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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF St. PETER
YORK AVENUE, JARROW, NE32 5LP

NOVEMBER 2022



Diocese of Durham



Prepared by

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With thanks to the PCC at St. Peter's Church, York Avenue, Jarrow for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	17/11/2022	MA	DRAFT ISSUE

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RECOMMENDATIONS**73**

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0 Urgent works requiring immediate attention.

R1 Work recommended to be carried out during the next 12 months.

R2 Work recommended to be carried out within 18 – 24 months.

R3 Work recommended to be carried out within the Quinquennial period.

R4 A desirable improvement with no timescale.

M Routine items of maintenance.

APPENDICES

A Practical Path to Net Zero Carbon (PPNZC)

B Maintenance Plan

C Replacement Heating Installation – Green Consulting Ltd.

D Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **Church of St. Peter**
York Avenue
Jarrow
NE32 5LP
- Parish of Jarrow (Team Ministry)
Deanery of Jarrow
Archdeaconry of Sunderland
- B.2 The church of St. Peter is located in a suburban residential area adjacent to York Avenue, a principal road which leads to Jarrow town centre. A public footpath runs along the west side of the church and church grounds with vehicle access from a side street (Penshaw View) on the north side and serving a small car parking area for 16 cars. The vicarage stands immediately adjacent on the south side of the church grounds and a sheltered housing development on the east side.
- B.3 St. Peter's is part of the Jarrow Team Ministry incorporating also St. Paul's Church, Church Bank and St. John the Baptist, Nairn Street. Regular services of worship at the church include a parish Eucharist every Sunday at 11.00am, apart from every first Sunday where worship is taken in turn around each church in the parish. Each Tuesday the Eucharist is also celebrated at 10.00am in the morning.
- The Priest in Charge is the Revd Lesley Jones.
- B.4 Ordnance Survey Map reference – NZ 32627 63764.

GENERAL DESCRIPTION OF THE CHURCH

- B.5 The church was constructed in 1970 to the designs of the architect Norman Rix of Sir Lancelot Keay, Basil G Duckett & Partners of London, and principally retains the original configuration incorporating the former Church of St. Paul, Monkton, Jarrow (dated 1880) as the Church Centre's Hall.

