

Diocese of Durham

CLEADON PARK
St MARK and St CUTHBERT
(4)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT
on the architect's inspection on

25 May 2023

Sunderland Archdeaconry

Jarrow Deanery

an unlisted building

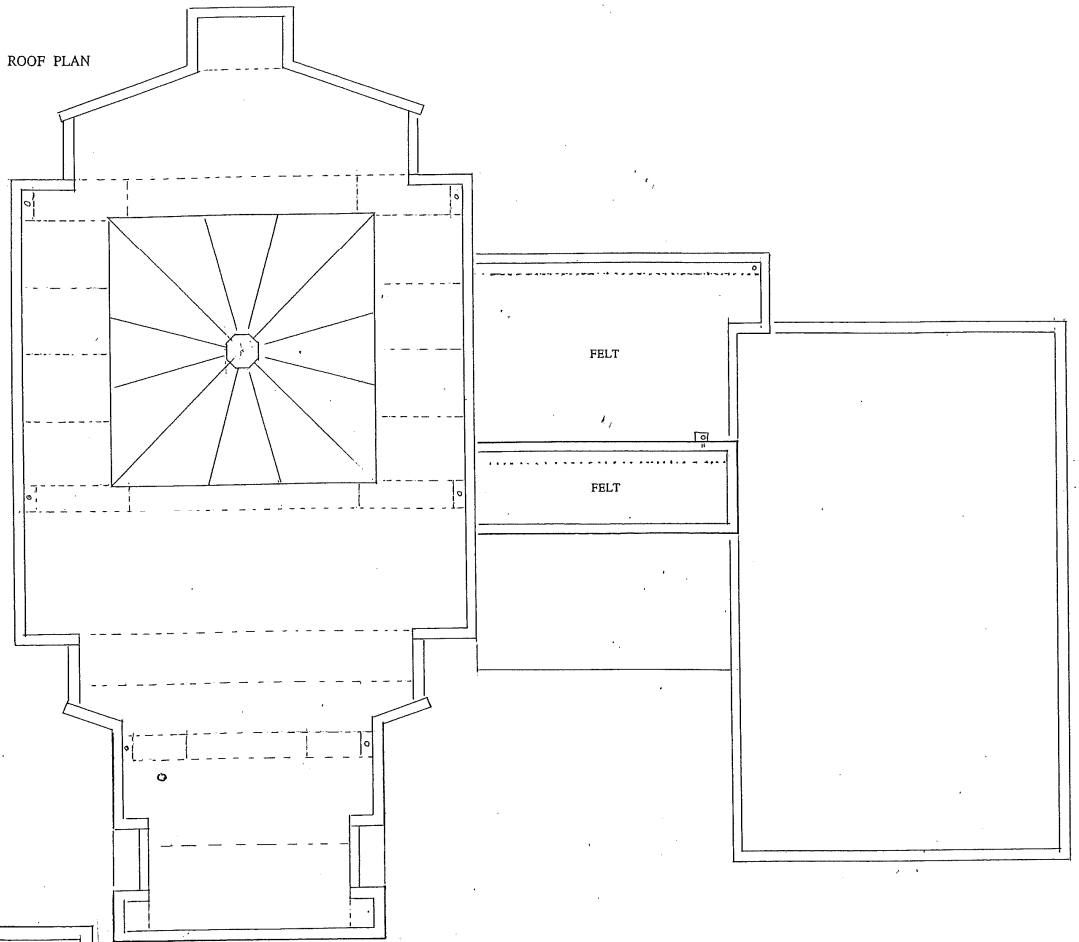
