

Diocese of Durham

All Saints, Deneside, Seaham
(CH. No 94)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report
On the architect's inspection of

23rd June 2023

Archdeaconry of Durham
Deanery of Easington
Unlisted – not in a conservation area

Incumbent – Fr Paul Kennedy



Report prepared by

Sarah Harrison RIBA

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Date of inspection - 23.06.2023

Weather – Overcast with some rain showers, 16°C

Date of report - July 2023

Date of previous report - June 2017

PART ONE

- 1.1 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. None of the services were tested. Damp meters were not used.
- 1.2 The history of the church is such that other asbestos could be present the materials seen now most likely to contain asbestos are;
 - Floor tiles in boiler room
 - commonly the lining of the organ blower box (not observed)

If unbroken and left in place these materials are not classed as hazardous even if containing asbestos. However, this report is an Assessment rather than a Management Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ("Church Care") website. If a management or demolition survey is required and not previously done, a specialist surveyor should be approached.

Brief description

- 1.3 Opened in 1965, said to be designed by Harry Dobson. In the centre of a sloping rectangle of land bounded by a junior school, paths fronting terraced bungalows N and S and one of the Deneside gridiron streets to E. This land was given by the Marquis of Londonderry.
- 1.4 A simple hall church with generous Sanctuary in a top lit recess at E. The church is a brick rectangle with a mono-pitch felt roof on concealed deep plywood trusses spanning between the side walls. No side windows but numerous rooflights in the ceiling which slopes up to the higher Sanctuary whose steep mono-pitch roof is flanked by natural stone parapet walls, un-plastered inside. At W a large Lobby, Vestry, Kitchen and WCs all under the main sloping roof.
- 1.5 From an underwhelming exterior, the interior opens up to a pleasant space. Well lit with a graduation of light to the altar providing a tranquil atmosphere.