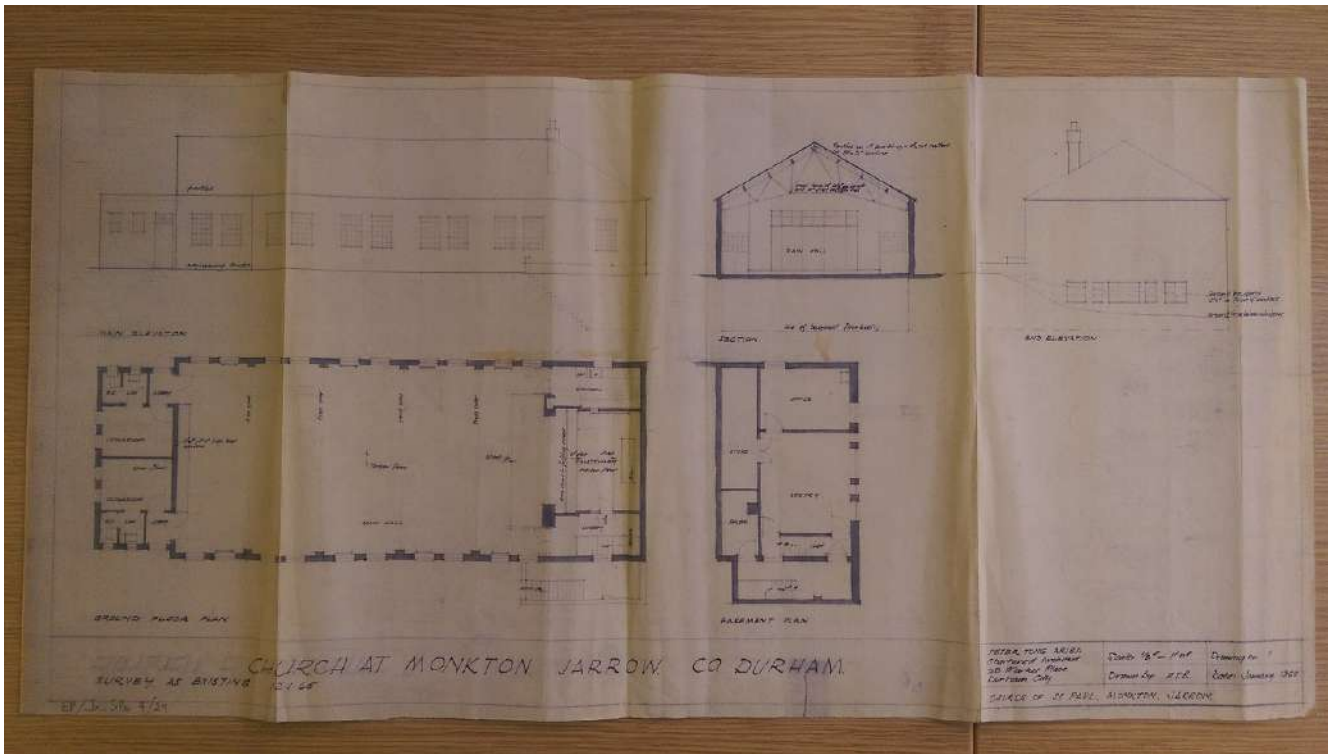


Fig. 1 | Church of St. Paul, Monkton, Jarrow (1880)

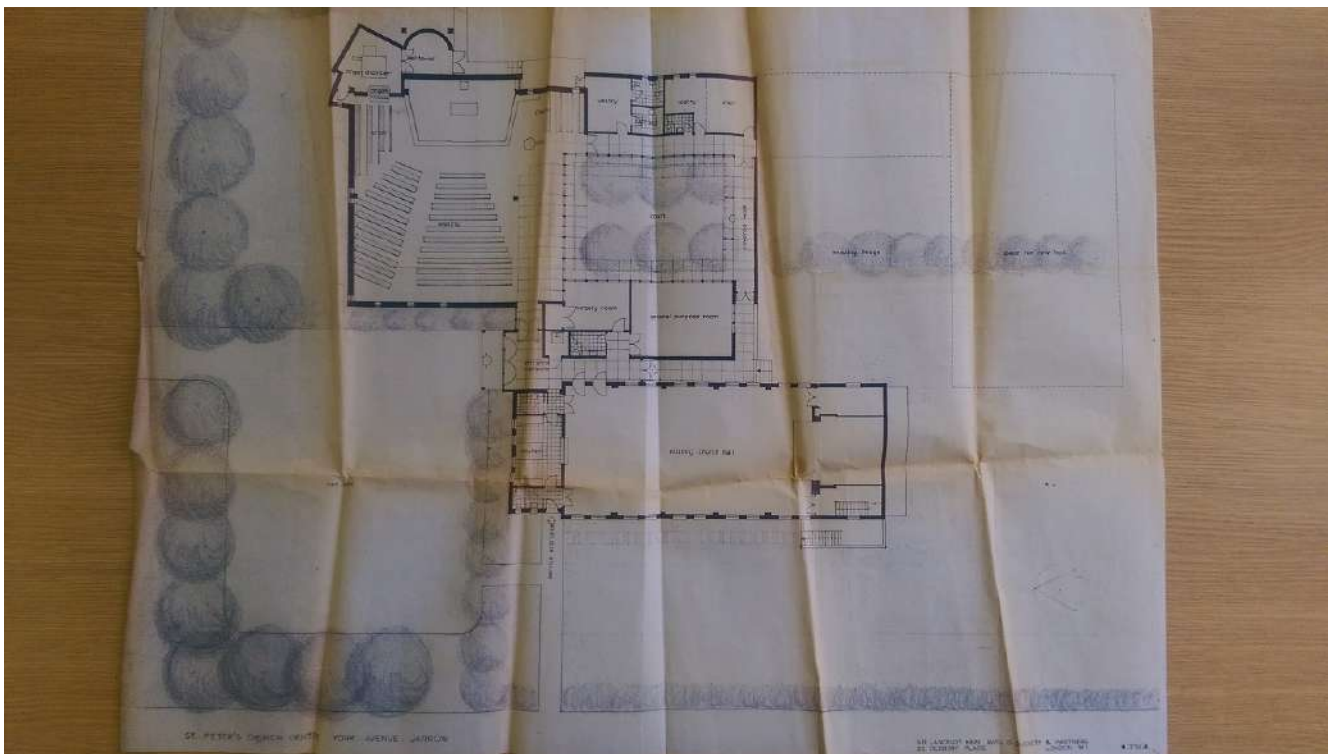
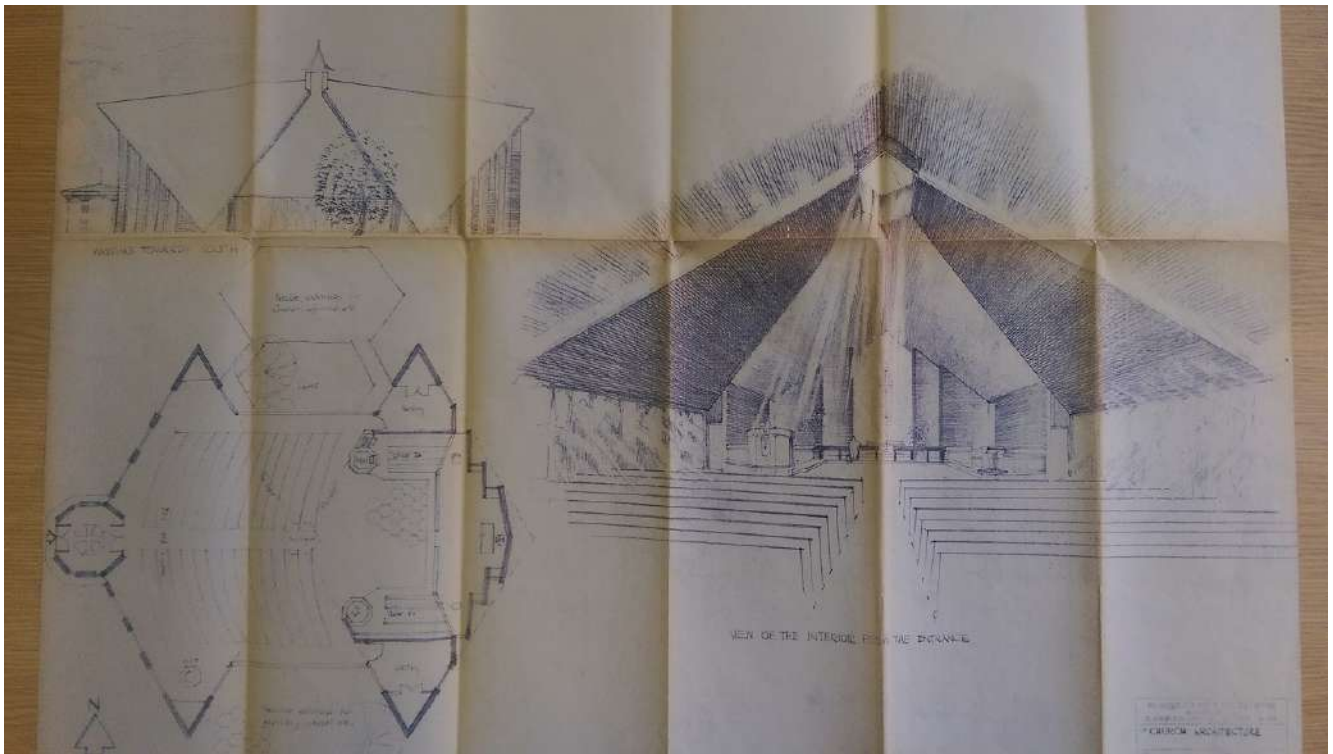


