are vents in the ceiling, down the centre line of the nave, which are highly beneficial for keeping the ceiling void dry.

The ceiling of the chancel is also fibre boarded and faceted with tape peeling away giving an appearance of poor condition. As with the nave, this is largely superficial.

Within the chancel there are no metal truss ties visible, although there is evidence of metal ties in line with the corbels which again it is assumed support timber principal rafters to trusses.

Towards the north gable of the chancel the timber trim along the perimeter of the ceiling appears to be friable and could signify rot in the timbers. These timbers visible are only timber plants to finish off the edge of the ceiling and are not structural. However, if there is evidence of rot in these timbers there is a chance there may be issues above within the ceiling void itself.

Exposed roof structure to aisles - evidence of water ingress

Friable paintwork and salt damage to brickwork, above and below.

Again there is a vent in the ceiling of the chancel ensuring the ceiling void is ventilated.

The roof structure of the east aisle or chapel is visible to the underside - exposed purlins and rafters with soffit boarding above. All is painted red. There is clear evidence of water ingress through the boarding where the paint is peeling at joints and there are water stains on the timber.

The principal rafters bear on to two corbels as is suggested in the nave and chancel. These bearing ends of timbers appear to be sound from what could be seen from the ground.

4.05 Internal structures, balustrading, upper floors, balconies and access stairways

Structurally the internal walls are fair faced brick that have now been painted.

The main nave is pierced with tall round headed windows to the southern half and to large arches either side to the northern portion. These arches create an arcade with a chapel to the east and the partitioned off meeting room to the west. These arches, along with the chancel arch directly in front are all round headed of simple yet elegant design. Structurally all the brickwork appears in sound condition although there are severe signs of water ingress from above as well as from below.

The west gable is in particularly poor condition superficially, with peeling paint and salt damage evident across much of this gable wall.

To the nave, the east wall is suffering from paint and salt damage at low level and to the west wall there is paint and salt damage at mid height with a large patch particularly noticeable just to the south of the arcading arch.

Beyond the east arcade into the east chapel or aisle the damage to the brickwork internally is again severe. It is particularly noticeable at high level within the roof pitch to both north and south ends, indicating former issues with water ingress down from the wall head.

Over the chancel arch again there is strong evidence of water ingress from above, as well as at low level behind the pulpit. Within the chancel the west wall is particularly severe, as is the north gable over the main liturgical east windows.

The original design of the Church would have been for the brickwork to be exposed as fair faced red brickwork throughout. The subsequent painting of this brickwork has led to severe salt damage to the brickwork caused by trapped moisture within the solid masonry wall. The only resolution is to remove the paint all together and allow the walls to dry out and breathe.

4.06 Partitions, screens, panelling, doors and ironmongery

There is an internal porch partitioning to the south east entrance door (liturgical south-west) which leads into a space similar to a narthex. This space, at the south end of the nave, which liturgically would be considered the west end, is screened off at approximately 2 metres in height with timber panelling reflecting similar design as the original porch. This timber panelling partition is in reasonable condition although slightly scuffed and worn with wear and tear. The timber may benefit from cleaning and waxing for protection, although this would only be a nicety.

The internal doors to the south porch enclosure are set within the panelling, and are in good condition with the original ironmongery still present.

There is a screen to the north of the east chapel, facing what would be liturgical east. This partition is timber with curtains to three sides with a small alter within the enclosure formed. All is in good condition.

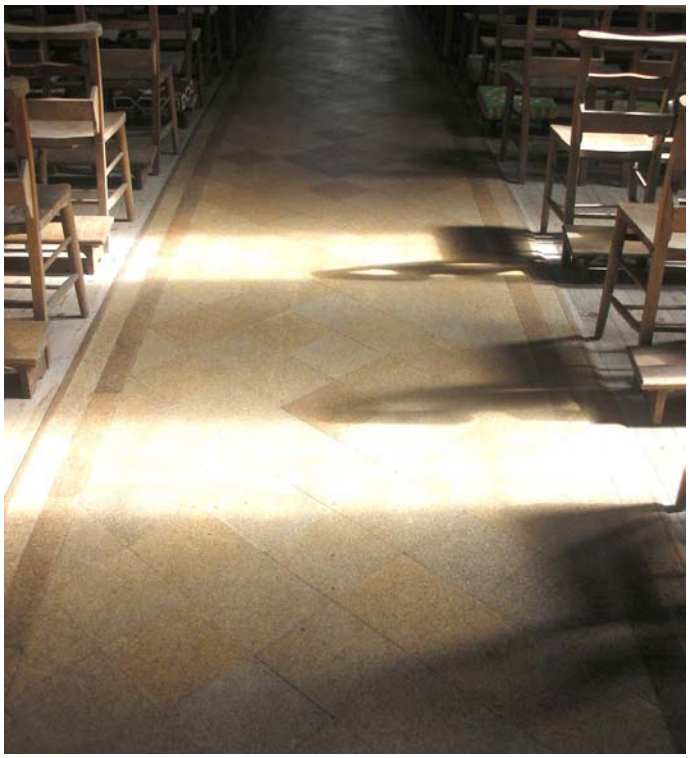
Within the chancel arch there is a rood screen constructed of oak that is simply carved yet very elegant. This is in good condition although may benefit from a beeswax treatment to try and nourish the wood.

Within the chancel all walls are half panelled to a height of approximately 2 metres in a similar style to that of the south end screen partition. The panelling is not contemporary with the build, installed as a later addition. On the east wall (liturgical south) there is a memorial carving to the Second World War with names alongside. All the panelling throughout the chancel appears in reasonable condition, although there are occasional instances where panels have slipped and could do with resetting. As with the rood screen the panelling may benefit from a beeswax treatment to clean and nourish the wood.

The door from the chancel into the vestries is a solid door, most probably original with original ironmongery. This door is plain faced with no detail.

The internal door leading out from the east aisle or chapel is panelled to the external face but has a sheet of ply on the internal face making it appear like a plain faced door to the inside. Original ironmongery is still retained and condition is reasonable. Above this door is an arched fanlight in good condition.