Figure 1 - External entrance view



Figure 2 - internal nave



Figure 3 - internal view

Recent works

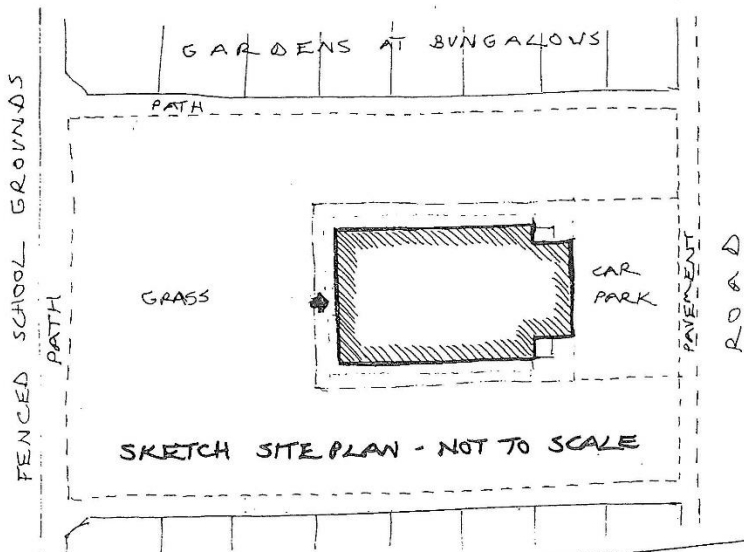
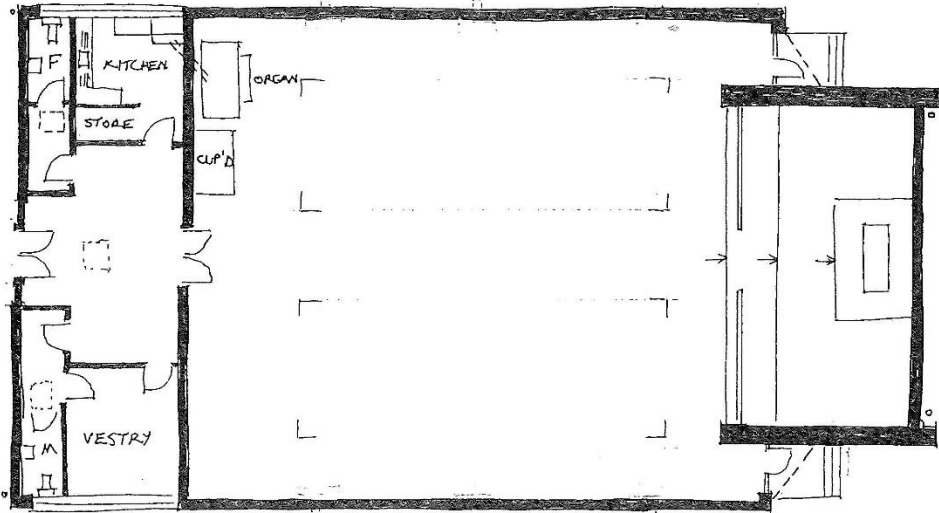
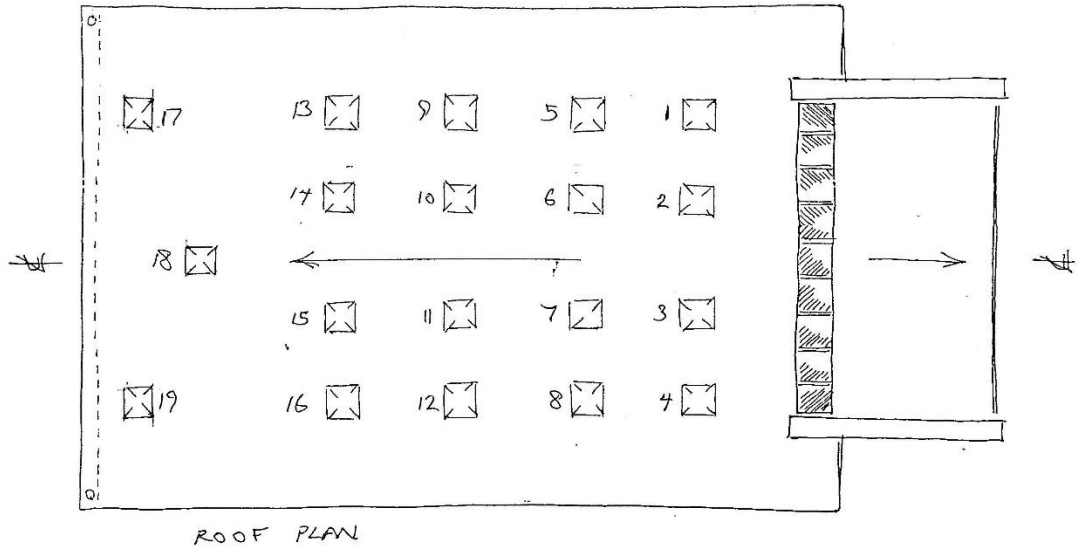
- 1.6 The log book was brought to the church during the inspection, it is shared with St John's, Seaham. There was no data held within the logbook on any recent works.

- 1.6.1 The roofer was on site to assist with roof access and provided information of a repair to the eastern felt roof, which was uncovered in the high winds. The felt was due to be repaired but it was found that the ends of all of the rafters in this area were rotten. The ends of the rafters were replaced and the felt was patch repaired in several places.
- 1.6.2 The fascia board and gutters were also replaced across the entire east elevation.
- 1.6.3 The upstand to the felt abutment to the stone walls at high level was also re-pointed.
- 1.6.4 The carpet in the vestry also appears to have been replaced since the last inspection, alongside the flooring to the WCs, which is assumed to have been installed on the top of the existing tiles.