not in a conservation area

Priest in Charge the Revd Kate Boardman

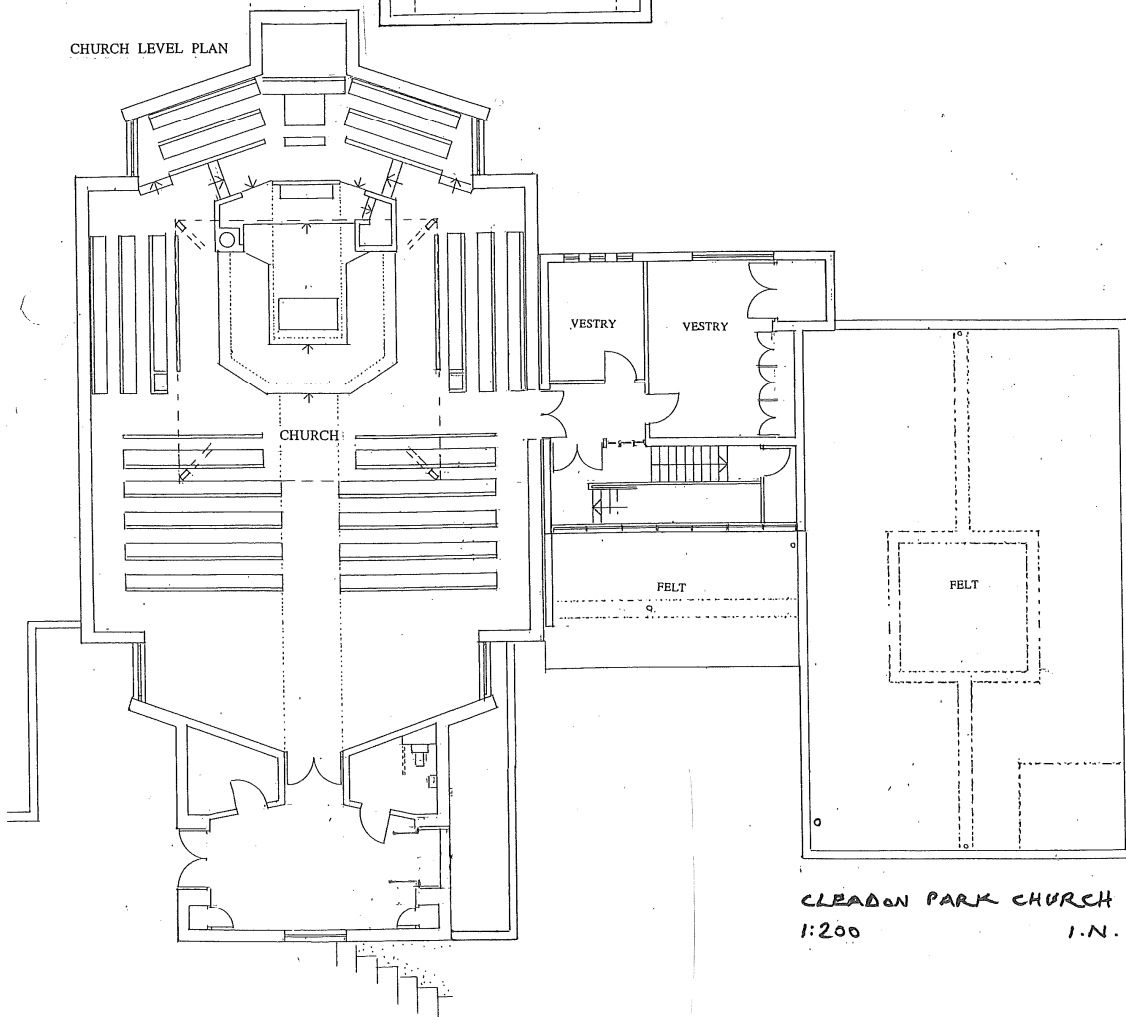


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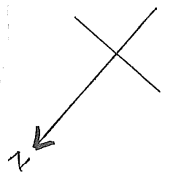
ROOF PLAN



CHURCH LEVEL PLAN



CLEADON PARK CHURCH
1:200 I.N.





