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St Aidan Church
Billingham

Diocese of Durham
Quinquennial Inspection Report August 2019
St Aidan Church

Inspection of Churches Measure 1955
(current version)

Architects Report inspected 29th August 2019

Archdeaconry of Auckland

Deanery of Stockton

Incumbent: Rev. Richard Radley

Associate Minister: Paul Johnson

Inspection Architect

J M White BA(Hons) PG Dip RIBA

This report has been prepared on the basis of a the 'Modern Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects and Surveyors Association 'EASA'.

Inspection of Churches measure 1955 (current version).

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Recommendations

Where work is recommended a code number is entered in the right hand side page margin to indicate the priority as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 12 months.
- 3 Work recommended to be carried out during the Quinquennial period.
- 4 Work needing consideration beyond the Quinquennial period.
- 5 Work required improving energy efficiency of the structures and services.
- 6 Work required improving disabled access.

1.0 Background and General

1.1 Church of St Aidan
Tintern Avenue
Billingham
Stockton on Tees
TS23 2DR

1.2 The Church of St Aidan is located on a small, open grassed site on the north side of Tintern Avenue, adjacent to the Rectory, a short distance to the north of Billingham main shopping centre.

1.3 St Aidan is one of five Churches that make up the Billingham Team Parish.

1.4 Ordnance survey map reference – NZ 45979 24230

General Description of the Church

1.5 The Church designed by G E Charlewood in November 1953, was stated in 1955 and consists of a Nave (22m long x 10m wide), a Lady Chapel to the north (18m long x 6m wide) together with a Vestry at its east end and wc facilities at the west end. The Sanctuary extends approximately 3m eastward under the same roofline at the Nave.

1.6 The Church was built in two stages. The current Lady Chapel represents the original Church and its commemoration stone is dated and inscribed 25th June 1955. The Nave, Chancel and meeting room are later and a separate commemoration stone is dated and ascribed 22nd December 1960.

1.7 A gallery, accessed via an internal spiral stair adjacent to the main southern entrance, the gallery is situated within a bay at the west end of the Nave and that is now used as a store room, the front having been boarded up.

1.8 A small storeroom/office has been formed by portioning off the south end of the Gallery.

1.9 Beneath the Gallery is a foyer area with access off to the left leading to the Church Hall and meeting room and kitchen. To the right of the foyer area is the Nave via a glazed hardwood screens and doors.

1.10 A slender copper fleche/spire rises from the roof ridge mid-way in the western bay, the timber framework of which extends downwards to the ceiling rafters of the gallery below.

1.11 Walls are generally constructed of cavity brickwork with facing bricks

externally and plastered internally.

- 1.12 The roof of the Lady Chapel is flat and finished with bituminous felt. The meeting room flat roof has been resurfaced in a fiberglass resin coating and the wc facilities and Vestry with a UPVC membrane.
- 1.13 The Nave/Chancel roofs are covered in plain clay tiles.
- 1.14 Floors in the Nave and Lady Chancel are in oak block laid in herringbone pattern and those in the Chancel are in oak strip. In the wc areas vinyl sheet is laid on a concrete screed. A carpet has been laid to the Nave central aisle and in the foyer area. The Vestry is also carpeted.
- 1.15 Heating is by gas-fired boilers to Nave, Chancel, Lady Chapel, wc and meeting room. The boilers are located to the first floor gallery area.
- 1.16 The Church is not listed.
- 1.17 The Church is not located within a conservation area.
- 1.18 The Church is planned on a traditional east-west liturgical axis.
- 1.19 Date of inspection: the Church was visited and inspected on the morning of the 29th August 2019.
- 1.20 Weather: dry and bright.

2.0 Scope of Report

- 2.1 A visual inspection of the Church has been carried out such as could be undertaken from ground level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were in accessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- 2.2 The inspection does not comprise of a structural survey of the Church. Where in the opinion of the inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.
- 2.3 The following inaccessible parts were not included in this inspection
 - 1. Enclosed roof space over Nave and Chancel.
 - 2. Enclosed structure of the fleche/spire.
 - 3. Any hidden floor spaces.
 - 4. The undersides of roofs were examined from floor level only through binoculars.

- 2.4 No manhole covers were lifted or drains checked.
- 2.5 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repair costs is included, but it must be understood that the scope of repair work is undefined and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- 2.6 The Church is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents but it may be cited in support as identifying the need for repairs.
- 2.7 One copy of this report should be kept with the Church log book and records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

3.0 Works Carried out Since Previous Report

- 3.1
- January 2014 Freewarm Flat Roofing Systems £ 18,787.20.
 - February 2014 Replace Hall Fire Doors, KMP Joinery £ 400.00.
 - April 2014 Annual Fire Extinguisher Maintenance, HE Woolley.
 - May 2014 Replace Broken Double Glazed Unit, Window Design £ 110.00.
 - October 2014 Boiler Servicing, Helmanis Howell.
 - July 2015 Lightning Conductor Inspection, Stone Technical Services.
 - July 2015 5Yr Electrical Inspection, A2P Alarms and Electrics.
 - August 2015 Replacement of Lamps with LED, A2P Alarms and Electrics.
 - September 2015 Pruning Hedges and Vegetation, George Sallabank.
 - October 2015 PAT Testing, A2P Alarms and Electrics.
 - 2015 Remedial Work from 5Yr Inspection, A2P Alarms and Electrics £ 900.00.
 - December 2016 Light Fitting Repair, CGS Electrical £ 160.00.
 - November 2017 Annual Boiler Repair, Helmanis £ 165.00.
 - June 2018 Lightning Conductor Inspection, Stone Technical Services £ 108.00.
 - June 2018 Annual Fire Extinguisher Maintenance, HE Woolley.
 - October 2018 Remedial Work to Lightning Conductor, Stone

Technical Services £ 522.00.

- October 2018 Extension of heating system into Church Hall, Helmanis, funded by Impetus.
- January 2019 Light Fitting Repair, CGS Electrical £ 70.00.
- February 2019 Leak Sealer Installed in Heating System, Helmanis £ 200.00.