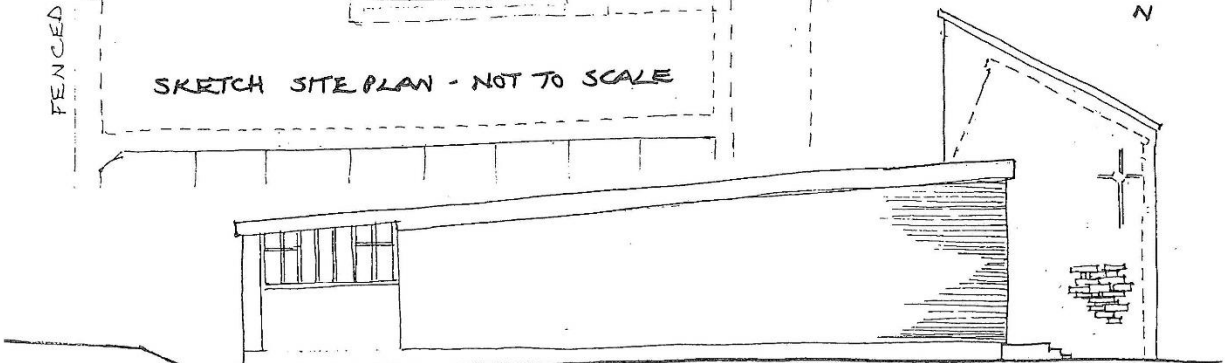
Summary of structural condition

- 1.7 The building appears stable and in good general condition. The inside is well maintained, externally some maintenance and repairs are required.

Plan & elevation of the church (courtesy of previous inspector)



ALL SAINTS DENESIDE
 SEAHAM
 1:200 APPROX
 IAN NESS 2006



PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

2 Roofs

2.1 The single large mono-pitch is covered in green mineral felt with kerbs at the rooflights, low upstands at the side verges, and an integral gutter at the bottom edge with two outlets.

2.2 Felt condition is generally ok, though showing its age, the abutment to the stonework has been recently re-pointed. However, the felt itself has not been replaced, so still doesn't have deep bed into the stonework and corner joints are slightly open, which could further open to allow water ingress.

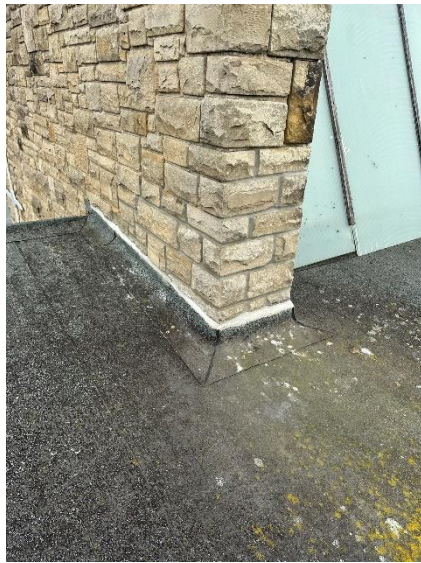


Figure 4 - N. felt upstand.



Figure 5- S. felt upstand.

2.3 Polycarbonate rooflights of various ages, some single skin, some double, over deep white painted light wells with fluted plastic laylights at ceiling. 16 roof lights over church, 3 over Lobby and WCs. Half clouded by age are visibly darker inside.

2.4 Condition of rooflights as follows:

1	Flashband fixed corner	11	Only 3/12 fixings remain
2	ok	12	4No fixings missing
3	Rusted fixings water trapped under edge	13	ok
4	3No fixings missing, broken corner	14	Ok, poor decoration internally
5	Two fixings missing	15	6No. fixings missing
6	ok	16	3No. fixings missing, corner temporarily patched
7	Appears ok but seal failed and decoration inside poor	17	ok
8	Additional holes in edge allowing water to penetrate	18	ok
9	Fixed in 3No places with flashband, poor decoration internally	19	Major crack to corner, 2No fixings missing – leaking internally
10	Cracked corner and moisture on the inside	(Numbering rooflights from top left - see plan)	



Figure 6 - Rooflight 19 - cracked



Figure 7 - NW soffit as item 2.5

2.5 The integral felt gutter is mainly fair but there was reportedly a hole in the felt by the N pipe. The timber framing and the board soffit under the gutter has collapsed due to water getting into the structure in this area.



Figure 8 - Glass over sanctuary



Figure 9 - Underside of slipped glass



Figure 10- visual of Item 2.6-2.8

2.6 At Sanctuary a steeply sloped strip of Georgian wired cast glass in hardwood mullions lights the altar from above.

2.7 Protective wired cast glass with oak cover strips was added over the whole rooflight. The outer glass is cracked and the frames are rotten and deteriorating, metal straps installed to keep the glass in place have heated and straightened, allowing the glass to fall in most locations and allow water ingress above. This is now arguably worsening the condition of the timber below as it provides an area for the water to gather beneath, therefore timber to the base beneath the secondary glazing is also in poor condition, as per figure 9.