Detail of copings and parapets from the park – Church at top and Hall at bottom generally sound but between them the Stair and below it the Vestry/Meeting rooms both have decayed roofing felt over decaying cast stone copings. At top left the brickwork begins to crack apart (paragraphs 18 and 28)



PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flues were not inspected and none of the services were tested. Damp meters were not used.
2. Since the last report asbestos identified in an asbestos survey at both boiler rooms has been removed. Other work recommended in the asbestos survey and done –
 - Ply covers have been fitted over exposed asbestos at the Hall entrance
 - Heat resisting pad at tea point has been removedOther materials identified, not necessarily needing more than management:
 - infill panel at entry, wc cisterns, vinyl flooring, bitumen adhesive at floors (Hall, store, boiler room)

Brief description

3. A Church and attached Hall built 1967 in the corner of Cleadon Park near the south edge of South Shields by W.B.Edwards of Newcastle. Built into a slope and split level with Hall half a storey below Church and Vestry level. The Hall was two storey until arson in 1973 when the upper floor was demolished, leaving the stair upper flight leading only to a small store.
4. Little distinction outside between Church and Hall but the taller Church is marked by its lantern and position higher up the slope. No demarcation between Church land and the park.
5. Parapeted flat roofs apart from the lantern which is a small bell turret on a folded plate above a ribbon of glazing. Brick cavity walls, plastered except facing brick in the Church. Solid floors said to be concrete rafts in case of mining subsidence. A wide movement joint separates the Church from the remainder.
6. The Church's character comes from a largely centralised plan with altar in strong daylight enfolded by four laminated portals under the floating square lantern roof.
7. The Church is orientated with its main axis NW-SE. This report uses true compass points.

Recent structural history

8. Largely as built except the Hall reduced from two to one storey with parapeted flat felt roof.
Bell electric mechanism and its control box stripped out.
Other work has been defensive:
Full height Church windows reduced to high glazing over brick infills.
Windows at lobby and N wall of Hall bricked up.
Church roofs changed from copper to Sarnafil membrane after several metal thefts
9. Main work 2012 – 2017
Stair from car park to Church W entry removed and door bricked up with kitchen fitting in cupboard inside
Car park retarmaced
Hall kitchen refitted in the E corner of the Hall itself
Copings at Hall roof mostly replaced
Smartwater applied at copper of Church roof lantern and bell
10. Main work since last report
2018 Church and Hall roof outlets cleared
Church light fittings replaced
2019 lights over altar reconfigured
Church and Hall boilers replaced after asbestos removal
Sarnafil Church roof repaired and copings replaced
2021 Lantern windows repaired after storm damage
Hall kitchen drain unblocked
New LED lights in hall entrance
Remedial work on Church boiler
Leak in men's toilet repaired
2022 Church floor tiles and carpet repaired
Sound system improved and sockets added
2023 Church and Hall roof gutters cleared
Banners replaced

Summary of structural condition

11. The structure is stable and most of the brickwork and interior are in good condition.
The Church roof and copings have been improved since the last inspection but the roofs of parts of the ancillary rooms and the stair and Hall parapets continue to deteriorate.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

12. The square Church **lantern** is a shallow pyramid of folded timber boarding with many valleys. The boards are covered with green Sarnafil pvc membrane of similar colour to the lost copper. All appears sound though one mock 'joint' upstand is missing. No spouts or gutters so water discharges onto the lantern glazing and Church roof below.



13. The lantern sides are fully glazed in painted metal frames in good condition except many lengths of sill are patched over with Flashband which is not a permanent material. Some paint flakes. Below sill level a deep upstand is clad in the same green Sarnafil in good condition.
14. The **Church** roof is a square around the lantern, extended SE and NW by shaped bays inside a low parapet. The flat roof is divided into stepped bays falling to three wide internal cross gutters with sumps at each end inside the N and S walls.
15. The roof and gutters are covered in light grey Sarnafil on foam insulation slabs on felt vapour barrier added over the original and repaired decking, replacing stolen copper. The slight falls are just sufficient especially at the gutters.
Collars at a soil vent pipe and recent metal flue pipe through the roof.
Several professionally fixed Sarnafil patches on the roof where intrusion caused tears and cuts.



