

THE REPORT

On

**2019 QUINQUENNIAL INSPECTION OF ST PETER'S CHURCH,
YARM ROAD, STOCKTON ON TEES**

For

The Parochial Church Council

**In the Archdeaconry of Auckland
Deanery No 16 Stockton**



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1.00 PRELIMINARY INFORMATION

INTRODUCTION

- 1.1 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. Parts of the structure which were inaccessible, enclosed or covered were not opened up. An Executive Summary sets out the main findings of the inspection. A more detailed record is given in the main body of the report under the appropriate headings.

Access to the tower was limited to the floor of the bell chamber as reached by the circular staircase from the door on the west elevation of the church. The vertical steel ladders were not climbed.

- 1.2 The report does not include any specifications for repair work which must be the subject of separate instructions.
- 1.3 Access: access was not gained to the minor roof voids above the Nave and Chancel. Only limited access was possible to inspect the inside face of the walls and ceiling to the Organ Chamber due to the size and location of the organ.

- 1.1 This report has been prepared to meet the requirement of the Care of Churches and Ecclesiastical Jurisdiction Measure 1991.

- 1.2 Church:

St Peter's Church
Yarm Road
Stockton on Tees
TS18 3PJ

Diocese of Durham
Archdeaconry of Auckland
Deanery of Stockton

- 1.3 Ground Floor Plan
- see Appendix 2

- 1.4 Inspecting Architect:

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1.5 Dates of Inspection:

- 8th January 2019
- The weather conditions were dry and cloudy when the inspection was carried out
- The last previous inspection was carried out in 2013

1.6 Brief Description of the Church:

The church was designed by E E Clephan in a Gothic revival style and built 1880-81. It is Listed Grade II*.

Other references describe the building as follows:

1. The Buildings of England (Nicholas Pevsner, 2nd Edition) has a short note (p.436):
'1880 -1 by EE Clephan. Red brick with a big tower, the top part finished in 1906 (BS). In the EE or lancet style.'
2. The Parish website has a history of the church:

The Parish of St. Peter's was formed in 1875 out of Holy Trinity Parish, which itself had been carved out of Stockton parish in 1837. The original church was built of wood and stood on the corner of Cranbourne Terrace and Walter Street. The first incumbent, Rev. Henry Woodman (1875-1905), oversaw the building of the existing brick building which was dedicated on 13 October, 1881, at a cost of almost £6,000.

Within 3 years, an organ had been installed, but this was replaced by the present Abbot and Smith instrument in 1890. In 1886, the vicarage was completed, and the bell was given by Joseph Cradock, in thanks for recovery from illness. The Parish Hall behind the church was built in 1893, and updated in 1933. It was used for the Sunday School until the new Parish Room was created in the church building following restoration after the 1995 fire.

The boundaries of the parish were altered in 1928, part of the parish going into the altered St. Paul's parish, and again in the 1960s, when the area of Fairfield was formed into the parish of St. Mark's church.

The township of Hartburn had been included in St. Peter's parish since 1875, although not absorbed into the Borough of Stockton in 1913, and the schoolroom there was used as a mission hall on Sundays. The school moved to new premises in 1911, and All Saints' Church was dedicated on 25 June 1913. The summer fetes were held at Hartburn, in the grounds of Elmwood House and Parkwood House from the 1930s until 1979, when it moved into the precincts of St. Peter's.

Other mission rooms in Grove Street and Light Pipe Hall Road were short-lived, and St. Gabriel's, between Eton and Windsor Roads on Oxbridge Lane, was opened in 1926, but only lasted 5 years, partly because of the redrawing of the boundaries of St. Paul's parish.

Since 1876, there have been 9 vicars, and many, many curates – a number of whom have gone on to higher things, being made Bishops. The choir, which has always held a high reputation for its work, has also contributed at least 7 ordained ministers from their ranks. Since 2001, the choir has welcomed girls into the soprano line.