2.8 Over half of the secondary glazing is now sitting directly on the felt roof, which may cause damage to the felt and the secondary glazing is masking the condition of the mullions below, serving no other purpose.

2.9 The steeper black mineral felt over the Sanctuary seems much older. It had previously been patched and has now seen further major temporary repairs. The overall condition is poor, the full roof requires re-felting as a large number of joints are now patched.



Figure 11 – N side of sanctuary roof



Figure 12 - Central E view

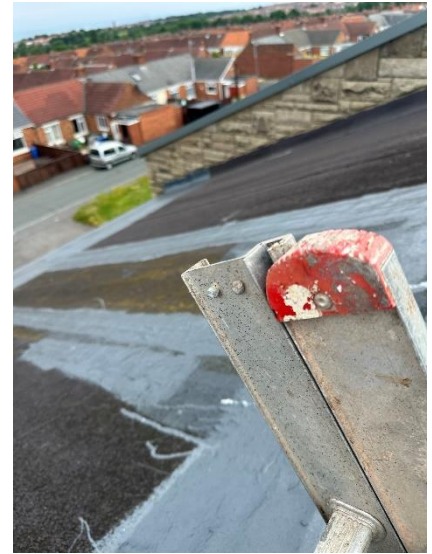


Figure 13 - S E view

3 Rainwater System, Drainage

3.1 At Nave NW and SW sound cast iron pipes drop from the integral felt gutter. Anticlimb paint is flaking and is defective in its purpose, both very rusty with loose barbed wire. The south downpipe is slightly loose, one bracket fixing requires tightening.

3.2 Two gulleys to the west, which also take the Kitchen and basin wastes. The south gully looks ok the cement flaunching is coming away slightly. This gully has an upstand from the tarmac level. Similar to the north with no upstand.

3.3 The Sanctuary roof has new half round gutters, downpipes and fascia board. The south lower bracket is loose, looks to have been pulled out of wall (possible vandalism).

3.4 Gulleys to the east is blocked with soil, these need to be cleared to allow free flow of water.



Figure 14- SW downpipe



Figure 15 - SE downpipe fixing

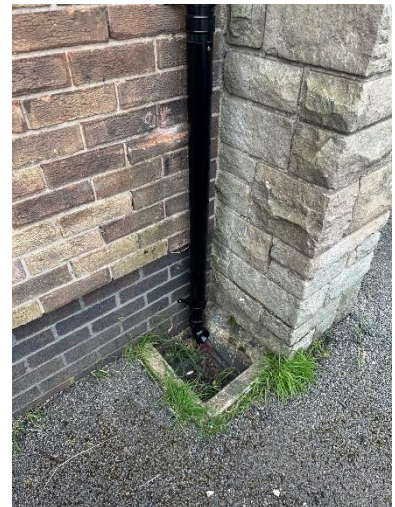


Figure 16 - N E gully

3.5 Rain and foul drainage appear combined into a drain to sewer in road. Drains not opened but appear to work.

4 Walls

- 4.1 Fair face cavity brick, with slightly recessed pointing. Some large gaps in mortar, particularly at perp joints. Worst on the S, E & W sides, to a lesser extent on the North, the problem is a very soft mortar and appears to have worsened since the last inspection. A large infill to the west looks to have been a previous wider door opening and newer mortar is holding up well in this area.
- 4.2 At each side three former wall flues are bricked up and one in darker brick mortared over. Recessed plinth of purple engineering brick below damp proof course and below glazed panels in N and S walls. Brickwork to NW corner looks to have been damaged by vehicles.
- 4.3 Open joints in the cast stone window cills to both N & S sides and two broken cill ends on S side.
- 4.4 Minor diagonal cracks in joints in the upper half of the walls (two at S wall, one at N half of W end) appear unchanged from photographs in previous report. These should be pointed to better monitor.
- 4.5 Squared semi coursed sandstone cavity walls to the sanctuary end have the same issue as the brick at item 4.1, soft mortar has eroded severely. In some locations there are large gaps, where the cavity can be seen into. This requires re-pointing as a matter of priority.