4.0 General Condition of Church

- 4.1 The Church continues to be well maintained in an overall good condition. It is presented well within what is an attractive setting. The hard work of the Churchwardens and Church members is to be acknowledged and encouraged greatly.
- 4.2 There are a number of issues that should be addressed within the next 12 months as noted in the section below. Furthermore there are a number of issues that should be addressed within the next quinquennium.
- 4.3 Incidents and observation of potential hairline cracks due to minor movement of the Church fabric have been observed and noted both in the Nave and Lady Chapel, although currently none show any cause for concern – this is good news. Regular diligent visual monitoring of these is recommended for any sudden change.
- 4.4 Improvements have been made over the course of the preceding quinquennium, most notably the installation of new roof coverings to the Lady Chapel.
- 4.5 Externally tiling, brickwork and repointing remains in good condition with minor repair work to be carried out. In the longer term the metal window frames could well benefit from refurbishment and redecoration over the course of the quinquennium. The fleche appears to be in sound condition however a closer look by an experienced steeplejack to assess a clearer view of its condition would be useful to effectively programme any expected future repairs.
- 4.6 Internally serious consideration should be given to assessing the financial implications of redecorating the walls and ceilings to the Nave and Chancel currently looking a little worn and dated. By establishing budget costs for this work a phase approach can be developed that would help with spreading costs and fundraising over the course of the quinquennium.
- 4.7 Of course the on-going life of the Church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a maintenance plan that I hope will assist the Church over the course of

the next quinquennium.

External Inspection

5.0 Roof Coverings

5.1 Nave/Chancel

There are plain clay rosemary tile coverings to all roof surfaces pitched to approximately 40 degrees. The ridge consists of a half round clay tile in matching colour to the main roofing. At eaves level the roof overhangs the walls with a timber boxed fascia with attached metal gutters.

There are signs of previous tile replacement, particularly to the west end and there are minor incidents of slipped, missing or broken tiles to attend to. **2**

Verge conditions and ridge tiles all appear to be sound and bedded appropriately.

It is recommended that the roof coverings should be checked twice annually by a local competent and experienced roofing Contractor and any repairs attended to promptly. **2**

The fleche/spire is of timber frame construction and clad in copper sheet, there exists a series of timber louvres at its base. It is not known whether the condition of the fleche has been recently examined.

From ground level the fleche appears to be in a satisfactory condition.

It is recommended that a condition report is commissioned by a competent and experienced steeplejack over the course of the quinquennium. **3**

The inspection should assess both the external and internal condition of the fleche as far as feasibly possible. The report should be filed with the Church log book and any recommendation attended to, by the Church within the timescale indicated.

5.2 Kitchen and Meeting Room

Roof covering recovered in fibreglass on an insulated deck by Freewarm Flat Roofing Systems Ltd in 2002.

Not viewed as part of this inspection as access was not possible. However, no signs or records of water ingress.

5.3 WC Facilities

Roof covering recovered in Sucoflex V132, a single ply polymeric sheet roof product on an uninsulated deck by Midland Single Ply Roofing Ltd.

Not viewed as part of this inspection as access was not possible. However, no signs or records of water ingress.

It not already actioned the Church should pursue the question of 2
discolouration previously noted in the last quinquennial inspection.

5.4 Lady Chapel

Roof covering in a bituminous felt with a gravel finish.

This roof was re-covered in January 2014 with Index Flexter Testudo, a polymer bitumen waterproof membrane by Freewarm Flat Roofing Systems Ltd

Not viewed as part of this inspection as access was not possible. However, no signs or records of water ingress.

5.5 Vestry

Roof covering recovered in resin bonded fibreglass.

Not viewed as part of this inspection as access was not possible. However, no signs or records of water ingress.

5.6 The majority of roofs have timber painted, fascia's/soffits; all appear in 2
a satisfactory condition although the quality of the decoration is now poor, and therefore require full re-decoration in order to prevent decay.

6.0 Exterior/Internal Doors

6.1 Entrance Porch

The main entrance to the south elevation consist of a double door, each leaf containing 5 raised panels and decorated in a dark wood stain.

Generally it is in a satisfactory condition. The weather bar at its base is beginning to wear badly and there is a slight patchiness to the stain finish to some of the lower rails.

It was recommended that the door was carefully prepared and 2
redecorated during the course of the previous quinquennium. This is now required more urgently.

6.2 Meeting Room

The meeting room has an exit to the north consisting of a double door, each leaf containing 5 raised panels and decorated in a dark wood stain.

All appears to be in a good condition. The previous quinquennial inspection report noted the stiffness of these doors with regards their use as a designate fire exit.

If not already actioned the Church should check the correct use of ironmongery and operation of this door for compliance with fire regulations. **2**

6.3 Kitchen Door

The existing kitchen door is in a satisfactory condition.

6.4 Gallery Door

The door exiting the first floor gallery onto the meeting room flat roof comprises of a simple single leaf with two flat panels, constructed from timber. Its use is currently restricted due to the unsafe nature of the meeting room roof (no roof protection).

The Church should check the correct use of ironmongery and operation of this door for compliance with fire and safety regulations. **2**

7.0 Exterior Windows

7.1 General

The windows to the Nave, Chancel and Lady Chapel are generally of galvanised painted metal frame construction with leaded panes in a mix of square/rectangular pattern.

Generally the windows are in a sound condition. The external decoration condition is in a less sound condition and due to exposure to the elements is slowly deteriorating.

It is recommended that a rolling programme of external refurbishment of the window frames in undertaken over the course of the quinquennium. **3**

7.2 All windows have external protection in the form of fixed polycarbonate sheeting. There is ventilation between the glazing and protection which allows the inward operation of the sashes. It is however cramped and limiting.

It is desirable to investigate re-fixing the polycarbonate protection away from the face of the glazing when undertaking refurbishment and redecoration of the glazing frames. **3**

7.3 The cracked pane to the Vestry previously reported it yet to be attended to. **2**

8.0 Rainwater Goods and Drainage

- 8.1 General
All rainwater gutters have been replaced within the last 15-20 years.
- As such they appear to be in a relatively good condition. However they would benefit from re-decoration to prolong their durability. **3**
- All rainwater downpipes are constructed from cast iron. **3**
They generally remain in a good condition. However they would benefit from re-decoration to prolong their durability.
- There is some deterioration to the paint finish to the downpipes particularly at low level surrounding the main Church entrance.
- It is well worth repainting those affected areas of rainwater goods over the course of the quinquennium. **3**
- Decoration to the soil vent pipe to the rear of the Church is in a poor condition. Re-decoration is required in order to improve its appearance and also to prolong its durability. **3**
- 8.2 Particular attention is drawn to the notes on rainwater disposal systems within the maintenance plan and the need for regular checking and cleaning of gutters, downpipes, outlets and gulley's round the Church at least twice annually. **2**
- If not already doing so it is recommended that the Church enters into a contact with a local roofing Contractor to undertake the cleaning and maintenance of the rainwater disposal system.
- 8.3 Below Ground Drainage
The nature of the soil and surface water drains are yet to be established.
- It is possible that both are connected to the public sewers or that surface water drains are directly connected to soakaways. No details or records are available with regards the below ground drainage runs.
- 8.4 No manhole covers were lifted or drains checked as part of the inspection.
- Over the course of the previous quinquennium advice has been sought initially from a firm of consulting Structural Engineers regarding the cracking evident to the walling of the Church Hall entrance. They concluded that by virtue of there being no adjacent large trees it is possible that the drain gulley next to the buildings foundations could be leaking or surface water is draining into a soakaway that is no longer effective.