3. Extracts from previous Quinquennial Inspection Reports which help with the description of the church are as follows:-

Planning is traditional with a nave flanked to the north and south by colonnaded aisles. The west end faces Yarm Road. A spireless tower which was added in 1907 over the north west porch is in character with the body of the church.

Construction is of load bearing brickwork with timber framed pitched roofs re-covered in the last decade of the 20th century with welsh slate. Exposed smooth 'metal' faced brickwork is 'ribbon' pointed internally – main roof timbers are also expressed. The aisle/nave colonnades are of stone with bases and nicely carved capitals. There is no gallery.

On the south side of the chancel some adjustment of the structural symmetry has taken place in the past to allow extension of vestry accommodation.

The main entrance to the church is via the south porch.

A heating chamber housing gas fired boilers is located below the choir vestry. It is accessed via an external stair.

The church is a detached structure standing within its own grounds defined by established boundary walling of brick or metal railed fencing.

4. From One Generation to Another

A comprehensive review of events at this church was researched and written by Trevor Wardell (who sadly died in December 2003). Extracts from this record of memorable milestones regarding the building are included in Appendix 1.

1.7 Access and Limitations

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Access was available to all internal areas including the basement boiler house. For this report, the pitched roof was inspected from ground level.

This survey is concerned only with the general condition of the Church and the maintenance and repair of the fabric. The building should comply with current statutory obligations in respect of Fire, and Health and Safety, to comply with the Care of Churches and Ecclesiastical Jurisdiction Measure 1991.

The drainage below ground from the rainwater gullies was not tested, but appears to function satisfactorily. This is subject to the routine maintenance of existing gullies and rainwater goods.

- **Fire Safety Advice can be found at**

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-hurch/health-safety-security/asbestos>

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <https://www.legislation.gov.uk/ukpga/2010/15/contents>

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:

<http://www.churchcare.co.uk/shrinking-the-footprint/ways-to-take-action/wildlife/bats>

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>

2.00 **Executive Summary**

At the time of my last inspection in 2013 it was anticipated that a major re-ordering of the building would be commissioned in the near future. This has been delayed and proposals have recently been submitted for approval.

Therefore, my report finds that there has been little change in the general condition of the building, with the exception that the heating system has been upgraded. Two new wall-hung gas-fired condensing Worcester boilers have been installed and were working satisfactorily. Generally there has been little other work carried out. The previously reported issues of hygroscopic salts continue to provide a mainly visually distracting appearance, although there is little structural concern. Of more concern are the areas of water penetration at high level, particularly on the north and south sides of the chancel arch, and the routine maintenance of the church roofs to ensure that gutters are kept clean and vegetation is regularly cleared. Attention should also be given to investigating and repairing the roof linings which are showing signs of deterioration.

I am assuming that the reordering programme of work will address these issues to ensure that any necessary repairs are completed within the new building contract. My advice would be that the repair work should also address the minor maintenance issues associated with cracked window panes, and other defects relating to the stained glass windows, so that the building complex as a whole is brought up to a comprehensively refurbished church.

This building is generally in good condition and benefits from careful attention and regular maintenance by members of the PCC.

From the above comments and from the schedule of repairs at the end of this report it will be clear that no major works are required and that the PCC is looking after the church with careful stewardship. It is hoped that the reordering work will allow the building to be fully restored to a high standard.

3.00 Work undertaken since last Report

Works undertaken since 2008 as recorded in the Church Log Book.

27.11.14	Replacement of two heating boilers by Byfield Heating, West Yorkshire at a cost of £10,210.00 plus VAT.
17.11.15	Relocation of two pews to the north aisle.