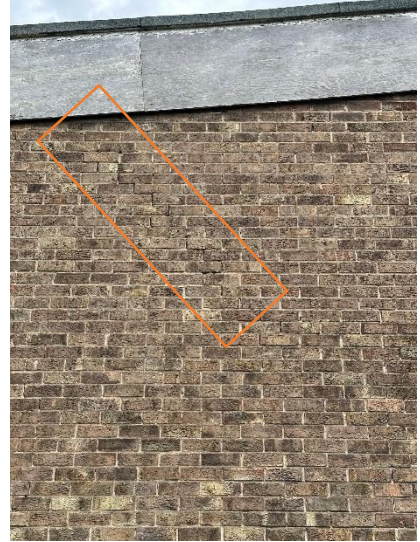


Figure 17 - Minor diagonal crack as item 4.4



Figure 18 - mortar gaps at low level



Figure 19 - open joint to cavity



Figure 20 - high level open joints

- 4.6 The stone walls are capped with steeply sloping metal cover pieces which look to have been renewed since the last inspection.

5 Bell

- 5.1 A bell bracketed from the NE wall corner has no rope and needs to be painted.

6 External Iron and Wood

- 6.1 Weathered paint at the deep fascias on all sides looks very poor. Plywood is intact, but the ends and base are beginning to show signs of rot. The NW corner soffit badly damaged by gutter leak (para 2.5). A heavy overhaul or full replacement is now needed, as per the recently replaced fascia to the east. The new fascia is 12mm ply so will need continued maintenance.



Figure 21 - SW fascia



Figure 22 - E new fascia



Figure 23 - NW fascia

6.2 Main entrance doors to the west appear sound are stained flush ply with brass ironmongery. Some layers of ply look to have partially delaminated in the past, but a recent coat of paint is now protecting the face well. The galvanised external shutter box is rusting at each end.

6.3 Escape doors and side panels at SE and NE are plain painted ply with aluminium panic bars internally. A motorised galvanised roller shutter sits angled in front of these to both sides, slight rust to both.

6.4 The north door is rotten at the base of the side panel. The south doors are severely damaged, with a rotten leading edge and base. These doors will not last much longer in their current condition, when opened the door does not close easily.



Figure 24 - S door and canopy



Figure 25 - Leading edge of door



Figure 26 - Former canopy seating



Figure 27 - Mastic to wall



Figure 28 - Weathered frame

6.5 The triangular spaces between the escape doors and the shutters are loosely roofed with rusting steel sheet, unsupported and drooping to the North. The S sheet has fallen completely and now sits propped next to the wall. A prior bed of silicone still remains on wall.

6.6 White paint flaking from two plain metal crosses on the stone walls still looks poor, unchanged from last inspection.

7 Glazing, Protection

7.1 Rectangular panels of glass over the Nave escape doors, with leaded random rectangular tinted glass with polycarbonate protection, clouding at SE, screwed to the timber frames. The timber frames have no decoration and beginning to rot at the base and edges, these need to be decorated to preserve their integrity.

7.2 Large high level softwood windows to the north and south elevations have multiple frames with plain glass. A cracked pane at each of Kitchen, Vestry and Ladies. Protected by large single sheets of polycarbonate. No ventilation and the fixings to the north have all lost their caps and are rusting.



Figure 29 - Large high-level windows to NW

DETAILED DESCRIPTION OF THE INTERIOR

8 Roof timbers

8.1 Concealed ply box beams, viewed between timber slats, support timber bearers and a deck which appears to have foil faced insulation slabs between. This more modern material may have been added when the roof was last re-felted. There was limited visibility of this structure, therefore the condition of the beams to the edges cannot be assessed (this may be possible when replacing fascia boards).

9 Ceilings

9.1 Nave sloping painted plaster on joists. Recessed lights in panels of suspended ceiling between rooflights. Slight plaster cracking along some box beams especially on the N side and near the stone walls, as well as a perpendicular crack to the south west corner. A centre strip of softwood boards with wide air gaps.