Secondly a CCTV camera survey has been undertaken at this location to assess the integrity of the below ground drains. The results appear to reinforce some issue with blockages although measured at some distance away from the point of concern, approximately 11 metres.

It was noted that the ground conditions at the base of the Church Hall wall on north, south and west ends were boggy and holding standing water at the time of inspection.

2

It is recommended therefore that further investigation is required promptly to assess the true nature of the conditions of the below ground drainage.

Initially the Church could make enquiries to the Diocesan archives with regards drainage details and drawings.

9.0 External Walls and Structure

9.1 General

The external walls of the Church are generally constructed from a buff wire cut facing brick laid in a Flemish bond pattern, well pointed. A brick dentil course exists at leaves level.

The brickwork and pointing is generally in good condition.

There are minor instances of individual bricks that are showing signs of decay.

The west section of the Church (including the gallery floor and fleche roof section) appears to be constructed in a slightly different coloured brick. The pointing to the vertical junction between these two sections is cracked and/or missing in places.

It is recommended that the pointing to this junction is fully removed and carefully repointed in a matching mortar to ensure full weatherproofing and integrity of this joint.

3

9.2 Structurally the Church appears to be sound with little evidence of settlement or movement.

A vertical crack has been reported previously between the Nave/Chancel and Sanctuary. This continues to appear in a sound and stable condition. Repointing of the crack has clearly been carried out in the past.

9.3 The bin store enclosure continues to show signs of water soaking at high level. This also encouraging minor algae growth and staining to

the pointing material.

It has been reported previously that due to its exposed nature the pointing between brickwork is easily exposed and therefore vulnerable to be washed out. Despite this the pointing remains in a sound condition.

It is recommended that as previously suggested a concrete coping is installed to the wall top to increase its long term protection. **3**

9.4 The growth of the vine noted in the 2009 quinquennial inspection report to the east elevation appears to have been restricted. However as noted in the previous quinquennial report the remains of stem and branches are visible to the brickwork. It is assumed therefore that the roots of the plant have been dug up and disposal of.

The remnants of the vine should be carefully removed and disposed of as soon as practically possible. **2**

10.0 Internal Inspection

10.1 Towers, Spires

The inside structure of the fleche was not able to be examined as part of this inspection.

10.2 Roof and Ceiling Voids

All enclosed roof spaces were not surveyed as part of the inspection.

10.3 Roof Structures, Ceilings and Celures

Nave and Chancel

Despite access not being possible the previous quinquennial inspection report confirms that the roof structure comprises of 5 no. lightweight steel trusses bearing on the outer south wall and internal column/wall with the Lady Chapel.

It was observed in the quinquennial inspection report from 2009 that levels of rust were noted on the structural members. The removal of this rust was actioned in 2010.

However since inspection was not possible it is currently unknown what condition the structural members are in; or indeed whether or not they were re-decorated to prevent further decay. An inspection should be arranged and the architect notified such that he can attend and advise as necessary. **2**

There exists a suspended ceiling over the Nave and Chancel with a lay in grid panel construction.

All appears in a satisfactory condition.

It is desirable to redecorate the ceiling panels that are looking dated in appearance. **3**

10.4 Gallery Room

The roof structure over the gallery room consist of traditional timber rafters and purlins with a roof void and ceiling joists with a plasterboard finish.

The base of the internal structure of the fleche appears within the roof void.

On inspection structural timbers generally appear to be dry and in good condition.

There is disruption to the ceiling surface where previous leaks have been observed.

It should be dry now.

Should there be no further sign of water ingress then the ceiling damage should be repaired and redecorated as funds allow. **3**

10.5 Lady Chapel

Roof structure comprises of 4 no. open lattice steel beams bearing with a flat plastered ceiling above.

The exposed elements of the roof structure all appear to be in good condition.

There are incidents of staining through the panel edges of the plastered ceiling most particularly to the east edge.

It is desirable to redecorate the ceiling following the replacement of the roof coverings in 2014. **3**

10.6 Foyer

The roof structure consists of traditional timber ceiling joists with a plasterboard finish.

All appears in a satisfactory condition

10.7 Meeting Room

The roof structure consists of traditional timber ceiling joists with a plasterboard finish.

All appears in a satisfactory condition.

10.8 Kitchen

The roof structure consist of traditional timber ceiling joists with a plasterboard finish.

All appear in a satisfactory condition.

10.9 Vestry

The roof structure consists of traditional timber ceiling joists with a plasterboard finish.

All appear in a satisfactory condition.

It is desirable to redecorate the ceiling surface which is looking dated 3
in appearance.

10.10 WC Facilities

The roof structure consists of traditional timber ceiling joists with a plasterboard finish.

Accessible wc has suspended tile and grid ceiling in a satisfactory condition.

11.0 Internal Doors and Panelling

11.1 Glazed Screen to the Nave

There is a polished hardwood glazed screen between the foyer and the nave; within which are 2no pairs of glazed double doors and a single glazed door. All are in good physical condition and condition of decoration is also good.

11.2 Vestry Door - is a flush timber door painted brown. The decoration is 3
looking dated and would benefit from re-decoration.

11.3 Florist Store Door - is a flush timber door painted brown. The 3
decoration is looking dated and would benefit from re-decoration.

11.4 Kitchen Corridor Door - is a polished hardwood fully glazed door in
good physical condition and condition of decoration is also good.

11.5 Meeting Room Door - is a polished hardwood fully glazed door in good
physical condition and condition of decoration is also good.

11.6 Cleaners Store Door - is a flush timber door painted brown. The 3
decoration is looking dated and would benefit from re-decoration.

- 11.7 Accessible WC Door - is a flush timber door painted white. The decoration is in good condition.
- 11.8 Electrical Cupboard Door - is a flush timber door painted white. The decoration is in good condition.
- 11.9 Female WC Door - is a flush timber door painted white. The decoration is in good condition.
- 11.10 Gas Meter Cupboard Door - is a flush timber door painted white. The decoration is in good condition.
- 11.11 Kitchen Door - is a flush timber door painted brown. The decoration is looking dated and would benefit from re-decoration. **3**
- 11.12 Internal Lobby Doors - is a pair of polished hardwood doors with 4no. glazed panels in each door, in good physical condition and condition of decoration is also good.