16. The Sarnafil carries up inside low parapets and under cast stone copings or over the whole wallhead over windows where there were no original copings. Some open coping joints.
17. The wide gutters end in six deep sumps with bottom outlets to internal pipes. Small overflow pipes through the parapets. Close trees shed leaves and twigs into the sumps. All were clear at the inspection and **MUST BE KEPT CLEAR** by cleaning every late autumn and perhaps spring. Ladder access is not difficult.
18. The intermediate rooms all have green bitumen felt carried over the parapets and copings. In fair condition except
 - badly damaged and part missing where carried over decayed copings at both roofs above the Hall.
 - blisters in the wide gutter over the larger Vestry and outlet cleared of plants at inspection. No known leaks at present but minor ceiling crack (para 46)
 - ponded and one joint coming open over the lobby between Church and VestriesThese roofs are concrete over the **stairs** and timber over the **Vestries** where two concrete vents (disused gas fire flues?) stand on the partition.



Felt peeling off top of decaying cast stone coping on end of **stair** roof (para 28)



Outlet over large Vestry - Plants cleared at inspection



Roof over vestries, ponded in corner over lobby, movement joint against Church wall



General views from the Church roof

19. The **Hall** roof is felt on the former concrete first floor, with two raised timber decks
 - filling a former stair opening in the W corner and
 - covering a former open centre well.

A single centre gutter splits around the raised centre table and drains by bottom outlets at each end to concealed pipes.

Modern concrete copings at all except the short NW side where earlier inward sloping copings are serviceable but may direct water into the decaying render and brick inner parapet face.

20. The felt appears waterproof despite some ponding at deflected roof deck at W and SE, at the former stair and NW of the N gutter.



Ponding at deflection of deck at Hall SE

21. Upstands mastic pointed to the brick and rendered parapets. Short lengths of upstand at the N, W and S corners are loose from the wall, open to weather and now with plant growth at S corner. Lengths of the NW render have cracked above the turn-ins. Water must get in, not yet visible inside.



Para 21



Para 24

22. The lowest flat roof over the **Lobby** and **WCs** has green felt on timber deck with a centre gutter and outlet. Aluminium trim along the open edge with discrete anti-intruder spikes. Good condition.
23. Felted upstands where the lower roofs meet the Church walls are the top of a movement joint through the whole composite structure.

24. Two small felt roofs in the recesses over the Church doors (and former doors) with small amounts of remaining copper. Felt begins to break down. At W roof part of the edge drip is missing. Debris and plants in both internal gutters need to be cleared.



Rainwater System, Drainage

25. All pipes are internal and appear to run freely. Some visible as bent copper pipes in the store over the church entrance. Other parts may be horizontal in false ceilings. A cast iron foul drain vent pipe in the same store.



26. Underground drains are earthenware combined foul and surface. Brick manholes with cast iron covers. In 2011 the branch from the wc at back of Church was relined in two 1m lengths between manholes.

Walls

27. Cavity facing brick with galvanised twist wall ties without cavity insulation (seen before coping renewal), flush pointed and in good condition except under the Hall copings. Two full height vertical joints in both leaves of the Church NE wall were included in preparation for an intended "transept" extension.
28. Pre-cast and cast stone copings in fair condition except now felt over and some coping decay at the mid-level roofs. At a top corner of the stair enclosure joints and bricks are now cracked showing some movement since the last inspection. At least rebuilding of the damaged brickwork under new copings will be needed soon unless a plan to remodel these roofs is developed.