9.2 Dirt on the polycarbonate laylights. The ply boxing above, as seen from above, has water damage and deteriorating decoration to all visible roof light tunnels. There was also some water staining internally to the edges, however it is not known if this is from current leakages.

9.3 Plastered down stand box beam over the Sanctuary opening appears all ok.

9.4 Painted plaster in Sanctuary good except a small hole next to the N stone wall. The wall behind the altar saw re-decoration at the time of the roof replacement above.

9.5 Plasterboarded ceilings at small rooms ok except very slight cracks at Ladies and cracked under Gents rooflight, which appears to have worsened, water damage evident.

9.6 To the boiler room there are cracks to the ceiling junctions at all walls, this should be monitored.



Figure 30 – Crack and leak rooflight 19



Figure 31 – Boiler room ceiling as item 9.6

10 Partitions, Doors

10.1 Sound plastered masonry partitions and two fair faced brick walls in the lobby. There is a plaque in the lobby with dedication to Rev. Maurice Harland.

10.2 Varnished flush ply doors at all rooms except a pair of glazed hardwood doors to Nave with overhead closers and one old draught strip at meeting edges only, not

filling the gap and part broken. There are stays to both sides, the closer could benefit from the strength changing as currently closes too hard.

10.3 Escape doors are difficult to close, the southern door will soon seize due to its condition externally as per item 6.4.

11 Plaster, Decoration

11.1 Lobby and Nave brick and painted plaster in good condition.

11.2 Sanctuary differentiated by exposed stone sides and painted plastered E wall. Plaster textured except middle third smooth and was different colour, now painted to match. Stone to north and south sides appear to be stained as if there was a leak in the past, possibly due to flashing above which has been improved since the last report. Plaster damage below the high-level windows at the mid-point suggests a leak in the glazing.



Figure 32 - Windows above sanctuary as item 11.2

11.3 Vestry, Kitchen, and WCs good painted plaster except some poor plaster patching at heating pipes. At Ladies some low-level plaster damage reported in the last report is not obvious so could be due to a rectified issue.

12 Ventilation

12.1 A permanent slot at the foot of the glass over Altar. Otherwise, usage too low to make ventilation necessary. In Kitchen without openable window vapour from kettles etc should be minimised to prevent mould.

13 Floors, Rails

13.1 Nave Granwood composition tiles in two shades of grey with wide strip of red carpet at centre walkway. Some cracking to floor tiles emanating from south corner of sanctuary stone wall.

13.2 Sanctuary carpet in good condition on timber platform with nosing.

13.3 A sound plain hardwood rail sits on steel posts, appears sturdy.

13.4 Lobby good, bonded fibre carpet on solid floor with large mat well.

13.5 Vestry now has plain blue carpet which appears to be a change since the last inspection. Poor laying may have caused the carpet to ripple.

13.6 WCs and meter cupboard have vinyl tiles, probably original (para 2) WC's now have a modern vinyl floor which is assumed to be lain over the original tiles. Timber laminate in Kitchen with some open or raised joints but generally serviceable. The laminate underlay is left loose at the boiler cupboard and could be a trip hazard, this should be cut back to the threshold.

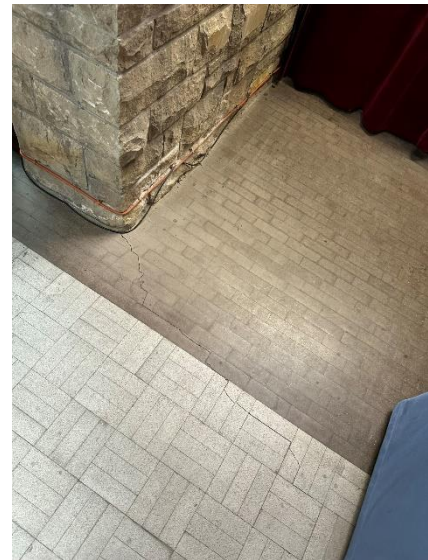


Figure 33 - Crack in flooring as item 13.1

14 Organ, Furnishings

14.1 Two manual pipe organ by The Vincent Electric Organ Co. Sunderland 1952. In regular use, recently tuned and said to have good sound. Blower under Kitchen worktop. Brass lamp holder, cover slightly loose.