12.0 Ground Floor Structure

12.1 Nave and Chancel

The Nave is comprised of a solid floor construction with woodblocks laid in herringbone pattern bonded to the solid sub-floor.

The Chancel is comprised of a solid floor construction with wood plank flooring bonded to the solid sub-floor.

A single stone step up exists at the Chancel in front of the choir pews, the carpet should have a preparatory nosing on the step and ageing at the alter rail. **2**

Beyond which is a second stone step upon which is mounted a polished hardwood prayer rail with moulded hardwood balusters.

Generally the floor coverings are in a satisfactory condition.

There are some loose woodblocks where adhesion has been lost with the subfloor. The most heavily trafficked areas are prone to this defect. It is desirable that those areas of loose woodblocks are re-bonded effectively. **2**

The carpet runner down the central aisle would benefit from the installation of a preparatory edge trim to prevent movement and slipping. **3**

12.2 Gallery Room

Assumed boarded floor finish on timber floor joist construction all

overlaid by a carpet covering.

Carpet covering is worn and dated.

It is recommended that the floor covering is taken up and assessment made of the boarded floor finish underneath, suitably prepared and stained if required. **3**

12.3 Lady Chapel

Solid floor construction with woodblocks laid in herringbone pattern bonded to the solid sub-floor. All overlaid with a blue coloured carpet.

Single step up to Altar dais in woodblock laid in herringbone pattern.

Generally the floor coverings are in a good condition.

12.4 Foyer

Solid floor construction with woodblocks laid in herringbone pattern bonded in the solid sub-floor. All overlaid with a blue coloured carpet.

Generally the floor coverings are in a good condition.

12.5 Meeting Room

Solid floor construction overlaid with grey coloured carpet.

Generally the floor coverings are in a good condition. Although the tape installed between the doors to the foyer should be replaced with a transition strip. **2**

12.6 Kitchen

Solid floor construction overlaid with a non-slip sheet vinyl.

Generally the floor coverings are in a good condition.

12.7 Vestry

Solid floor construction overlaid carpet.

Generally the floor coverings are in a satisfactory condition, starting to show signs of wear due to uneven substrate.

12.8 WC Facilities

Solid floor construction overlaid with non-slip safety vinyl coverings.

Generally the floor coverings are in a good condition.

12.9 Upper Floors, Balconies and Access Stairways

There is a single spiral staircase located within the Foyer to access the

gallery space.

All appears in a satisfactory condition.

13.0 Internal Finishes

13.1 Nave/Chancel

Emulsion paint covering on plastered walls, window reveals and tiled cills.

The condition of the internal wall finish is generally satisfactory.

There are large areas of crazing evident to the wall plaster. This to date has not resulted in the failure of the plaster itself and should be covered with redecoration. This crazing has probably been present since application as it is commonly caused by poor workmanship in the mix and application of the plaster. It is only when a build-up of dust and moisture is present do they become clearly visible.

There is also evidence of condensation present in and around the window reveals that is causing some distress to the condition of the internal finish.

A hairline crack exists to the south elevation at the point of the junction between Nave and Chancel, starting at eaves level it tracks downwards towards the window head in this area. There is a corresponding hairline crack to the north elevation.

It is recommended that redecoration of the Nave and Chancel is **3** undertaken over the course of the quinquennium.

The incidents of hairline cracking should be carefully filled and regularly monitored for ongoing movement as a matter of ongoing maintenance. Should there be any perceptible opening up of this crack them immediate notification to the Church Architect should be made.

13.2 Gallery Room

Emulsion paint covering on plastered walls, window reveals and tiled cills.

The condition of the internal wall finish is generally satisfactory for the **4** purpose, although could do with decorating following heating works.

13.3 Lady Chapel

Emulsion paint covering on plastered walls, window reveals and tiled cills decorated in 2008. There is some evidence of condensation present in and around the window reveals.

The condition of the internal wall finish is generally in good condition.

A hairline crack exists to the west elevation below a high level window. There is also a further hairline diagonal crack on the east elevation that has been previously filled.

It is recommended that redecoration of the Lady Chapel is undertaken over the course of the quinquennium. **3**

The incidents of hairline cracking should be carefully filled and regularly monitored for ongoing movement as a matter of ongoing maintenance. Should there be any perceptible opening up of this crack then immediate notification to the Church Architect should be made.

13.4 Foyer
Emulsion paint covering on plastered walls.

The condition of the internal wall finish is generally good.

13.5 Meeting room
Emulsion paint covering on plastered walls.

The condition of the internal wall finish is generally satisfactory.

13.6 Kitchen
Emulsion paint covering on plastered walls.

The condition of the internal wall finish is generally satisfactory.

13.7 Vestry
Emulsion paint covering on plastered walls.

The condition of the internal wall finish is generally worn and dated.

The presence of damp at low level to the south wall is causing some distress to the condition of the internal finish.

It is recommended that redecoration of the Vestry is undertaken over the course of the quinquennium. **3**

13.8 WC Facilities
Emulsion paint covering on plastered walls.

The condition of the internal wall finish is generally satisfactory.

14.0 Fitting, Fixtures and Furniture and Movable Articles

- 14.1 Font
Stone font located at the west end of the Nave and some fine cut lettering to the bowl perimeter.

Stonework to font is in a good condition.
- 14.2 Nave Pews
The pews noted in the previous quinquennial inspection have been removed and replaced with interlocking but removable chairs; the hardwood chairs had upholstered seats and backs.

The chairs are all in a good condition.
- 14.3 Lady Chapel Chairs
The pews previously noted to the Lady Chapel had been removed and prior to the last quinquennial inspection in 2014 replaced with loose timber upholstered chairs.

The chairs are all in a good condition.
- 14.4 Pulpit
The pulpit is located within the Nave against the south wall elevation and behind the existing clergy chairs. Constructed predominantly from oak.

The pulpit is in a good condition; however it appears to be kept as a store room. It is recommended that the materials being stored are removed and the pulpit cleaned out during the next quinquennium. **3**
- 14.5 Altar Rail
Solid fixed timber Altar rail.

The Altar rail is in a good condition.
- 14.6 Curtain between Nave/Chancel and Lady Chapel
There is a full height screen hung between Nave/Chancel and Lady Chapel suspended from a curtain track. This gives the Church flexibility to draw aside if numbers dictate a large space of worship.