4.00 Report on condition of the fabric

4.1	Roof coverings	
	Nave/chancel/aisles/vestry:	
	As stated in my last report, moss and some vegetation in the gutters are evident on the north face of the north aisle roof. The roofs of these areas of the church are pitched and covered with double lap natural slating.	E
	New flue outlet for new boilers installed at top of vestry chimney.	
	No change from my last quinquennial inspection:- <i>All were recovered during the last decade of 20th century with new underslating felt, battens and new natural Welsh slates together with associated flashings and valleys etc. and appear to be in excellent condition. Perimeter gutters have also been replaced with a powder coated aluminium system. Regular cleaning must remain an important element within the annual maintenance programme, particularly in those areas nearest the trees to the north west.</i>	M
	The vestry roofs were examined from ground level only, and clearly some ingress of water continues to occur, as reported in my last report, as seen from the water staining marks on the vestry ceilings.	B/C
4.2	Tower (completed in 1906) During my visit for this QI report I did not climb the vertical steel ladder to the tower roof. Reordering work is shortly to commence on reconfiguring the entrance to the church and reinstating the main entrance through the base of the tower. The opportunity should be taken, when undertaking this work, for the upper sections of the tower to be re-inspected and any remedial repairs or safety features to be carried out.	
	I repeat my last report comments as follows: <i>Roof is lead covered 'flat' with perimeter parapet and hatch set in deck to enable access to central flagpole.</i>	
	<i>Lead covering is in quite good condition. One panel in the south-west corner was replaced in 1996. The covering to the access hatch was covered with</i>	

	<i>Sarnafil single ply membrane at the same time. The remainder of the leadwork appears to be original.</i>	
	<i>Duckboards around the north, south and west sides of the roof cover the gutter whose outlet is on the south side. Inspection of the gutter was difficult but it still appears to be in reasonable condition. The duckboards are covered with dry green mould but remain sufficiently sound for the forthcoming quinquennium. I noted little change from the last QI.</i>	
	<i>The parapet brickwork appears sound and parapet stones are firmly and solidly bedded. Pointing generally appears to be in reasonable condition. At the low points of the parapet, the guarded height above the duckboard is only about 750 mm and care is needed while walking around the edge. There are indications on the parapet stonework that there has been a metal balustrade to the parapet, thereby increasing the height of the guarding to a more protective level. Serious consideration should be given to replacement of the balustrade to maintain a minimum clear vertical guarding of 1100 mm. A relatively light section of solid steel rail fabricated by an artist blacksmith would suffice. In addition, anchor points for secure fixing of personnel harness restrains should be considered – these could take the form of stainless steel anchor eyes resin bonded into the rear face of masonry.</i>	
	<i>I am pleased to report that a tubular steel guard rail has been fixed around the top of the tower as recommended above.</i>	
	<i>Several broken panes of glass were noted in the windows around the tower at the bell-cote floor level over the NW vestry/entrance area.</i>	C
	Tower Rooms <i>Internally from my inspection at first floor level there is no change from my last inspection. The minor maintenance items recorded in the last inspection report remain valid.</i>	
4.3	Exterior Surfaces	
	South Elevation Comments from my last QI report remain valid:	
	<i>Generally appears to be structurally sound. Walling is of smooth metal face clay brickwork laid in English garden wall bond. Window openings are spanned by gothic brick arches – cills are generally of stone. All windows are protected by clear polycarbonate sheet fixed within individual structural openings. Surface efflorescence noted and recorded during the last inspection in 2013 has much improved but still remains at low level to some degree. The efflorescence has been caused by migration and eruption of hygroscopic salts borne by moisture passing through building fabric. This has resulted in erosion of individual bricks, some of which have been replaced over a period of time. In some instances, repairs have been undertaken using cement rich mortars which may reduce the passage of moisture through joints but will inevitably place further pressure upon the bricks themselves as the moisture seeks an alternative route through the fabric. The condition of the brickwork should be monitored by visual</i>	B/C/D