Doors leading from the main nave to the west meeting room are of modern construction in modern partitioning that infill the two arches of the west aisle.



4.07 Ground floor structure, timber platforms, under floor ventilation

The main floor throughout the nave and side aisles is a suspended timber floor with softwood pine floor boarding throughout. There is cork tiling to the south narthex area and along the full length of the central aisle of the nave. This also extends east and west in front of the chancel arch. The cork tiles appear in good condition for their age, although towards the south end of the central aisle there is a deviation in the floor level indicating softness or movement of timber boards below.

The pine floor boarding to either side of the central aisle is all in good condition. There are no visible ventilation or heating gills within the floor, nor are there any signs of access voids visible.

There are localised areas of carpeting to the eastern chapel area within the east aisle and in front of the door off this east aisle. This carpeting is basic and in three varying patterns, but is functional.

The floor of the chancel is up one step and is again timber suspended floor with pine floor boards throughout. There is a run of carpet down the centre of the chancel and to either side in front of the alter rail. The central runner runs up the steps right up to the alter front.

The sanctuary is stepped in a fine finished concrete, giving a stone effect. Steps and flags lead up to the top level of the sanctuary upon which sits the simple oak alter table.

The choir pews in the chancel are stepped towards the rear on a platform, timber suspended as before. There are no signs of any ventilation or heating grills within the floor, nor any signs of access.

The softwood timber floorboards appear in reasonable condition, and the stone effect concrete steps and flagging to the sanctuary are again in reasonable condition with minor hairline cracking.

The joints between the concrete flags and steps in the sanctuary are formed with timber stripped packers rather than mortar. This is an interesting and hardwearing solution.

4.08 Internal finishes

As previously described, all internal finishes are paint. All internal exposed brickwork has been painted with an impermeable paint which has subsequently led to severe damage to the masonry itself through salt damage and deterioration.

All ceilings are also painted, again showing signs of deterioration through wear, tear and damp ingress in certain areas.

Meeting room in west aisle

Possible signs of wet rot, damp timbers & wet ground

4.09 Fittings, fixtures, furniture and moveable articles

All seating within the nave is loose chairs tied together with struts in excellent quality elm and are all in very good condition.

There are two pew fronts located halfway down the nave, and two more pew fronts at the front of the nave, as well as two pew fronts in the east chapel. The pew frontals are of oak and contemporary with the build of the Church. All pew fronts are in very good condition.

The pulpit and lectern are both of oak and are the only items within the Church that are visibly carved in a simplistic gothic style. However, the base of the pulpit and the steps up to the pulpit are both of simple design, contemporary with the build of the Church and in a similar style to the rest of the panelling.

The choir pews and alter chairs, as well as other loose furniture, contemporary with the build are of oak, good quality and simply carved.

All timber work could benefit from waxing to nourish the wood and protect it for the future.

4.10 Toilets, kitchens, vestries etc.

Meeting Room
The west aisle has now been partitioned off to create a meeting room. The external walls are brick and painted as elsewhere, with a suspended timber floor carpeted with carpeting tiles and a flat suspended ceiling.

The principal rafter ends protrude from the suspended ceiling and bear on to corbels, as can be seen in the east chapel. The paint to the brickwork is peeling, salts are evident and the brickwork faces are damaged in areas.

One area was viewed below the floor - although rot has been treated before in this area, there is still signs of damp timber joists, damp sole plate and possible wet rot mycelium. The bare earth below is very wet. There is also wet rot stands on the wall above skirting level, but it is unclear if these are old or new strands. These potential signs of rot should be investigated further.

The partitioning within the arcading is of simple modern boarding painted with a few visible hairline cracks.

To the south of the meeting room is a kitchen, accessed up two steps.

Kitchen
The kitchen is a modern extension, constructed externally in brick with plastered walls internally using modern plasters. There are clear signs of water ingress above the windows on the west wall and rusting of the plaster beads shows severe damp within the masonry. The ceiling in this area is also

Signs of (historic?) water penetration over windows, and current evidence of black condensation mould above kettle

bowing indicating water ingress from above. It is understood that issues with the flat roof above have recently been resolved, so it is hoped that these signs of water ingress are now historic.
The floor appears to be a solid floor laid with lino which now also has carpet over the lino. There is a breaking away of the new floor slab and the door opening of the original south external wall of the west aisle.

There is general peeling paint indicating moisture and areas of condensation on the ceiling specifically above the position of the kettle. It is essential when working within the kitchen windows should be open to allow ventilation.

The kitchen units and fittings themselves are of some age and do not necessarily present current hygienic conditions, although are serviceable for teas, coffees and simple activities as such.

There is a modern external door from the kitchen to outside, secured with a mild steel bar and two locks. This is in adequate condition. It must be noted that the metal bar should be removed and doors unlocked when the Church is in use so that the door can be used adequately as a fire escape, as intended.

Choir Vestry
Within the choir vestry, walls are a mixture of painted brickwork, fibreboard partitioning to the organ chamber and plasterwork. The plasterwork is a more recent addition and is gypsum to the external wall. This wall is now showing signs of damp with peeling paintwork below the window.

The brickwork to the north and to the east walls appear in satisfactory condition without too much damage to the paintwork evident. The wall to the south with the door into the meeting room is showing more signs of damp and salt damage at low level.

The partition walling to the organ is of simple fibreboard, painted and although not of good quality in itself is in reasonable condition.