The curtain is generally in a satisfactory condition.

It is desirable to consider replacement with an alternative movable screen that would allow better thermal and sound properties between both spaces. **4**
- 14.7 There are kitchen facilities existing within the Church accessed via the

Foyer.

It is equipped with floor cupboards, stainless steel twin bowls and drainer and work tops. Equipment includes a refrigerator, and a Cuisine Master 100 range and an Abser dishwasher. Hot water is now supplied from a new heating system.

It is recommended that the electrical items are PAT tested on an annual basis by a competent, experienced and accredited Electrician. **2**

- 14.8 The Vestry is located and accessed via the north side of the Chancel. It contains built in cupboards with sliding doors. A storeroom within the Vestry contains a Belfast sink with cold water supply, which is used for flower arranging. There are two Church safes, a desk and vestment chest.

All is satisfactory condition.

- 14.9 Organs and other Musical Instruments

There is an electronic Church organ within the Church, it is located to the north side of the Nave and is reported to be in good working order.

All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.

- 14.10 Monument, Tombs, Plaques etc

There are two plaques of note existing within the Church.

1. Commemorative Stone – dated 25 June 1955
2. Commemorative Stone – dated 22 December 1960

Both in a good condition.

- 14.11 Service Installation Generally

The comments made in the Quinquennial report regarding service installation are based on a visual examination only and that no tests or service have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

15.0 Toilets

- 15.1 There are WC facilities existing within the Church.

Female WC

Comprises of two separate wc's in compartments with two wash basins.

All in a satisfactory condition.

Male WC/Accessible WC

A recently installed unisex accessible wc exists with washbasin and compliant facilities concerning Part M of the Building Control.

Also includes a baby changing station.

16.0 Heating Installation

16.1 Heating is by gas fired boilers to wall fixed radiators to the Nave. Chancel, Lady Chapel, wc and meeting room. The boilers are located to the first floor gallery area.

The system is in a good working condition.

It is recommended that the system be checked annually each summer **2** by a suitable qualified and competent Engineer.

17.0 Electrical Installation

17.1 The existing electrical metering and distribution equipment is mounted within a small cupboard to the rear of the accessible wc.

It is recommended that the electrical installation is inspected every five **2** years by a competent, experienced and accredited Electrician. The last inspection was carried out in July 2015 so an inspection will be required by no later than July 2020.

17.2 Sound System

The Church operates a sound reinforcement system that includes an induction loop hearing aid users. The amplifier is located in a cupboard within the Vestry.

The operation of the system is understood to be in a good working condition.

17.3 Lightning Conductor

There is a lightning protection system installed on the Church located on the fleche running down the south roof slope and terminating at ground level.

It is recommended that the lightning conductor installation is tested **3** every two and a half years by a suitable competent and experienced Engineer.

18.0 Fire Precautions

18.1 Refer to appendix A. regarding number and location of fire extinguishers.

19.0 Disabled Provision

19.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons in connection with the provision of goods, facilities and services or the management of premises.

The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

Any subsequent compliance requirements arising from this exercise should be programmed and implemented over the course of the quinquennium.

20.0 Security

20.1 All external doors appear to be adequately locked and an intruder alarm is installed within the Vestry.

Windows at low level are generally all secure.

21.0 Bats

21.1 It is not uncommon to find roosting bats in Churches in both rural and urban environments.

There are no known bats presently roosting within the Church and as such it is a low risk category.

All bats within the UK are protected by law because their number have decreased so dramatically. For further advice it is recommended that the Church contact The Bat Conservation Trust (www.bats.org.uk).

Curtilage

22.0 Churchyard and Environs

22.1 The Church sits centrally within squared Church grounds existing of grassed area with planting to the east and south boundaries. Concrete paved paths lead to the principal Church entrances.

The Churchyard grassed and planted areas are well maintained and are generally in good condition.

22.3 Monuments, Tombs and Vaults

There are no known monuments, tombs or vaults existing within the Church grounds.

22.4 Trees and Shrubs

There are no major trees located within the Church grounds.

There is a vine existing to the east elevation of the Church.

There is considerable plant growth along the south elevation of the Nave/chancel and north elevation of the Lady chapel.

It is recommended that these planting areas are regularly trimmed and maintained to control their uninhibited growth. **3**

22.5 Hardstanding Areas

There are simple paved concrete paths leading up to the Church entrance on the south and from the fire exit door to the meeting room on the north.

Both are generally in satisfactory condition.

There is considerable moss build up to the paving joints to the footpath to the north of the Church.

It is recommended that the moss is carefully removed and area treated to inhibit future growth. **3**

22.6 Boundary Walls, Lychgates and Fencing

North Boundary

Generally grass up to the public pavement line without any boundary and/or fence marker. The condition of the grass is maintained by the Local Authority.

The length of boundary is in good condition and well maintained.

22.7 East Boundary

The east boundary is the adjacent Rectory's garden.

22.8 South Boundary

The south boundary is a well-established hedge with a large grassed lawn behind running up to the south elevation of the Church.

The length of boundary is in good condition and the lawn well maintained.

It is recommended that these planting area are regularly trimmed and maintained to control their uninhibited growth. **3**

22.9 West Boundary

Generally grass up to the public pavement line without any boundary and/or fence marker. The condition of the grass is maintained by the Local Authority.

This length of boundary is in good condition and well maintained.

22.10 Misc 3
The Church signboard is located on the south elevation of the Church adjacent to the main entrance doors. The signboard and its fixings are showing signs of age and consideration should be given to a replacement.

22.11 Asbestos
The control of Asbestos Regulations 2006 came into effect on 13th November 2006. The regulations place a duty on Churches to manage asbestos in non-domestic premises. There is a duty to make suitable and sufficient assessment as to whether asbestos is or is liable to be present.

The fact that the Church was constructed at a time when asbestos containing materials were common in use indicates that the risk may well be high.

It is recommended that if not already actioned an asbestos survey is commissioned to determine the existence of an asbestos and the level of risk that it may present. 2

23.0 Log Book

23.1 The Church inventory and log book was available for examination as part of the quinquennial inspection.

It is in a comprehensive condition and records were well kept; this should be maintained during the next quinquennium. 3

24.0 Previous Quinquennial Reports

24.1

- Mr J Kendall of Hayton, Lee & Braddock Architects of Stockton on Tees – 2008
- Michael Atkinson Architecture and Heritage – June 2014

Recommendations

item

Urgent Works Requiring Immediate Attention: Category 1

i) None

Work Recommended to be Carried Out During Next 12 Months: Category 2

ii) Nave/Chancel Roof 5.1
There are signs of previous tile replacement, particularly to the west

end and there are minor incidents of slipped, missing or broken tiles to attend to.