	<p><i>inspection on an annual basis and enquiries placed for further specialist advice when this is found to be necessary.</i></p> <p><i>No doubt this ongoing issue will also be addressed by your architect when making proposals and recommendations for your major re-ordering scheme.</i></p>	R-O
	<p>Vestry elevations From visual inspection seem to be in good condition.</p>	
	<p>East Elevation Generally structurally sound. Comments regarding efflorescence, repairs and windows remain as for south elevation.</p>	
	<p>North Elevation Generally structurally sound. Comments regarding efflorescence, repairs and windows remain as for south elevation.</p>	
	<p>The presence of mature trees on this side of the church should continue to be monitored. Consideration should be given to obtaining specialist engineering advice to assess the risk relating to the species type(s) within a probable shrinkable sub-soil.</p>	D
	<p>West Elevation Generally structurally sound. Comments regarding efflorescence, repairs and windows remain as for south elevation.</p>	
	<p>Boundary Walls There is a low brick wall and railings to the north and east side of the church which are in satisfactory condition. The fence boundary on the south wall requires repair to two panels (boundary with adjoining property).</p>	B
4.5	Interior	
	<p>G8 South Porch: Floor: solid construction with quarry tile finish in good condition and coir mat in recessed well.</p>	
	<p>Comments from my last inspection remain:- <i>Walls: There has been some erosion of brickwork in the north-west corner due to rising damp and penetration from roof level prior to replacement of the roof covering.</i></p>	
	<p><i>Window in west wall: 1 or 2 minor cracks in panes near the window head but leadwork and ferramenta generally sound.</i></p>	
	<p><i>Generally the external doors should be redecorated.</i></p>	
	<p><i>Window in east wall: no cracks in glazing, leadwork and ferramenta sound. There has been some erosion to the internal cill.</i></p>	
	<p>G7 South Aisle (Lady Chapel) Floor: timber boarding to main body of floor on suspended sub-structure overlaid with carpet at the east end (Lady Chapel). The altar and communion rail are mounted on a low raised timber dais. Pews are set upon the boarded area. The aisle floor is of hardwood blocks laid herring bone pattern on a solid sub-strate with margins of encaustic tiling running east-west – at the west end, the hardwood blockwork returns to the South Porch.</p>	

	<p>Wall: smooth engineering red facing brick as to South Porch with special brick dado capping. There is evidence of rising damp and salt eruption particularly at low level in the dado. It is apparent that this condition has been a problem of long standing as several sections of remedial work are apparent – sometimes employing a strong cement rich mortar mix. However, dark mortars have been used in some areas to match the tone of original. At the east side of the doors to the south porch at low level, there remains an extensive area of efflorescence/eroded brickwork, presumably caused by rising damp – previously recorded fungi growths have been treated/removed. At the east end of the south wall a hardwood veneered ply panelling has been fixed over the brickwork to hide the efflorescing brickwork in the more sensitive area of the Lady Chapel.</p>	
	<p>Nave/Aisle Arcade: brickwork and stonework to the arcade is in quite good condition. There is some erosion apparent to column bases – some dampness/salt presence evident but not critical. There are minor repairs to column/capital stonework. A storage area has been formed at the west end of the north aisle and the doors leading to the north porch, although in place, are no longer in use.</p>	
	<p>Windows in south wall: Refer to comments in my last report. No detailed observations are recorded because I assume the re-ordering project will pick up minor maintenance items of cracked panes and ventilation hoppers requiring routine attention.</p>	
	<p>Ceiling: exposed rafter/purlin/truss construction with white painted surface, presumably plaster, between rafters. Exposed woodwork is stained dark brown. As noted in my last inspection report: <i>The plasterwork ceilings in the north and south aisles are showing signs of deterioration and will require attention within the next quinquennial period. However, as noted elsewhere I assume this defect will be picked up in the proposed re-ordering project.</i> There has been no work done to rectify these faults so consequently it is now more important that the reordering process addresses these defects.</p>	
	<p>Fittings: behind the altar is a carved hardwood screen, reclaimed from Holy Trinity Church following the fire there – the screen is in good condition. A server has been installed adjacent to the doors to the south porch – a sink and storage for crockery have been provided within a panelled hardwood enclosure.</p>	
	<p>G2 Choir Vestry: Comments from my last inspection remain:- <i>Floor: solid construction floor (overlaid on concrete vault over heating chamber below) with hardwood block finish laid herring bone pattern. Some of the blocks are loose but not a tripping hazard to users.</i></p>	
	<p><i>Walls: surfaces are a mixture of plaster on masonry, plaster board and skim and painted brickwork. The standard of decoration is reasonable. Minor disfigurement caused by rising damp/salt eruption at low level to the east wall has been rubbed down and painted over.</i></p>	