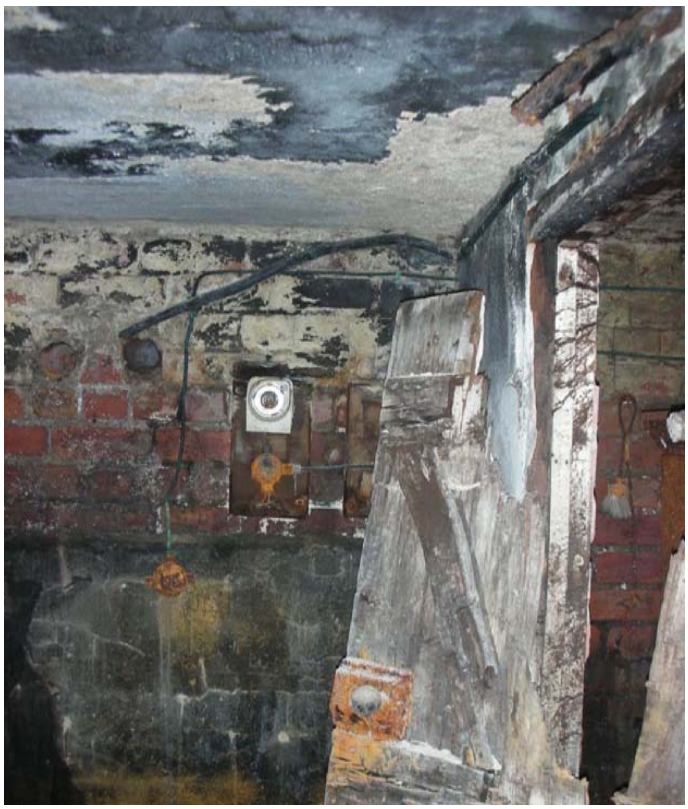
The ceiling is a suspended ceiling of fibreboard, taped and painted as elsewhere. The quality of the ceiling is not particularly high quality but condition is reasonable aside from splitting of some joints.

There is a small area of water damage above the door into the chancel indicating former water ingress from the roof above.

The floor is a suspended timber floor, carpeted throughout.

Toilets
Off the choir vestry to the west are two toilets. The toilets are a modern extension and appear to have a solid floor covered with lino. This solid concrete slab will be driving moisture up the brickwork walls of the original building fabric - the choir vestry and immediate walls of the west aisle/meeting room.

Leaded panels in cast iron casements within priest's vestry



Boiler house

Walls of the toilets are plastered as are the ceilings. There are minor signs of damp to the rear western wall and paint is peeling from the ceiling indicating moist conditions. There are minor hairline cracks in the plasterwork to the northern toilet.

The toilets are in fair condition, although paintwork would benefit from reapplication to both walls and ceiling. Both toilets have windows within the reveals of which are large heavy mild steel bars which are beginning to rust.

Priest's Vestry

The priest's vestry to the north is all exposed brickwork, now painted, and as elsewhere showing signs of deterioration with paint peeling and salts evident.

There are two round headed arched windows to the north wall (ecclesiastical east) with hairline cracks visible in the apex of both. The windows themselves are cast iron casements which are rusting and would benefit from de-frassing and painting. The lead work within the casements is in reasonable condition despite now requiring cleaning and maintenance.

The ceiling is a suspended ceiling, as elsewhere, constructed in fibreboard with taped joints. There is significant bowing to the north east corner panel indicating historic water ingress. The roof void above was inspected and although the void appeared dry and in good condition, the purlin bearings where they enter the wall are showing signs of possible timber fungal growth - there does not appear to be any membrane within the sockets of the masonry, so the damp wall will allowing moisture to be readily absorbed by the timber end grain.

The vestry floor is a solid floor, carpeted.

The general condition of the vestry could be considered poor, although the severely deteriorated paintwork does much to service this opinion.

Boiler House

The redundant boiler house, situated below the priest's vestry, is accessed from an external flight of stairs. The boiler house is flooded and requires a pump to reduce water levels. The conditions are poor, with debris littering the space. The walls are damp, as is the concrete ceiling/floor of the vestry above.

There are signs of possible wet rot on the door frame into the second chamber. This space should be fully cleared out and cleaned thoroughly as at present, it is highly unhygienic and will not be helping with damp issues above.

4.11 Organs and other instruments

There is as pipe organ within the chancel set behind a rounded arch to the west wall of the chancel (liturgical north). The organ casing is of good quality oak panelled and the pipes are simple and clean rising directly above the organ console.

The organ console is of good quality oak by Nelson & Co. of

Durham, similar to the style of the choir pews. It is maintained annually and is kept in regular use.

4.12 Monuments, tombs, plaques etc.

There are no tombs within the Church and the only dedicated memorials are within stained glass windows, the inscription within the chancel panelling honouring those who died in the Second World War, and a plaque commemorating those from the First World War.

There are also various items of furniture throughout the Church which have been dedicated as personal, individual remembrance memorials.

5.0 Services

5.01 Services installations generally

There is incoming electricity, gas and water into the Church. There is no provision for oil. All have been recently serviced.

5.02 Gas installation

The gas serves individual gas fired heaters which are hung on the walls within the main Church and meeting room. Each individual heater has its own flue to the outside and its own gas supply. The original gas central heating that was formerly run from a boiler in the boiler house is now redundant.

The report from October 2013 condemns two of the gas heaters due to split heat exchangers and fails a further two for missing guards. At the time of inspection, the guards were being replaced.

5.03 Electrical installation

The incoming electrics serve power and lighting. Lighting within the main nave is served by two large floodlights at the north end of the nave plus four pairs of chandeliers along the length of the nave with standard bulbs. There are also standard bulb chandeliers in the east chapel. The chancel is lit by floodlights mounted to the back of the chancel arch, all directing towards the main alter and down to the choir. Lighting to the meeting room and other ancillary spaces are via fluorescent tubes.

The system appears to have been last tested in 2011 with some remedial works carried out afterwards, including some items picked up in the last quinquennial report. A PAT text was carried out in 2012, so one is now over due.

5.04 Water system

The incoming and discharge all appears to be in satisfactory order. Externally there does still appear to be an issue with ground water drainage.

5.05 Oil installation

There is no oil.

5.06 Sound installation

There is a sound system wired up with speakers set at mid height on the pillars on the front of the nave, with connections back to the microphone in the pulpit, reading desks and free standing microphone.

5.07 Lightning conductor

A lightning conductor test was carried out in October 2013 and certificate issued. There is still no conductor on the bellcote.

5.08 Fire precautions

A fire safety inspection was carried out in January 2014 and certificate issued.

As noted previously, when the church is in use, all fire escapes must be openable, without padlocks.

5.09 Heating and Ventilation

Heating as per gas heaters noted above.