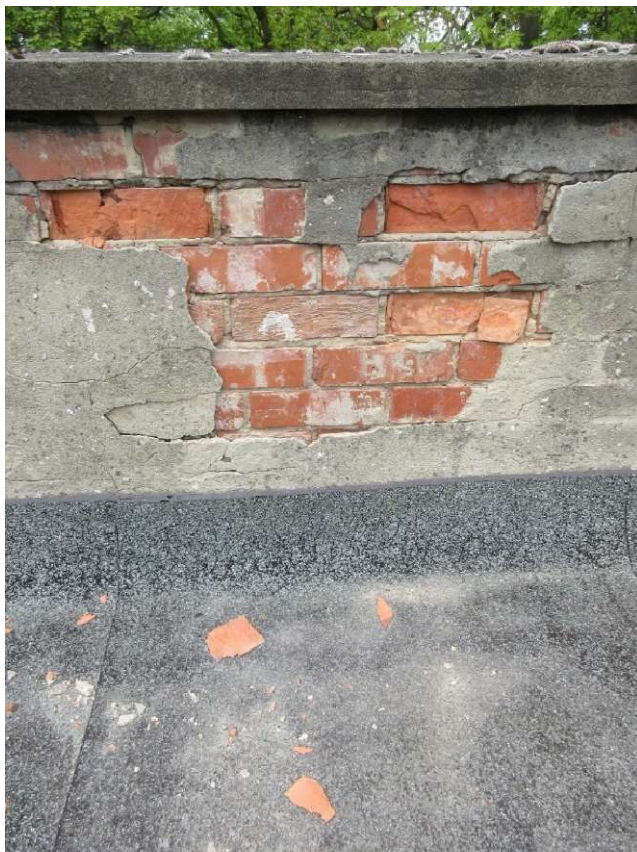


Details of the coping and parapet brickwork at the end of Stair (top left in photo below)



29. Hall parapet seven course brick (rendered at NW) above the felt upstands.

At NW the south facing render and many inner bricks (not facing brick quality) are decayed. If not covered soon by roof alteration the render should be repaired or covered with roofing material or rebuilt with facing bricks without render.



part of Hall NW parapet

30. At the W end of the long SW wall a pointed short diagonal crack in external joints (roughly corresponding to the open crack inside) is unchanged. The cracks may have been caused by slight swelling of the parapet bricks.



Old cracks outside and inside Hall W corner

31. Patches of poor pointing

- at two panels R of the former W Church door
- at N corner of the Church lobby
- at Church high level at E side, NE corner and N end
- around large diameter NE overflow pipe through parapet
- at N end of Hall high level under open coping joints
- at S end of Hall
- at head height at S and SE of the Church (where accessible joints seem to have been picked out)



32. At the large Vestry window a movement crack in joints and bricks at the W end of the long lintel.

33. Saplings grow against walls at SW of Hall and larger self seeds grow against the E corner of the church.
All should be removed (and poisoned if necessary) to guard against eventual damage to the building.

Bell



34. A single fixed bell remains in the drum on the lantern, not usable since the electric clapper was removed.
An LED light has fallen from the drum and lies on the roof.

Window and Door Openings

35. Brick openings with mixed concrete boot lintels and steel lintels, in good condition.
Painted slate cills at Church lobby, Vestries and Hall, some cracked.

External Iron and Wood

36. Paint flaking at the bell drum uprights.
37. The remaining Church doors are good stained hardwood. Glass upper panels with mesh protection. Lower panels reinforced with added external ply. Lacks an external handle. Fresh stain needed.
38. The Hall entrance doors are hardwood with added ply panels, metal sheeted inside. The two metal faced Hall escape doors now decorated as murals facing the park.
39. The hardwood infills around the Church high level windows need stain.
40. At the stair the frames of the strip of painted steel windows are sound. Three top hung vents now painted shut were opened by remote hand turn, now disconnected. Paint good inside, much poorer outside.
41. The Vestry and Meeting room metal windows lack paint outside. Similar W of Hall have lost paint from flexible polysulphide used to 'putty' polycarbonate into the frames.
42. Painted ply (high and low level fascias over the Hall and Church entrances, infill at the end of the glazing over the stair) are now flaking.

DETAILED DESCRIPTION OF THE INTERIOR

Roof Structures

43. Four converging laminated softwood portal frames support the Church lantern. Between them laminated flat beams carry the Church roof. All appear sound. The remaining Church roof structure was concealed but after removal of ceilings is now seen to be mixed softwood boards and ply on short wooden joists on long wooden beams. No visible defect.



Church roof now exposed over the Store over the Church boiler room



44. At the Hall the downstand beams around and across the centre well are ply cladding on unknown beams and both roof infills seem timber joists. Otherwise the Hall and room structures appear to be insitu reinforced concrete slabs. Deep concrete downstand beams visible above Hall ceiling.

Ceilings

45. Hardwood boards at Church and lobby, sound.

46. At upper and lower rooms sound painted plaster except holes in the Church wc where two lights and an extract grill were removed. Minor plaster crack in Meeting room ceiling under the blistered gutter (para 18).