	<i>Window in west wall: leadwork and glazing in reasonable condition. The inward opening hopper casement is wired shut.</i>	
	<i>Window in east wall: there are cracks in some panes and a section of lead came is missing due to poor repairs in the past. The opening hopper is wired shut.</i>	M/R-O
	<i>Ceiling: 1200 x 600 mm mineral fibre tiles in lay-in grid. Minor water stained remains on two tiles and there is general sagging of tiles below the underside of the grid. Sagging and water damage may have occurred early in the previous quinquennium during drying out following re-building – sufficient tiles could be removed to determine exact nature of cause. This would also allow inspection of the void above ceiling.</i>	
	<i>A smoke detector had been installed.</i>	
	<i>There was minor paint flaking on the wall surfaces.</i>	
	<i>The main power fuse board is in this space.</i>	
	G5 Vestry Entrance Floor: welded vinyl finish on solid floor construction. Surface lumpy but acceptable.	
	Wall: painted surface – reasonable standard of decoration.	
	Window in south wall: glazing and leadwork in reasonable condition.	
	External door: sound and in good condition – hardware all operating satisfactorily.	
	Ceiling: painted board ceiling in reasonable condition.	
	G3 Disabled Access Toilet/Toilet Toilets were clean and well maintained.	
	G1 Meeting Room This space will be subject to re-ordering. Otherwise routine maintenance should be maintained.	
	G13 Chancel Floor: sandstone finish solid construction with altar steps of same material overlaid with carpet at the altar – two steps up to choir stalls and further two up to the altar which is set on a full width plinth behind an oak communion rail.	
	Walls: smooth engineering red facing brick lay in lime mortar with black ribbon pointing overlying the exposed bed. Walls are panelled in hardwood to a height of approximately 2300mm above the floor. The facing brickwork is in satisfactory condition. There is evidence of early (in age of building) structural movement in the south wall where a fine vertical crack runs up the wall. A dentil feature in the brickwork emphasises the junction of the wall with the roof.	
	Comments from my last inspection remain:- <i>Windows in octagonal apse end numbered anti-clockwise starting at south side: W1: plain cathedral glazing with rose perimeters. There are no breakages – leadwork and ferramenta appear to be in good condition.</i>	