Ventilation is minimal. There are vents in the ceilings to the nave and chancel, but only venting the roof void. There also appears to be ventilation below the floor void on the eastern wall but not the west.

5.10 Asbestos

An asbestos survey was carried out in December 2013, and subsequent removal work carried out as recommended. Some low-risk asbestos material still in situ and recommended to be monitored.

6.0 Curtilage

Boundary walls dislodges by vegetation

Pathways in reasonable condition, vegetation close to external wall

Flags and drainage channels against external wall will be holding water in the base of the wall

6.01 Churchyard

There is no churchyard as such. There is a garden to the east of the church, and the church also owns a separate piece of land to the south. Neither have burials.

6.02 Ruins

There are no ruins within the curtilage.

6.03 Monuments, tombs and vaults

There are no monuments, tombs or vaults.
There is a memorial stone set in the south east corner of the garden in remembrance to the local miners of Louisa Colliery who lost their lives in the mining disaster of 1947.

6.04 Boundaries and gates

The boundary walls and pillars are brick with artificial stone copings and caps. The wall sections are low, topped with mild steel railings. The brickwork has become dislodged in numerous areas due to pressure from vegetation behind, as well as knocks from vehicles. Copings should be set straight and brickwork rebuilt. Railings and gates would now benefit from rubbing down and painting to prevent rust.

6.05 Trees and shrubs

There are no tree preservation orders.
There are some well established trees and shrubs within the tended garden area to the east. To the south the land is rather over grown and the access around the south gable is tight. These shrubs should be kept back.

There are areas of planting close to the building on the east - these should be kept tidy and within their patch, so as to not hold water against the building itself, nor block out the sunlight that can help dry out the masonry and keep it from being damp.

6.06 Hardstanding areas

The flagging that is set right up against the external wall of the church, and the concrete trough drains set in some areas around the perimeter, also right up against the external walls, will be contributing to holding damp within the base of the walls. Although both the flags and drainage runs aim to discharge water and protect the base of the wall, it is likely that they are doing more harm than good, especially if the gullies are blocked or the underground drainage is not flowing freely. It should be a long term aim to remove these and replace with french drains, set away from the building line.

The flags to the main pathways and round the east are a little broken and uneven but are still perfectly serviceable. The pathway to the west, 'back of house' area is again slightly uneven but serviceable.

Pathways to west uneven but serviceable, kitchen steps in poor condition

Substantial cracks in steps to south east porch

The concrete steps to the kitchen are in very poor condition, and the concrete steps to the south-east porch are detaching from the wall and have substantial cracks through them. The kitchen steps require repairing as they could be considered a hazard. The gap at the rear of the south east porch steps should be pointed up, as should the cracks, to prevent water settling behind the steps and adding to the damp issues.

6.07 Buildings within the curtilage

There are no other buildings within the curtilage.

6.08 Notice boards

The St Aidan service board fixed to the north gable is sound and in good condition. There is no noticeboard at pavement level.

6.09 Works required to provide disabled access and parking space

There is no designated parking, but those with disabilities can drive into the church grounds and park in the paved area to the north. There is no level access for wheelchairs at present. It is recommended that a roll out ramp is provided as a temporary measure until more permanent provisions can be made.

Appendix A | Gas Safety Record

GAS SAFE CERTIFICATE

HeatinGlobal LTD
0161 211 6955
www.heatinglobal-ltd.co.uk
14 East Drive
Swinton
Manchester
M27 4EH
GAS safe REGISTER

ADDRESS:	INVOICE ADDRESS:
St Adians church	
Annfield plain	
DH9 7UQ	
NAME: Mrs Mawdsley	NAME:
TEL NO: 01207 234432	TEL NO:

SOUNDNESS TESTING:	PASS:	FAIL:		
MBAR TEST PRESSURE		GAUGE TYPE		
LET BY TEST PERIOD		EVC ACCESSIBLE		
STABILISATION TEST PERIOD		EARTH BONDING		
SOUNDNESS TEST PERIOD		PIPEWORK INSPECTION		
OK PRESSURE DROP		METER LOCATION		

	LOCATION	MODEL/SERIAL NO	FLUE TYPE	BURNER PRESSURE	SPILLAGE TEST	FLUE TERMINATION	HEAT EXCHANGER	SERVICED	SAFE TO USE	
1	main church	ART S 4303104293	B/F	9.8mbr	Pass	OK	OK	Yes	Yes	
*	2 main church	ART 10-01 4303404292	B/F	—	fail	OK	fail	NO	NO	*
**	3 main church	ART 10-01 4303404292	B/F	14.2mbr	Pass	NO Guard	Ok	Yes	Yes	
4	Main church	ART 10-01 4303404292	B/F	14.4mbr	Pass	OK	OK	Yes	Yes	
**	5 main church	ART 10-01 4303404292	B/F	14.1mbr	Pass	NO Guard	Ok	Yes	Yes	
6	main church	ART 10-01 4303404292	B/F	14.5mbr	Pass	Ok	ok	Yes	Yes	
7	main church	ART 10-01 4303404292	B/F	14.0mbr	Pass	Ok	Ok	Yes	Yes	
8	Main church	ART 10-01 4303404292	B/F	14.4mbr	Pass	OK	ok	Yes	Yes	
*	9 main church	ART 10-01 4303404292	B/F	—	fail	OK	fail	NO	NO	*
10	Side room	GST/01 23278115	B/F	13.5 mbr	Pass	OK	Ok	Yes	Yes	
11										
12										
13										
14										
15										
16										
17										
18										

ENGINEERS NAME & SIGNATURE	D. Bradbury	CUSTOMERS NAME & SIGNATURE	L J Mawdsley	DATE: 24/10/13

* Split Heat exchanger *
** NO flue Guard **

Appendix B

Form No 6

Rule 7(4)(b), 12(2) and 27

CERTIFICATE OF COMPLETION OF WORKS AUTHORISED BY FACULTY

In the Consistory Court of the Diocese of DURHAM

To the Registrar Ms. H. MONKTON-MILNES L.L.B.