It is recommended that the roof coverings should be checked twice annually by a local competent and experienced roofing Contractor and any repairs attended to promptly.

- iii) WC Facilities Roof **5.3**
It not already actioned the Church should pursue the question of discolouration previously noted in the last quinquennial inspection.
- iv) The majority of roofs have timber painted, fascia's/soffits; all appear in a satisfactory condition although the quality of the decoration is now poor, and therefore require full re-decoration in order to prevent decay. **5.6**
- v) Entrance Porch **6.1**
Generally it is in a satisfactory condition. The weather bar at its base is beginning to wear badly and there is a slight patchiness to the stain finish to some of the lower rails. It was recommended that the door was carefully prepared and redecorated during the course of the previous quinquennium. This is now required more urgently.
- vi) Meeting Room **6.2**
The meeting room has an exit to the north consisting of a double door, each leaf containing 5 raised panels and decorated in a dark wood stain. All appears to be in a good condition. The previous quinquennial inspection report noted the stiffness of these doors with regards their use as a designate fire exit. If not already actioned the Church should check the correct use of ironmongery and operation of this door for compliance with fire regulations.
- vii) Gallery Door **6.4**
The door exiting the first floor gallery onto the meeting room flat roof comprises of a simple single leaf with two flat panels, constructed from timber. Its use is currently restricted due to the unsafe nature of the meeting room roof (no roof protection).

The Church should check the correct use of ironmongery and operation of this door for compliance with fire and safety regulations.
- viii) The cracked pane to the Vestry previously reported it yet to be attended to. **7.3**
- ix) Particular attention is drawn to the notes on rainwater disposal systems within the maintenance plan and the need for regular checking and cleaning of gutters, downpipes, outlets and gully's **8.2**

round the Church at least twice annually.

If not already doing so it is recommended that the Church enters into a contact with a local roofing Contractor to undertake the cleaning and maintenance of the rainwater disposal system.

- x) No manhole covers were lifted or drains checked as part of the inspection. **8.4**

Over the course of the previous quinquennium advice has been sought initially from a firm of consulting Structural Engineers regarding the cracking evident to the walling of the Church Hall entrance. They concluded that by virtue of there being no adjacent large trees it is possible that the drain gulley next to the buildings foundations could be leaking or surface water is draining into a soakaway that is no longer effective.

Secondly a CCTV camera survey has been undertaken at this location to assess the integrity of the below ground drains. The results appear to reinforce some issue with blockages although measured at some distance away from the point of concern, approximately 11 metres.

It was noted that the ground conditions at the base of the Church Hall wall on north, south and west ends were boggy and holding standing water at the time of inspection.

It is recommended therefore that further investigation is required promptly to assess the true nature of the conditions of the below ground drainage.

Initially the Church could make enquiries to the Diocesan archives with regards drainage details and drawings.

- xi) The growth of the vine noted in the 2009 quinquennial inspection report to the east elevation appears to have been restricted. However as noted in the previous quinquennial report the remains of stem and branches are visible to the brickwork. It is assumed therefore that the roots of the plant have been dug up and disposal of. **9.4**

The remnants of the vine should be carefully removed and disposed of as soon as practically possible.

- xii) Roof Structures, Ceilings and Celures Nave and Chancel **10.3**
Despite access not being possible the previous quinquennial inspection report confirms that the roof structure comprises of 5 no. lightweight steel trusses bearing on the outer south wall and internal column/wall

with the Lady Chapel. It was observed in the quinquennial inspection report from 2009 that levels of rust were noted on the structural members. The removal of this rust was actioned in 2010.

However since inspection was not possible it is currently unknown what condition the structural members are in; or indeed whether or not they were re-decorated to prevent further decay. An inspection should be arranged and the Architect notified such that he can attend and advise as necessary.

xiii) Nave and Chancel **12.1**

The Nave is comprised of a solid floor construction with woodblocks laid in herringbone pattern bonded to the solid sub-floor. The Chancel is comprised of a solid floor construction with wood plank flooring bonded to the solid sub-floor.

A single stone step up exists at the Chancel in front of the choir pews, the carpet should have a preparatory nosing on the step and ageing at the alter rail.

Beyond which is a second stone step upon which is mounted a polished hardwood prayer rail with moulded hardwood balusters. Generally the floor coverings are in a satisfactory condition.

There are some loose woodblocks where adhesion has been lost with the subfloor. The most heavily trafficked areas are prone to this defect. It is desirable that those areas of loose woodblocks are re-bonded effectively.

xiv) Meeting Room **12.5**

Solid floor construction overlaid with grey coloured carpet. Generally the floor coverings are in a good condition.

Although the tape installed between the doors to the foyer should be replaced with a transition strip.

xv) There are kitchen facilities existing within the Church accessed via the Foyer. **14.7**

It is equipped with floor cupboards, stainless steel twin bowls and drainer and work tops. Equipment includes a refrigerator, and a Cuisine Master 100 range and an Abser dishwasher. Hot water is now supplied from a new heating system.

It is recommended that the electrical items are PAT tested on an annual basis by a competent, experienced and accredited Electrician.

- xvi) Heating is by gas fired boilers to wall fixed radiators to the Nave, Chancel, Lady Chapel, wc and meeting room. The boilers are located to the first floor gallery area. The system is in a good working condition. **16.1**

It is recommended that the system be checked annually each summer by a suitable qualified and competent Engineer.

- xvii) The existing electrical metering and distribution equipment is mounted within a small cupboard to the rear of the accessible wc. **17.1**

It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited Electrician. The last inspection was carried out in July 2015 so an inspection will be required by no later than July 2020.

- xviii) Asbestos **22.11**

The control of Asbestos Regulations 2006 came into effect on 13th November 2006. The regulations place a duty on Churches to manage asbestos in non-domestic premises. There is a duty to make suitable and sufficient assessment as to whether asbestos is or is liable to be present. The fact that the Church was constructed at a time when asbestos containing materials were common in use indicates that the risk may well be high.

It is recommended that if not already actioned an asbestos survey is commissioned to determine the existence of an asbestos and the level of risk that it may present.

Indicative cost for the works in Category 2 would be £10,000 excluding VAT and fees.

**Work Recommended to be Carried Out During Next 5 Years:
Category 3**

- xix) Nave/Chancel Roof **5.1**
The fleche/spire is of timber frame construction and clad in copper sheet, there exists a series of timber louvres at its base. It is not known whether the condition of the fleche has been recently examined.