47. In Hall mainly acoustic fibre boards on suspended battens. Some sagged with broken corners. At three sides a downstand duct for hot air (and perhaps roof drainage) clad in Douglas fir boards. No insulation. Softboard at the corner store (former stair).

48. No ceilings in the store over Church lobby and boiler room and Hall boiler room after removal of mineral fibre fire boards. Now exposed roof joists and deck at Church and exposed concrete slab at Hall. Former plaster ceiling over Church boiler room now broken out for new flue and lagged hot air duct.



Partitions, Doors

49. Partitions are sound exposed facing brick or plastered masonry, part timber faced at Church entry lobby. The Hall store partition is sound lacquered softwood framing with plasterboard infills.

50. In Church pairs of solid maple doors with hold open floor springs. Church and Hall doors lack draught strips which would help heating. Wired vision panels at entry doors.

51. Doors generally good framed and glazed or hardwood veneered flush (beech faced at later parts) with sound stainless steel hardware and intumescent strips for fire resistance.

52. At the Landing sound hardwood wired glass fire doors and screen with aluminium glazing beads. At former kitchen a split stable door and painted glazed door. Hall store door lacks lock and levers.

53. Hall boiler room door binds on frame.

Plaster, Decoration

54. None at Church and part of the Hall lobby. Elsewhere good painted plaster. Half tiled behind Gents basins.

Slight low level damp behind Ladies soil pipe and R of the lower accessible wc bowl may be associated with a rainwater gully outside which gets blocked, perhaps wetting the bricks enough to fill the cavity.

55. In Hall store a narrow diagonal crack in plaster (2mm approx.) from bottom W corner to ceiling at the partition has been roughly filled and reopened. A short pointed crack in external diagonal joints corresponds (para 30). Any similar crack in the return wall is hidden by a built-in cupboard.

Glazing, Protection, Ventilation

56. Church lobby and lantern clear single glazed with galvanised mesh protection. Sound but appears defensive. Church upper infills are polycarbonate sheet in hardwood frames. Some dirt.
57. Over the stairs polycarbonate is puttied into metal frames. It is dirty, paint splashed and mostly clouded (older polycarbonate soon clouds in sunlight unlike modern light resisting type). The 'pane' next to the Store is clouded and cracked, letting heat out. The Store window is filled with painted ply.



58. Hall windows clear single clouding polycarbonate with internal mesh except two at NW small panes of clear polycarbonate in painted timber frames.
59. Vestry and Meeting room aged clouded Meshlite (metal mesh cast into glass reinforced plastic) with internal mesh for double security. Looks poor outside.
60. No visible room ventilation and no subfloor ventilation (solid floors).

Floors, Rails, Landing, Stairs

61. **Church** and **lobby** are mainly quarry tiled. Small areas have been renewed. A larger patch W of the centre walkway had to be renewed after swelling and breaking on getting wet during storm damage. A few sound hollow close to Church SE corner. A small patch of tiles by the Organ seat are suspended (over a duct?) and slightly pitched up. Wide expansion gaps at all edges of the quarry tiles with loose infill material. Stout brass floor warm air grills. A carpeted centre walkway.
62. Sandstone steps and sawn slabs form a centre dais and raised E end at three levels for altar, choir and organ. Dais largely carpeted and seems sound.
63. Landing, Vestry, Meeting room, stairs and lower lobby all have lino in good condition. In the wcs vinyl tiles on solid floors with painted softwood skirts. Sound except some damage in Gents.



64. In the Hall good small hardwood blocks except mixed finishes around Kitchen. At former kitchen some bare screed and recent sheet.

Furnishings, Organ

65. Altar a solid sandstone block, fully covered.

A suite of well designed and made maple pulpit, tabernacle and stand, rails and benches for clergy, choir and people. The communion rails include tall steel candle sticks.

66. Plain stone font, wooden cover with robust small brass cross similar to the tabernacle. Stations fixed to the brick walls.

67. Organ in E alcove by Vincent of Sunderland, silvered pipes and maple console. A large narrow black steel cross with painted detail in front of the organ. Sound.