14.2 Hardwood veneered and steel altar, credence table, lectern are a set with the late 1960's altar rails and appear ok. A painted crucifix. Oak chair of 1964 has some water staining. DLI memorial Bishop's Chair 1918.

14.3 In Nave a large built-in cupboard. A piano, tables, bookshelves. Loose chairs with book racks. A prie-dieu, stations of the cross, plaster Walsingham Mary and Child with votive candle stand. An altar in the SE corner. A portable wooden font, the lid doesn't have a seating and is water stained.

14.4 In the Lobby sits a very ornate carved chair dated 1912 given by Marchioness of Londonderry at consecration of 'This Church'. In Vestry cupboards and wall mirror. In Kitchen fridge, wall cupboards, cupboards under L- shaped worktop.

15 Heating

15.1 Gas meter and combi wall boiler in store. Metal flue through flat roof. Pressurised central heating system with unpainted copper pipes. Ten large double convector radiators in church, reportedly do not get very hot. Single radiators in other rooms including lobby. Thermostat in Lobby. Reported adequate. Pipe lagging at least in the store would be a useful improvement and may improve heat transfer to radiators.

15.2 Electric convector over Nave doors, does not work and should be removed. Loose modern electric floor heater in Vestry.

16 Electrical

16.1 Rising main to main fuse and meter in Vestry where renewed distribution board with 30mA residual current device (RCD) protection. Wiring mainly concealed. Some surface wiring in orange pyro painted out in parts. The installation is estimated 35 years old with more modern distribution board. No electrical test report available.

16.2 Loose redundant grey cable next to south escape doors. Junction box hanging loose over northern escape doors.



16.3 At Nave recessed ceiling fluorescent lights. On blind side of Sanctuary beam five recent LED flood lights on conduit. Concealed fluorescent tubes over NE and SE escape doors operated by surface cable to socket. 5 No. fluorescent tubes are broken.



Figure 34 - Hanging JB as 16.2 Figure 35 - loose wire

16.4 In Lobby recessed fluorescent lights with wall lights, one of which doesn't work. Single pendant in kitchen. Bare pendant in WCs, one in men's currently not working. Pendant in store cupboard to the rear of the Nave also doesn't work.

16.5 Outside light not tested.

16.6 In Vestry two pendants, plastic recessed and surface 13A sockets. In Kitchen twin 13A sockets at low level, cooker outlet and 13A socket used for organ blower. Disused fused spurs for former water heaters in Kitchen and WCs.

17 Lightning Conductor - None present.

18 Water and Sanitary facilities

18.1 Stainless steel double drainer sink in Kitchen with hot and cold. Loose water boiler. Single Gents and Ladies wcs with hot and cold at basins. Men's WC accessed from lobby, secondary door from Vestry has been blocked off. All hot water from the combi boiler.

19 Access and use by people with disabilities

19.1 Level access throughout to the Sanctuary step but the entry mat is lower than the floor, difficult for wheelchairs or the infirm. It could be raised with plywood.

19.2 WCs of generous size so usable by the infirm but not adapted for wheelchair use.

20 Fire Precautions

20.1 Normal escape by the wide entry doors would be ample except in case of a fire in Vestry or Kitchen.

20.2 Alternative escape by exit doors with panic bars at SE and NE. Protective roller shutters outside are motorised with controls and at N side a trailing lead to a switched socket at the sanctuary step. Such barriers to escape should be test opened at least once a year and kept open during large gatherings. Stairs outside these exits could make means of escape difficult for those with disabilities or the elderly.

20.3 The failing SE timber door could become difficult to open in emergency.

20.4 Extinguishers all serviced February 2023:

Nave NE	9 litre water	
Lobby	9 litre water	
Kitchen	5 kg CO2	and fire blanket

20.5 In case of proposal to change note the insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

21 Security

21.1 Key operated electric roller shutter at entrance doors which have 5 lever mortice roller deadlock and locking shoot bolts. Panic bar bolts at escape doors protected by further shutters. Inside, mortice deadlocks at the Vestry and Kitchen doors.