It is recommended that a condition report is commissioned by a competent and experienced steeplejack over the course of the quinquennium.

The inspection should assess both the external and internal condition of the fleche as far as feasibly possible. The report should be filed with the Church log book and any recommendation attended to, by the

Church within the timescale indicated.

xx) General **7.1**

The windows to the Nave, Chancel and Lady Chapel are generally of galvanised painted metal frame construction with leaded panes in a mix of square/rectangular pattern. Generally the windows are in a sound condition. The external decoration condition is in a less sound condition and due to exposure to the elements is slowly deteriorating.

It is recommended that a rolling programme of external refurbishment of the window frames is undertaken over the course of the quinquennium.

xxi) All windows have external protection in the form of fixed polycarbonate sheeting. There is ventilation between the glazing and protection which allows the inward operation of the sashes. It is however cramped and limiting. **7.2**

It is desirable to investigate re-fixing the polycarbonate protection away from the face of the glazing when undertaking refurbishment and redecoration of the glazing frames.

xxii) General **8.1**

All rainwater gutters have been replaced within the last 15-20 years.

As such they appear to be in a relatively good condition. However they would benefit from re-decoration to prolong their durability.

All rainwater downpipes are constructed from cast iron.

They generally remain in a good condition. However they would benefit from re-decoration to prolong their durability.

There is some deterioration to the paint finish to the downpipes particularly at low level surrounding the main Church entrance.

It is well worth repainting those affected areas of rainwater goods over the course of the quinquennium.

Decoration to the soil vent pipe to the rear of the Church is in a poor condition. Re-decoration is required in order to improve its appearance and also to prolong its durability.

xxiii) General **9.1**

The external walls of the Church are generally constructed from a buff wire cut facing brick laid in a Flemish bond pattern, well pointed. A brick dentil course exists at leaves level. The brickwork and pointing is generally in good condition. There are minor instances of individual

bricks that are showing signs of decay. The west section of the Church (including the gallery floor and fleche roof section) appears to be constructed in a slightly different coloured brick. The pointing to the vertical junction between these two sections is cracked and/or missing in places.

It is recommended that the pointing to this junction is fully removed and carefully repointed in a matching mortar to ensure full weatherproofing and integrity of this joint.

- xxiv) The bin store enclosure continues to show signs of water soaking at high level. This also encouraging minor algae growth and staining to the pointing material. It has been reported previously that due to its exposed nature the pointing between brickwork is easily exposed and therefore vulnerable to be washed out. Despite this the pointing remains in a sound condition. **9.3**

It is recommended that as previously suggested a concrete coping is installed to the wall top to increase its long term protection.

- xxv) Roof Structures, Ceilings and Celures **10.3**
Nave and Chancel - There exists a suspended ceiling over the Nave and Chancel with a lay in grid panel construction. All appears in a satisfactory condition.

It is desirable to redecorate the ceiling panels that are looking dated in appearance.

- xxvi) Gallery Room **10.4**
The roof structure over the gallery room consist of traditional timber rafters and purlins with a roof void and ceiling joists with a plasterboard finish. The base of the internal structure of the fleche appears within the roof void. On inspection structural timbers generally appear to be dry and in good condition. There is disruption to the ceiling surface where previous leaks have been observed. It should be dry now.

Should there be no further sign of water ingress then the ceiling damage should be repaired and redecorated as funds allow.

- xxvii) Lady Chapel **10.5**
Roof structure comprises of 4 no. open lattice steel beams bearing with a flat plastered ceiling above. The exposed elements of the roof structure all appear to be in good condition. There are incidents of staining through the panel edges of the plastered ceiling most particularly to the east edge.

It is desirable to redecorate the ceiling following the replacement of the roof coverings in 2014.

- xxviii) Vestry **10.9**
The roof structure consists of traditional timber ceiling joists with a plasterboard finish. All appear in a satisfactory condition.
- It is desirable to redecorate the ceiling surface which is looking dated in appearance.
- xxix) Vestry Door - is a flush timber door painted brown. The decoration is looking dated and would benefit from re-decoration. **11.2**
- xxx) Florist Store Door - is a flush timber door painted brown. The decoration is looking dated and would benefit from re-decoration. **11.3**
- xxxi) Cleaners Store Door - is a flush timber door painted brown. The decoration is looking dated and would benefit from re-decoration. **11.6**
- xxxii) Kitchen Door - is a flush timber door painted brown. The decoration is looking dated and would benefit from re-decoration. **11.11**
- xxxiii) Nave and Chancel **12.1**
The carpet runner down the central aisle would benefit from the installation of a preparatory edge trim to prevent movement and slipping.
- xxxiv) Gallery Room **12.2**
Assumed boarded floor finish on timber floor joist construction all overlaid by a carpet covering. Carpet covering is worn and dated.
- It is recommended that the floor covering is taken up and assessment made of the boarded floor finish underneath, suitably prepared and stained if required.
- xxxv) Nave/Chancel **13.1**
Emulsion paint covering on plastered walls, window reveals and tiled cills. The condition of the internal wall finish is generally satisfactory. There are large areas of crazing evident to the wall plaster. This to date has not resulted in the failure of the plaster itself and should be covered with redecoration. This crazing has probably been present since application as it is commonly caused by poor workmanship in the mix and application of the plaster. It is only when a build-up of dust and moisture is present do they become clearly visible. There is also evidence of condensation present in and around the window reveals that is causing some distress to the condition of the internal finish. A hairline crack exists to the south elevation at the point of the junction

between Nave and Chancel, starting at eaves level it tracks downwards towards the window head in this area. There is a corresponding hairline crack to the north elevation.

It is recommended that redecoration of the Nave and Chancel is undertaken over the course of the quinquennium.

xxxvi) Lady Chapel **13.3**

Emulsion paint covering on plastered walls, window reveals and tiled cills decorated in 2008. There is some evidence of condensation present in and around the window reveals. The condition of the internal wall finish is generally in good condition. A hairline crack exists to the west elevation below a high level window. There is also a further hairline diagonal crack on the east elevation that has been previously filled.

It is recommended that redecoration of the Lady Chapel is undertaken over the course of the quinquennium.

xxvii) Vestry **13.7**

Emulsion paint covering on plastered walls. The condition of the internal wall finish is generally worn and dated.

The presence of damp at low level to the south wall is causing some distress to the condition of the internal finish.

It is recommended that redecoration of the Vestry is undertaken over the course of the quinquennium.

xxxviii) Pulpit **14.4**

The pulpit is located within the Nave against the south wall elevation and behind the existing clergy chairs. Constructed predominantly from oak. The pulpit is in a good condition; however it appears to be kept as a store room.