68. A large plain timber cross on the Church N wall, formerly outside.

69. In Church entry an added 'reception' top and shelves (clever reuse of former servery).

Heating

70. Warm air heating by recent separate gas furnaces off Church lobby and in chamber at Hall, each with intake louvres through walls and metal flue pipes through the flat roofs. Now reported effective. The hot air duct in the Church boiler room is lagged. Similar at Hall not lagged.

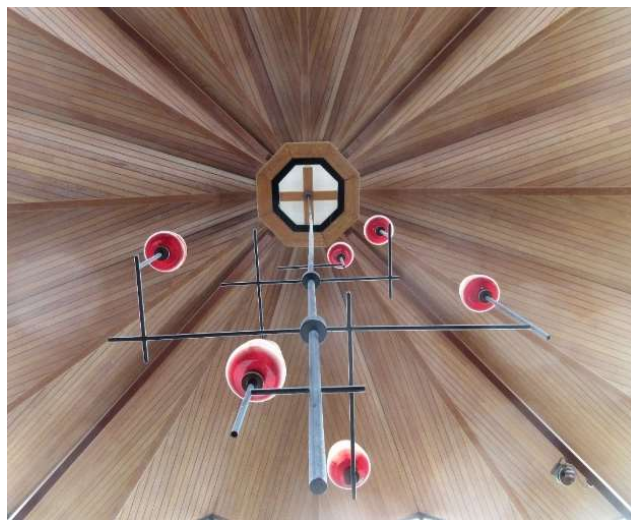


71. Underfloor ducts in Church, its lobby and wc, overhead ducts in Hall, its access wc and lobby. Both work and appear effective but less so in Church where the warm air must first fill the lantern. Thermostat by organ.

72. Loose electric panel heaters in Vestries where gas fires removed leaving disused concrete flue terminals on roof. None in Ladies and Gents wcs

Electrical

73. Earthed underground supply. Three meters and main fuses under the stair with two three phase DBs and a separate DB in the Hall entrance. The DBs have been replaced with modern RCD circuit breakers. Last system test reported done April 2021 and 'satisfactory' but report not seen.
74. Most wiring concealed so cable type or types not known. Visible MICC cables from Church DB (said to continue into Church roof void) and pvc/pvc from DB under stair.
75. Lighting in Church controlled by three switches in main lobby:
Multiple recessed downlights in Church, lobby landing (1 of 2 not working) and outside the Church doors. Some small spots not working.
Around the lantern base 11 floods of which 5 not working
Special lighting:
- in the Church lobby a small corona of up and downlight tungsten lamps (not working?)
- in church switches behind the president's bench controlled 4 floods around the lantern base, and groups of lights in two metal pendants with random bracketed glass shades one over the tabernacle with 3 white, the other central over the altar with 7 red (not working?).



76. In Vestry, Lobby, Landing and wcs round ceiling or wall lights, some missing diffusers or lamps. Strip lights in Meeting room, Hall and former kitchen. Awkward switching of some wc lights from the lower lobby.
77. Metal faced recessed 13A sockets in Lobby, Church, Vestry, Meeting room, Hall, Store, Hall lobby and former kitchen. Hand dryer in access wc.

Lightning Conductor

78. None. A former conductor was removed and the church is not so prominent that need is clear.

Fire Precautions

79. Adequate escape doors and fire separation. Fire alarm with break glass at Hall lobby.
80. Extinguishers serviced May 2023:
- | | |
|-----------------------|----------------------------|
| each Hall escape door | 3 litre foam |
| Hall kitchen | 2 kg foam and fire blanket |
| Church boiler room | 2 kg CO ₂ |
| lower lobby | 2 kg CO ₂ |
| landing | 6 litre foam |
| Church lobby | 6 litre foam |
81. The church boiler space is open to the store above which now has no ceiling protecting the underside of the church timber roof. Not known whether there is any fire barrier dividing the void under the roof. Any fire could therefore immediately reach the roof timbers (at least in part, perhaps the whole roof), risking very quick severe damage. It would be wise to replaster the upper ceiling to protect the roof.