Certificate of completion of works authorised by faculty

Parish of ANNFIELD PLAIN

Church of ST. AIDAN

THE FACULTY was dated 29th MARCH 2011 and authorised the following works subject to any conditions stated in the faculty:-

TO CARRY OUT ELECTRICAL WORKS AS PER THE SCHEDULE

1. **COMPANY, FIRM OR PERSON**

The work was carried out by the following *(if a different company, firm or person was employed for different items of work authorised by the faculty details of each must be given)*:-

(i) Name IVAN FAIRLESS

Address _____

Type of work undertaken ELECTRICAL

(e.g. building, electrical, organ, heating, clock repairs, the installation of stained glass window etc.)

(ii) Name _____

Address _____

Type of work undertaken

(If necessary please attach a separate piece of paper with additional details.)

The company, firm or person named above was supplied with a copy of the faculty before the work was commenced.

From: margaret gilley [mailto:meg.gilleyap@virginmedia.com]
Sent: 11 August 2010 09:06
To: Bill Heslop
Subject: Re: St Aidan's Annfield Plain - Wiring

Dear Bill

This is what was done:

Item One - Old MEM switch for electrics in the cellar

- We propose to disconnect and strip out the old rewirable MEM consumer unit - the circuitry involved will be re connected to the proposed new consumer unit

Item Two- Kitchen Consumer Unit

- We propose to disconnect and strip out the old cooker kitchen consumer unit and the circuitry involved will be re connected to the proposed new consumer unit

Item Three - 8 way consumer unit kitchen

- We propose to disconnect and strip out the old kitchen/light power consumer unit and install a new 17th edition consumer unit with built in RCD and double pole disconnectors
- Install new mains tails
- Install a new earthing system and connect up to the consumer unit
- Connect in the circuitry from item one and two
- Install grommets where required
- Install switch wire identification where required

This can be carried out at a cost of

Price £814.00 Plus VAT @ 17.5%

Item Four - Supply for the Organ

- We propose to disconnect and strip out the existing 3 phase mains consumer unit and install a new 3 phase mains consumer unit
- Install new mains tails
- Upgrade the earthing arrangement

BLS ELECTRONICS LTD.

Registered Office and Works
UNIT 14, MORRISON INDUSTRIAL ESTATE
ANNFIELD PLAIN, STANLEY
Co. DURHAM DH9 7RU
Tel: (01207) 234018 Fax: (01207) 238201
Registered No. 1090671 VAT No. 178 1422 58

Invoice

ST AIDANS CHURCH
MORRISON ROAD
ANNFIELD PLAIN
STANLEY
CO DURHAM
DH9 7RX

Invoice No.	32767
Invoice/Tax Date	31/05/2012
Cust Order No.	
Account No.	STA01

SETTLEMENT TERMS: NETT MONTHLY A/C

Quantity	Details	Unit Price	Net Amount	VAT Rate	VAT
1.000000	Pat test carried out	25.000000	25.00	20.00	5.00

BLS BANK DETAILS

SORT CODE 30-98-04

ACCOUNT NO 00428355

Non-delivery of whole or part of this consignment must be notified to us in writing within 14 days of the date of this advice note. Shortages or breakages must be reported to the carriers and ourselves within 3 days of receipt. Please quote advice note number.

Title to the goods on this invoice will not be deemed to have passed to the purchaser until full payment has been received

DELIVERY ADDRESS

Paid on Cheque No. 786
Dated 24/6/2012

Total Net Amount	25.00
Carriage Net	0.00
Total VAT Amount	5.00
Invoice Total	30.00

Works Order No.	Cust. No.

NFC

PORTABLE APPLIANCE TESTING REPORT

BLS ELECTRONICS

REPORT NO.:

DATE: 1·5·12

ST. AIDANS CHURCH

ID NO.	APPLIANCE DESCRIPTION	APPLIANCE LOCATION	CLASS	VISUAL INSPECT	TEST EARTH Ohms	TEST INSULATION Mohms	Functional Check	DATE OF NEXT TEST	PASS or FAIL	COMMENTS
001	KETTLE 1	KITCHEN	1	FAIL	—				FAIL	DAMAGE PLUG KETTLE END
002	KETTLE 2	KITCHEN	2	PASS	—	99.99	PASS	1·5·13	PASS	TESTED AS CLASS 2. NO ACCESSIBLE ⏚
003	MICROWAVE	KITCHEN	1	PASS	0.07	99.99	PASS	1·5·13	PASS	
004	FRIDGE	KITCHEN	1	PASS	0.07	99.99	PASS	1·5·13	PASS	
005	BOILER 1	KITCHEN	2	PASS	—	99.99	PASS	1·5·13	PASS	TESTED AS CLASS 2
006	BOILER 2	KITCHEN	2	PASS	—	99.99	PASS	1·5·13	PASS	〃 〃 〃
007	VACUUM	KITCHEN	2	PASS	—	99.99	PASS	1·5·13	PASS	〃 〃 〃
008	CLEANOVA	ROOM	2	PASS	—	99.99	—	1·5·13	PASS	
009	EXTENSION 1	ROOM	1	PASS	0.06	99.99	PASS	1·5·13	PASS	
010	EXTENSION 2	ROOM	1	PASS	0.07	99.99	PASS	1·5·13	PASS	
011	EXTENSION 3	ROOM	1	PASS	058	99.99	PASS	1·5·13	PASS	FUNCTION CHECK ABORTED DUE TO LENGTH
012	HEATER	VESTRY	1	P	0.04	99.99	PASS	1·5·13	P	
013	DEHUMIDIFIER	VESTRY	1	P	207	99.99	PASS	1·5·13	P	
016	COPIER	VESTRY	1	P	009	9999	—	1·5·13	P	IT TEST

Appendix C | Lightning Conductor Test Certificate

Lightning Protection & Earthing Installations

Certificate

Relevant Standards

① BS 7430 - ② BS 6651:1999 - ③ BS EN 62305:2006

Awarded to: **St Aidan's Church**

Date of Issue: **9th October 2013**

Date of Test: **7th October 2013**

Next Test: **7th October 2014**

Signed:

STONE
TECHNICAL SERVICES LTD

HEAD OFFICE
KELLAW ROAD
YARM ROAD BUSINESS PARK
DARLINGTON
CO. DURHAM
DL1 4YA

TEL: 01325 282794
FAX: 01325 487329

LONDON OFFICE
EVANS HOUSE
107 MARSH ROAD
PINNER
MIDDLESEX
HA5 5PA

TEL: 0208 4296700
FAX: 0208 4296755

This certificate certify's that on the above date Stone Technical Services Ltd examined & certified the Lighting Protection Installation to the awarded body.
The inspection report is indicated on the reverse of this certificate.