	<p>W2: memorial stained glass. Glazing, leadwork and ferramenta appear to be in good condition.</p> <p>W3: memorial stained glass. Glazing, leadwork and ferramenta appear to be in good condition.</p> <p>W4: memorial stained glass. Glazing, leadwork and ferramenta appear to be in good condition.</p> <p>W5: plain cathedral glazing with rose perimeters. There are some replacement panes and some cracks but generally window appears reasonably sound.</p>	
	<p>Ceiling: ribbed timber 'vault' with ribs at approximately 1600/1800 mm centres and boarded soffit between. Exposed timbers are stained dark brown. Presumably there is a timber truss/purlin structure beyond the soffit.</p>	
	<p>Chancel Arch: formed in facing brickwork – appears sound on both the chancel and nave sides. There is a little efflorescence on the nave side at its junction with the north and south wall of the nave just above the spring.</p>	
	<p>Fittings: hard choir stalls, communion rail, organ case and altar screen all in good condition.</p>	
	<p>The high altar has been re-gilded.</p>	
	<p>G9 Nave Several rows of pews have been removed at the west end of the nave. This has created a larger space for social activities.</p> <p>Comments from my last inspection remain:- <i>This space will be subject to re-ordering. Otherwise routine maintenance should be maintained.</i></p>	
	<p>The floor remains in sound condition. There are no maintenance issues requiring attention.</p>	
	<p>Walls: As mentioned elsewhere and in the previous QI report, the walls display evidence of efflorescence in various locations.</p>	
	<p>G6 Flower Arranging/Store No change from last inspection.</p>	
	<p>G12 Organ Chamber The pipe organ is not in use following the installation of a new mobile electronic instrument located at the west end of the north aisle. I was advised that the old pipe organ had been sold to a church in Sicily and that the space, which the organ currently occupies, will be reordered as a vestry.</p>	
	<p>G11 North Aisle There are intensive areas of efflorescence at both sides of the chancel arch requiring specialist's inspection.</p>	
	<p>G10 North Porch (now Vicar's vestry) No change from last inspection.</p>	

4.6	Tower Stair No change from last inspection.	
4.7	Heating Chamber Two new Worcester heating boilers were installed in November 2014 as noted in extracts from church log.	
4.8	Fire Extinguishers Fire extinguishers are in working order and an inspection certificate is included in this report. The extinguisher in the boiler house is a powder fire extinguisher.	
4.9	Lightning Conductor The lightning conductor on the west wall at the base of the tower had been repaired.	
4.10	External Spaces and Garden	
	The main pedestrian and vehicle access to the church is from Yarm Road to the west. There is detached and terraced housing to the south, also facing Yarm Road. St Peter's Road, now closed to through traffic, forms the north boundary.	
	A small hardstanding/car park, surfaced with bituminous macadam, is located to the south of the church from where the principal entrance, into the south porch, is gained. The car park is in a satisfactory condition.	
	A raised entrance to the south porch is approached by a short ramp and steps on the west and east sides respectively.	
	A garage of loadbearing brick construction is located at the rear of the hardstanding/car park. The roof is pitched with a slate covering. General condition appears to be satisfactory.	
	The landscaped area at the west end of the site has been landscaped and is well maintained.	
	Access to heating chamber below choir vestry: external open steps down to heating chamber. The steps are protected behind a vertical railed steel fence.	
	Between St Peter's Road and the church is a paved parking area occupied by six mature trees. The trees are in close proximity to the church. The paved area is separated from the church for part of its length by a vertical railed fence as to the east boundary with Dennison Street.	
	Trees of early, medium and full maturity stand in a grassed area between the church and the Yarm Road boundary.	
	A noticeboard is erected at the west end of the site facing onto Yarm Road.	

Schedule of Repairs

Item	Category	Cost
Clean north aisle roof and adjoining brick parapets – remove moss and vegetation.	E	
Repair fence panels to south wall (boundary with adjoining property)	B	
Investigate vestry ceilings for evidence of water ingress.	B/C	*
Monitor condition of external brickwork for surface failure and damage from efflorescence.	B/C/D	*
Repair broken panes of glass in tower.	C	£300
Consider seeking a tree surgeon's report on trees surrounding the church.	D	£500
Consider specialist advice regarding mature trees on north elevation	D	
Consider replacement of damaged ceiling tiles in choir vestry and meeting room.	D	*
Undertake routine/regular cleaning of all gutters, downpipes and surface water disposal generally.	M	DIY or annual contract
Clean moss and vegetation from gutters on north face of roof.	E	£400.00

Category:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within the next 18 – 24 months

D - Requires attention within the quinquennial period

E - A desirable improvement with no timescale

M - Routine maintenance (i.e. clearing leaves from a gutter). This can be done without professional advice or a faculty.