Water and Sanitary facilities

82. Stainless sink and wash hand basin in Kitchen with cold and hot by earlier wall gas instantaneous heater. At Vestry stainless sink with cold only.
83. The basin at the modern accessible wc at the Church lobby has instantaneous hot and cold.
84. At Ladies and the lower accessible wc the wcs and basins are sound but the hot taps run cold. The wall electric water heater seems a storage type not switched on but without an indicating switch it is not clear if live. Storage heaters must be switched on well before need.
85. Gents wc, two urinals and three basins all work but cold only. The hot taps and wall water heater all seem disconnected (indicator switch does not light).

Access and use by people with disabilities

86. The sloping site and split level building make difficulties. From pavement nearly level access into Church by a short steep ramp with handrails to the E door. From the car park 'level' access is now by pavement to the same E door.
87. Access to the Hall is by step up to the outside doors and wcs then two down from Lobby to Hall with handrail. Access between Church and Hall is by a long flight of steps with rails both sides so wheelchair movement must be by pavement. All to be improved if practical in any general remodelling.
88. The building is well equipped with accessible wcs at both Church and Hall lobbies. The wc at Church lobby is large and well fitted but neither includes an alarm as current practice.
89. Baby changing provided on a loose table upstairs and folding shelf downstairs.
90. Stout mortice deadlocks, padlocks and mesh on doors. The Hall escape doors have panic push pad locks and two shoot bolts each which must be pulled back when the Hall is busy.

Grounds, boundaries, signs, paths, trees

91. Open grounds maintained by the local authority, at corner of park and vulnerable to misuse but in fair condition. Lawns all sides. Mature trees at N and E. Flag path from E to Church.
92. Tarmac parking good.
93. Brick retaining wall close to the Church entrance is sound at present and plants growing in the joints of its brick on edge are attractive. However they mean the upper mortar joints are decayed, letting damp into the bricks. Eventually frost will damage the bricks so the joints should be well raked out and repointed.



94. Good external banners and signs.

Archaeology

95. The local authority archaeologist indicates that the site is of not archaeological importance.

General comments

96. The parish reroofed the Church and made improvements and should be commended. The Church interior has special quality and remains well cared for.
97. Substantial further work is needed at the Hall roofs and parapets. A redesign of the Hall roofs and wcs would be the ideal.
98. Past attempts have been made to remodel the building (including a feasibility report dated September 2008) which needs to be considered as a whole.

PART THREE

RECOMMENDATIONS in order of priority

Note these assume the building and its roofs will not be altered in any remodelling

For immediate action

- At Hall NW replace parapet render or rebuild inner leaf in
facing bricks with roof upstand turned in, point coping joints 21, 29
- Clean low roofs and gutters over church doors and former doors 24

For completion within 18 months

- Replace copings at Stair end and Meeting room over Hall with
relaying of disturbed bricks and cover with extended roofing felt 18, 28
- Seal or flash Hall roof to parapet at S corner 21
- Remove saplings against Church and Hall walls 33
- Restrain hardwood infills at Church windows 39
- Repaint outside of windows at stair, vestry, meeting room and Hall 40, 41, 42

For completion within five years

- Repoint open brick joints at Church, Hall & external retaining walls 31, 93
- Replace polycarbonate 'glazing' over stair with UV resistant type 57
- Consider same at Hall, Vestry and Meeting Room 58, 59
- Obtain new Periodic Electric Installation Test in 2026, keep report
in Log Book and review Church lighting 73 and Addendum

Desirable improvements

- Restrain Church doors and windows 37
- Add door handle at Church entrance 37
- Repair and paint ceiling at Church wc 46
- Reduce fire risk by fixing new store ceiling under Church roof 43, 48, 81
- Add draught strips at Church and Hall doors 50
- Renew Gents floor 2, 63
- Review hot water in all lower wcs 84, 85
- Review access between all parts 87

Recommendations on Maintenance and Care

- Note need for continued management of remaining Asbestos 2
- Clear roof gutters, sumps and gullies at least once a year 17, 18, 24

ADDENDUM to the SURVEY REPORT

Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC) or a member of the Electrical Contractors Association (ECA) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

CHURCH WARDENS' INSPECTION Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings
Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.