Appendix D | Fire Fighting and protection

SAFE and SURE

FIRE PROTECTION LTD.

Unit 2, Mill Lane, Langley Moor Ind. Est.,
Langley Moor, Durham DH7 8HE
Telephone : Business Hours (0191) 378 1153
Fax: (0191) 378 9296 Web: www.safeandsurefire.com
After Hours (0191) 386 8655
VAT No. 425 9964 11

Fire Industry Association

constructionline

Certificate No. FS533876

Safe Contractor

CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME

BAFE — BS 5306 Part 3 Portable Extinguisher Maintenance

CERTIFICATE OF INSPECTION

CONTACT JEAN MOUNSEY
TEL NO 01207 234432
Delivery/Service Date 23RD JAN 2014
Customer Order No

INVOICE ADDRESS	LOCATION ADDRESS
ST AIDAN CHURCH DURHAM ROAD ANFIELD PLAIN CO. DURHAM	(SAME)

PRODUCT	TOTAL SERVICED	CON'D	RE-CHARGED	O/A	REFURB	O/A	NEW EQUIP	O/A
WATER								
FOAM AFFF 2Ltr								
FOAM AFFF 6Ltr	1							
FOAM AFFF 9Ltr								
CO_2 1.1KG/2LB								
CO_2 2.2KG/5 LB	1							
CO_2 3.2KG/7 LB								
CO_2 4.5KG/10 LB								
POWDER 1KG/3LB								
POWDER 2KG/5LB	1							
POWDER 4KG/10LB								
POWDER 6KG/15LB								
POWDER 9KG/20LB								
POWDER 12KG/25LB								
WET CHEMICAL CLASS F								
TOTAL EXTINGUISHERS								
DRY/WET RISER								
TOTAL HOSE REELS								
TOTAL FIRE BLANKETS	1							

SPARE PARTS FITTED	QTY	O/A
HEADCAP ASSEMBLY		
HEADCAP SEAL		
HOSE/NOZZLE SEAL	2	
SAFETY CLIP/PIN		
SCHRAEDER VALVE		
VALVE ASSY (CO_2)		
HORN ASSY (CO_2)		
HOSE AND HORN ASSY (CO_2)		
SPINDLE ASSEMBLY		
TAMPER INDICATOR	3	
SYPHON TUBE		
PRESSURE GAUGE		
PRESSURE GAUGE TEST	2	
BURSTING DISC		
HOSE REEL NOZZLE		
WATER/FOAM CARTRIDGE		
DRY POWDER CARTRIDGE		
WATER HOSE ASSEMBLY		
AFFF HOSE ASSEMBLY		
DRY POWDER HOSE ASSY		
LOW FREEZE ADDITIVE		
LABOUR (Hrs)		
PRESSURISED		
HYDRAULIC TESTED		
WATER/FOAM CART (new)		
I.D. SIGNS		
ENVIROMENTAL DISPOSAL		
EXTINGUISHERS TESTED BY DISCHARGE		
ATTENDANCE FEE	1	
CALL OUT FEE		
DELIVERY CHARGE		
APPLIANCES FIXED		
BRACKET (CO_2 TYPE)		
BRACKET (WATER TYPE)		

GENERAL COMMENTS

TOTAL	
VAT	
TOTAL	

ENGINEER'S SIGNATURE P. Stark **No.**
ENGINEER PRINT NAME Paul Stark
CUSTOMER'S SIGNATURE J Mounsey
PRINT NAME

Apart from the non-conforming extinguishers as recorded, all portable fire extinguishers have been inspected and serviced in accordance with BS5306: Part 3 or Part 1 (Hose Reels).
Terms: Subject to **SAFE AND SURE FIRE LTD.** Standard published conditions of sale, applicable to the goods or services described above. Copy available on request.

Appendix E

Asbestos Management / Health and Safety Consultants

ASBESTOS MANAGEMENT SURVEY

St Aidans Church, Durham Road, Annfield Plain, DH9 7UQ

This is an 'Asbestos Management Survey, Asbestos containing materials may be present in parts of the premises/structure not accessed in this survey - refer to the notes contained within this report

Client:	Surveyor:	Surveyor Signature:
	Keith Robertson	
	Analysed By:	Analyst Signature:
St Aidans Church Durham Road Annfield Plain DH9 7UQ	Michelle Urwin	
	Quality Control:	Quality Signature:
	Keith Robertson	

"Tests or Inspections Marked "*" in this Report/Certificate are not included in the UKAS Accreditation Schedule for our Laboratory".

"Opinions and interpretations based on test or inspection results are outside the scope of the UKAS Accreditation".