It is recommended that the materials being stored are removed and the pulpit cleaned out during the next quinquennium.

xxxix) Lightning Conductor **17.3**

There is a lightning protection system installed on the Church located on the fleche running down the south roof slope and terminating at ground level.

It is recommended that the lightning conductor installation is tested every two and a half years by a suitable competent and experienced Engineer.

- xL) Trees and Shrubs **22.4**
 There are no major trees located within the Church grounds. There is a vine existing to the east elevation of the Church. There is considerable plant growth along the south elevation of the Nave/Chancel and north elevation of the Lady chapel.
- It is recommended that these planting areas are regularly trimmed and maintained to control their uninhibited growth.
- xLi) Hardstanding Areas **22.5**
 There are simple paved concrete paths leading up to the Church entrance on the south and from the fire exit door to the meeting room on the north. Both are generally in satisfactory condition. There is considerable moss build up to the paving joints to the footpath to the north of the Church.
- It is recommended that the moss is carefully removed and area treated to inhibit future growth.
- xLii) South Boundary **22.8**
 The south boundary is a well-established hedge with a large grassed lawn behind running up to the south elevation of the Church. The length of boundary is in good condition and the lawn well maintained.
- It is recommended that these planting area are regularly trimmed and maintained to control their uninhibited growth.
- xLiii) The Church signboard is located on the south elevation of the Church adjacent to the main entrance doors. The signboard and its fixings are showing signs of age and consideration should be given to a replacement. **22.10**
- xLiv) The Church inventory and log book was available for examination as part of the quinquennial inspection. **23.1**
- It is in a comprehensive condition and records were well kept; this should be maintained during the next quinquennium.

Indicative cost for the works in Category 3 would be £10,000 excluding VAT and fees.

Work to be Considered Beyond 5 Years: Category 4

- xLv) Gallery Room **13.2**
 Emulsion paint covering on plastered walls, window reveals and tiled cills.

The condition of the internal wall finish is generally satisfactory for the purpose, although could do with decorating following heating works.

- xLvi) **Curtain between Nave/Chancel and Lady Chapel** **14.6**
There is a full height screen hung between Nave/Chancel and Lady Chapel suspended from a curtain track. This gives the Church flexibility to draw aside if numbers dictate a large space of worship. The curtain is generally in a satisfactory condition.

It is desirable to consider replacement with an alternative movable screen that would allow better thermal and sound properties between both spaces.

Works Recommended Improving Energy Efficiency: Category 5

- xLvii) None

Work Recommended Improving Access: Category 6

- xLviii) None

Appendix

a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the list of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

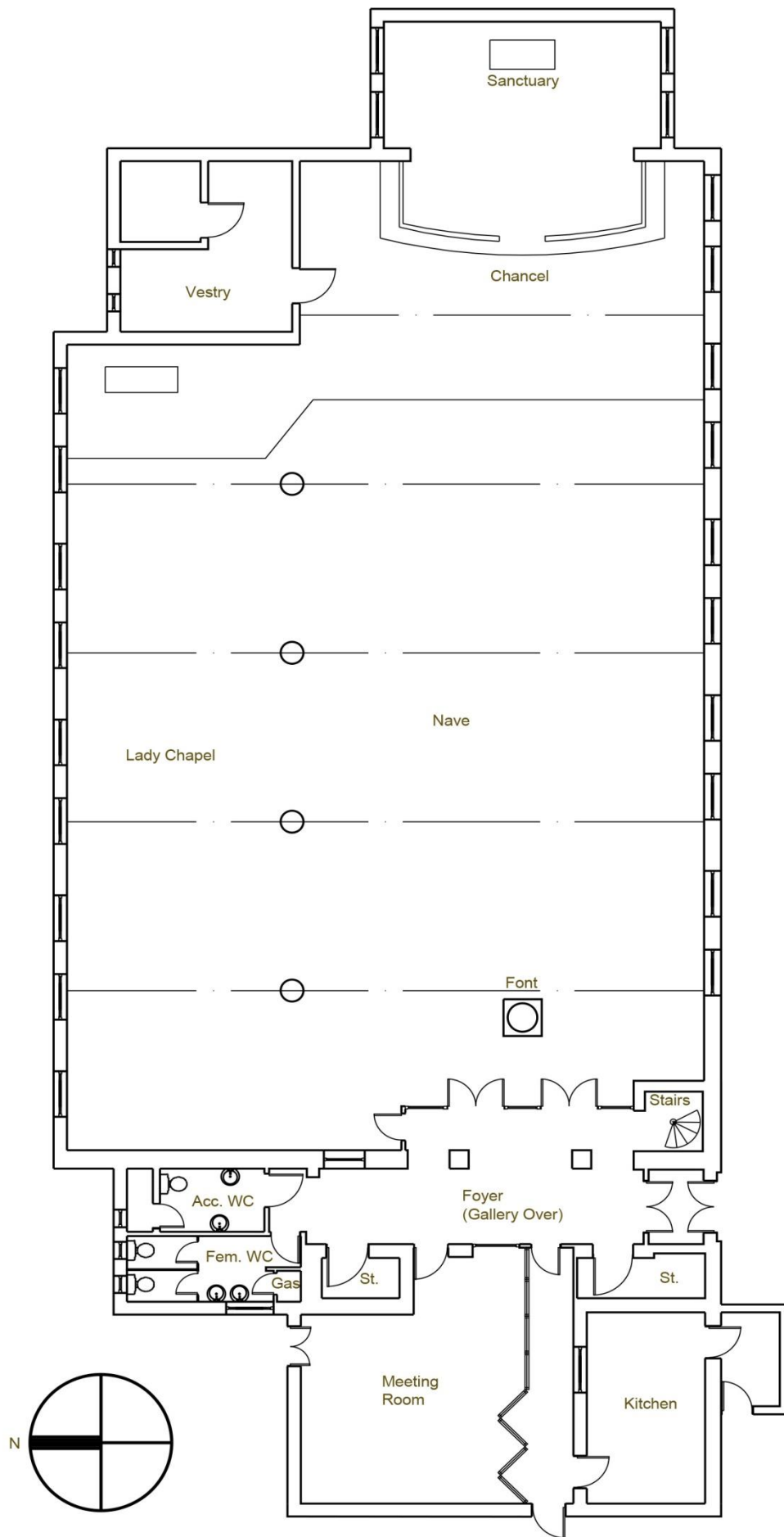
i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO² (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.



Church Floor Plan (not to scale)