21.2 The rooflights are vulnerable to malicious damage but are high enough to make this route difficult to access.

22 Grounds, boundaries, signs, paths

22.1 An unfenced rectangle of sloping grass without trees, surrounded by footpaths and houses. Access from E across a tarmac car park and wide paths both sides to the W entrance at the blank side. Two streetlights on site.

22.2 Many pedestrians use a footpath along the site's W edge, not connected to the entrance. An improvement might be diagonal paths from the W corners to the church.

22.3 A new simplistic sign church E wall has been installed.

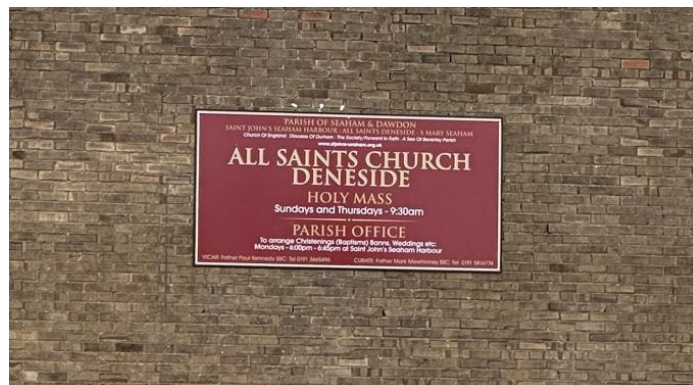


Figure 36 - New sign to E facade

23 Archaeology

23.1 Prior consultation with the local authority archaeologist indicates that the church and its site are not of archaeological importance.

24 General comments

24.1 The church's exterior requires some work, maintenance of the fascia's is essential and will help improve the buildings overall appearance. The brickwork needs attention in order to prevent worsening and additional issues occurring.

24.2 The grounds do not make a natural entrance and the building puts a defensive face to the road and therefore does not appear as welcoming as it is inside. The roller shutter doors do not help this aesthetic – are these required or could steel plated doors provide adequate protection and less risk in case of emergency.

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Service voids below floor access covers internally
- Wall surfaces and floor coverings within the Worship Area Store and floor in creche, due to stacked furniture.
- Roof voids above toilets, boiler room and stores. Areas of external wall surfaces masked by vegetation.

PART THREE

Summary of repairs in order of priority

Category	Comment	Item ref	Budget Costs
Category A - Urgent, requiring immediate attention.			
A	Arrange and carry out periodic electrical test and action any findings	16.1	£0 £1,999
A	Keep logbook in church with all works recorded	1.6	
A	Renew lost fixings to rooflights & replace cracked rooflight	2.4	
A	Renew felt in the main roof gutter and the timbers under its N end, remove barbed wire and repaint both W pipes	2.5	
Category B - Requires attention within 12 months.			
B	Remove secondary glass over sanctuary, assess frames and replace/ renew glass fixings and frame where required	2.6-2.8	£2,000 - £9,999
B	Fill with lime mortar all open joints in the brick and stonework and repoint the stone walls generally	4.1 & 4.5	
B	Repair and paint the ply fascias or replace them with uPVC	6.1	
B	Replace the failing timber SE escape door, remove or replace canopies	6.4	
B	Paint the bell bracket	5	
Category C - Requires attention within the next 18-24 months.			
C	Strip Sanctuary felt roof and recover with Sarnafil or other high-quality membrane and refurbish gutter and pipes	2.9	£2,000 - £9,999
Category D - Requires attention within the quinquennial period.			
D	Renew all cracked and broken rooflights or those with broken seals.	2.4	£0 £1,999
D	Clean laylights and re-decorate all lightwells	9.2	
Category E - A desirable improvement with no timescale.			
E	Raise door mat with sheet of blockboard	19.1	£0 £1,999
E	Remove or manage the SE and NE shutters to make sure they never prevent escape	6.3 & 20.3	
Category M - routine maintenance. This can mostly be done without professional advice or a faculty.			
M	Repaint the metal crosses	6.6	£0 £1,999

Advice to the PCC

- 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 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.
- **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.

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **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-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility> .

- **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/taking-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>