UKAS INSPECTION 4502

Registered Office: Unit 6, Apollo Court, Koppers Way
Monkton Business Park South, Hebburn, Tyne & Wear, NE31 2ES
Tel: (0191) 438 5432 Mob: 07980729055
Visit our Web-site at: http://www.nicholassociates.co.uk
e-mail: davenichol@nicholassociates.co.uk

UKAS TESTING 4502

Management Survey Report

NAL / J014124

CONTENTS

Section 1.0

Executive Summary

1.1 PRIMARY RECOMMENDATIONS

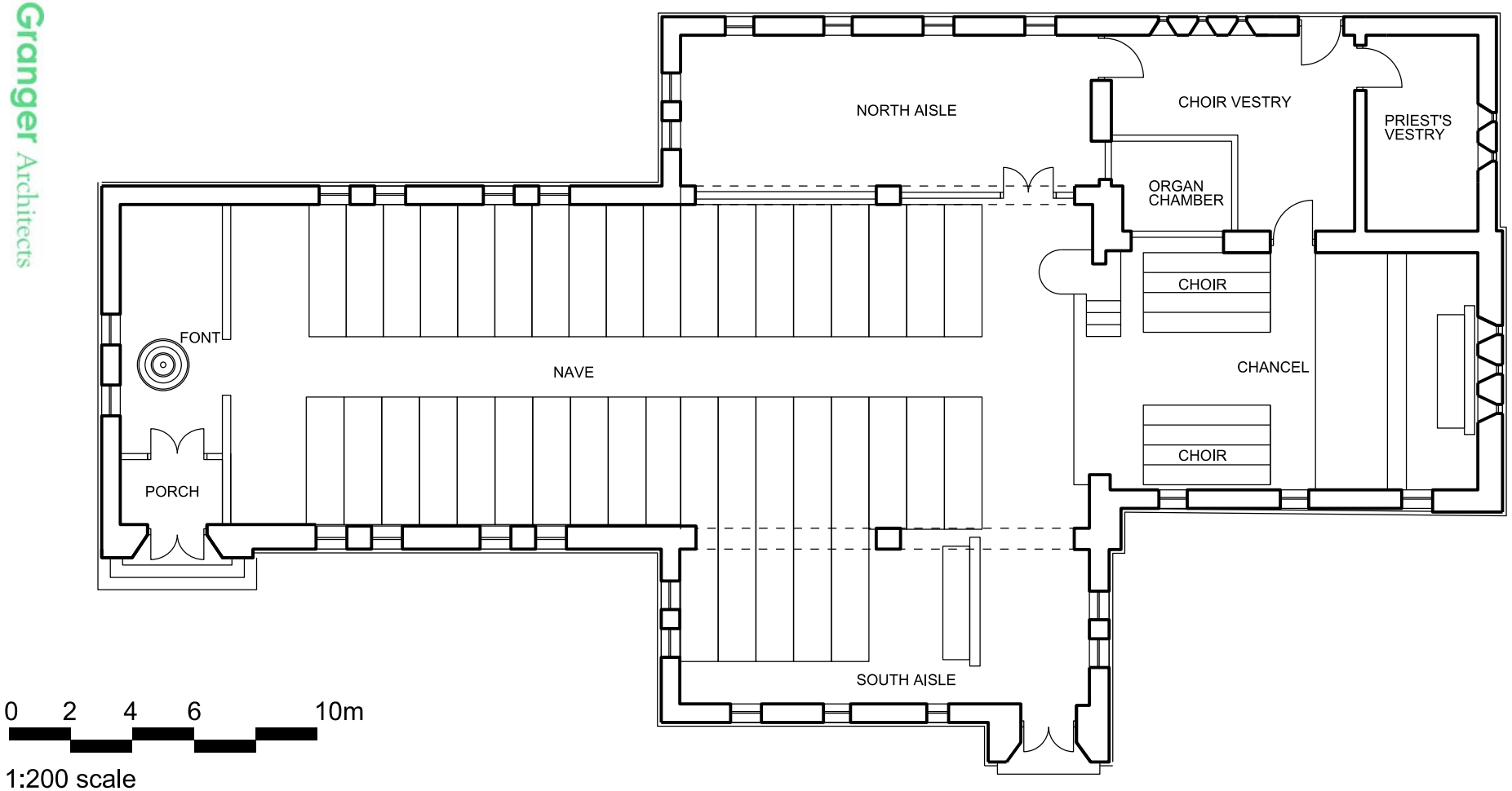
For the materials identified in the summary we would recommend the following actions as determined solely by the initial risk assessment score:

Area / Component / Reference	Sample Reference	Asbestos Fibre Type	Urgent Removal	Immediate Encapsulation	Repair or Remove	No Attention Required, Label	Inspect Prior to Disturbance
Boiler room / Insulation Board - to back of door - Cracked and damaged	KR004435	(2) Amosite	R				
External / Door mastic (door 3)	KR004431	(1) Chrysotile				G	
Boiler room / Gaskets to Pipework presumed - due to health and saftey concerns (water surrounding the pipework)	Presumed	(1) Chrysotile					G
Entrance Hallway / Textile Products (rope) presumed	Presumed	(1) Chrysotile					G
Entrance Hallway / Insulation Board - presumed	Presumed	(2) Amosite					G
Mass Area / Insulation Board - presumed - ceiling panels	Presumed	(2) Amosite					G
External / window putty	KR004432	(1) Chrysotile				G	
Boiler room / Insulation Board Stairwell ceiling	KR004435	(2) Amosite				G	

Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation

CODE	ACTION	PRIORITY
R	High Risk - Removal Recommended	H
Y	Medium Risk - Repair or Encapsulate	M
G	Low Risk - Leave in Situ & Monitor	L
CH	Chrysotile	
A	Amosite	
CR	Crocidolite	

Appendix F | Ground Floor Plan of Church



0 2 4 6 10m

1:200 scale

CLIENT

The PCC
Church of St. Aidan
Annfield Plain, Co. Durham

TITLE ST AIDEN'S - GROUND FLOOR PLAN

JOB NUMBER 009

SCALE 1: 200 @ A4

DRAWING NO. AL(01)01

REVISION -

C&C Granger Architects
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Appendix G | Maintenance Plan

MAINTENANCE PLAN - ST AIDEN'S, ANNFIELD PLAIN

E/C External contractor
I/H In house inspection
X Applicable
A Architect quinquennial inspection
SE Structural engineer inspection
TF Timber specialist
* Maintenance inspection/works utilising high level access
** Maintenance I/H subject to suitable safety measure being put in place

Item no.	Location	Building element	Details of maintenance item	Details of inspection and maintenance	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Comments
A1	External	Roof coverings	Slates	Inspect for cracked, broken or missing slates with binoculars from ground. If required, maintain with new slate replacement using lead or copper tags	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to inspect from ground. If defects found, roofer to be employed
A2	External	Roof coverings	Ridge tiles	Inspect for cracked or broken ridge tiles and missing mortar bedding. Replace/ re-point in NHL5 mortar			E/C *			E/C *			E/C *		Architect to assist with or approve specification
A3	External	Roof coverings	Lead flashings and valleys	Inspect for splits/ defects. Replace sections of defective lead with new, appropriately coded for length and application			E/C *			E/C *			E/C *		Architect to assist with or approve specification
B1	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Inspect for leaking/ open joints and poor or loose fixings. Seal joints, repair fixings			E/C *			E/C *			E/C *		
B2	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance inspection - Clear out debris and leaves to ensure free-flowing, including all outlets	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
B3	External	Rainwater disposal	Out-board gutters fixed to rafters/facias, and downpipes	Maintenance - Rub down and repaint inside and out, ensuring all joints are sealed						E/C					
B4	External	Rainwater disposal	Gullies	Maintenance - Clear out gullies, ensuring free from debris/ leaves etc, inspect for cracks	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to carry out cleaning
B5	External	Rainwater disposal	Drainage	Maintenance inspection, cleaning / jetting out to ensure all flowing away from building freely					E/C					E/C	Wardens/ volunteers to inspect and clear out gullies ensuring water flows away freely
C1	External	Masonry walling	Parapets, copings, bellcote	Inspect for stability, ensuring joints are full. Remedial works to be specified if required					A *					A *	Architect to assist with or approve specification
C2	External	Masonry walling	Mortar pointing generally	Inspection of joints for loose mortar/ open joints					A *					A *	
C3	External	Masonry walling	Mortar pointing generally	Maintenance of mortar joints - rake out and repoint open joints with lime:sand mortar, as identified by Architect					E/C					E/C	Architect to assist with or approve specification
C4	External	Masonry walling	Artificial stone window reveals	Allow for removal of any detaching pieces - repair, as identified by architect. Point up any open joints in lime:sand mortar					E/C					E/C	Architect to assist with or approve specification
C5	External	Masonry walling	Masonry in general	Inspect for new or developing movement cracks in masonry					A *					A *	SE to be called upon if deemed necessary by Architect
C6	External	Masonry walling	Ventilation grilles	Clear of rubbish/ debris	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear
D1	External	Woodwork	Timber window frames, facias, bargeboards, doors	Inspect woodwork for deterioration/ rot					A					A	

D2	External	Woodwork	Timber window frames, facias, bargeboards, door frames and doors	Carry out any timber repairs. Rub down and repaint all woodwork in external grade exterior paint					E/C					E/C	
E1	External	Hardstanding	Base of wall	Maintenance inspection of perimiter of masonry walling, removing any vegetation growth	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to clear
E2	External	Hardstanding	Access	Maintenance and management of access routes to ensure all users including wheelchair and less able bodied users can safely enter the building	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
F1	External	Services/ protection	Lightning protection	To be serviced by lightning inspector					E/C					E/C	
F2	External	Services/ protection	External lighting	To be checked for servicability and function, bulbs replaced as necessary	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	I/H **	Wardens/ volunteers to carry out cleaning, ensuring all safety precautions are met
G1	Internal	Roofs	Roof voids	Inspect for leaks and damp					A *					A *	
G2	Internal	Roofs	Roof voids	Inspect timbers/ wall plates for signs of decay/ rot					A *					A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found
G3	Internal	Roofs	Roof structure	Inspect timbers for signs of decay/ rot					A *					A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found
G4	Internal	Roofs	Roof structure/ trusses	Inspect timbers and cast iron elements for signs of decay/ rot and displacement					A *					A *	Architect to call upon SE or TF should any signs of deterioration/ movement be found
H1	Internal	Walls	Eaves level	Inspect for areas damp that may indicate failed gutters					A *					A *	
H2	Internal	Walls	Low level	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)					A					A	
H3	Internal	Walls	Below floor void	Inspect for areas damp that may indicate damp from external sources (high pavement level/ blocked gullies)					A					A	
H4	Internal	Walls	Below floor void	Maintain clear ventilation through air bricks/ vents	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
I1	Internal	Surfaces	Painted walls	Repaint					E/C					E/C	Architect to assist with or approve specification
I2	Internal	Surfaces	Ceilings	Repaint										E/C	Architect to assist with or approve specification
J1	Internal	Timber	Windows & doors	Inspect woodwork for deterioration/ rot					A					A	
J2	Internal	Timber	Windows & doors	Maintenance inspection of all ironmongery to ensure working effectively, and all openable windows can be easily opening for ventilation	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
J3	Internal	Timber	Panelling, doors & skirtings	Maintenance wax treatment/repainting					E/C					E/C	
J4	Internal	Timber	Timber structures generally	Inspect all timberwork embedded into masonry for signs of deterioration/ rot, particularly checking joists, under floors and in cupboards where close environments could lead to ideal conditions for rot					A					A	

K1	Internal	Services/ protection	Fire alarm system, fire extinguishers and other fire safety equipment	To be serviced by engineer	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
K2	Internal	Services/ protection	Fire alarm system	To be checked regularly (fire alarm test/ drill)	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain - test weekly, or as recommended
K3	Internal	Services/ protection	Electrics generally, including power, lighting and audio installations	Inspection by engineer			E/C			E/C			E/C		No legal timeframe - Frequently enough to ensure there is no chance of the installation being unsafe
K4	Internal	Services/ protection	Lighting/ audio installations	Maintenance to ensure all in working order	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
K5	Internal	Services/ protection	Security alarm system	To be serviced by engineer				E/C				E/C			At the discretion of the PCC - frequently enough to ensure in good working order
K6	Internal	Services/ protection	Gas - Heating system	To be serviced by engineer	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	E/C	
K7	Internal	Services/ protection	Hot and cold water supply	Inspected by engineer					E/C					E/C	
L1	Internal	Accessibility	Entrances	Maintain all entrances that enable ease of entry	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain
L2	Internal	Accessibility	Sanitary provisions	Maintain all sanitary facilities that enables ease of use to all visitors	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	I/H	Wardens/ volunteers to maintain