Fig. 2 | Church of St. Peter, Jarrow (Early Sketch proposals)

- B.6 Accommodation consists of a worship space incorporating seating for approximately 200 and includes north and south aisles, raised sanctuary setting, south east chapel, and north east chapel (former organ chamber). A small low-level bellcote exists adjacent to the north east chapel where plans for a much larger and visible bell tower were never realised.

To the south is situated further rooms comprising of a clergy vestry, choir vestry and meeting room all arranged around a small courtyard.

To the south west is located the former church of St. Paul, Monkton – now church centre hall with staging at its south end served with kitchen and WC facilities at the north end. Below the staging exists basement accommodation presently partially in use as storage by the local radio club.

A parish office exists adjacent to the west entrance constructed in 1985.

A north entrance exists located between church and church hall.

- B.7 The church building is constructed from a brick clad concrete frame covered with a large mono-pitch roof of concrete interlocking tiles. Similar materials are used covering the accommodation surrounding the courtyard. Links between the church and church hall are covered by a glass roofed storage area.

The church hall (built 1880) is constructed from solid brickwork walls, now painted white and covered in a plain red clay tile. A section of flat roofing exists at the north end.

Internally the church walls are of painted plasterwork and the ceiling of the worship space boarded in stained timber tongue and groove.

- B.8 The church is heated via a gas fired hot water system, with 3 boilers located in the boiler house underneath the church centre hall. The system is divided into 3 zones and heat is distributed by radiators, natural convectors or fan convectors.

- B.9 The church grounds are mainly grassed with several mature trees existing within the curtilage. A tarmac area providing parking space for 16 vehicles is located within the north west corner of the grounds. A tarmac footpath runs along the west edge in front of the church centre hall.

- B.10 The church and its setting are not protected by heritage legislation and are not located within a conservation area.

- B.11 The church is planned on a traditional East-West liturgical axis.

- B.12 Date of Inspection: the church was visited and inspected on the morning and afternoon of Tuesday 7th September 2021.

Weather: sunny, warm and clear.

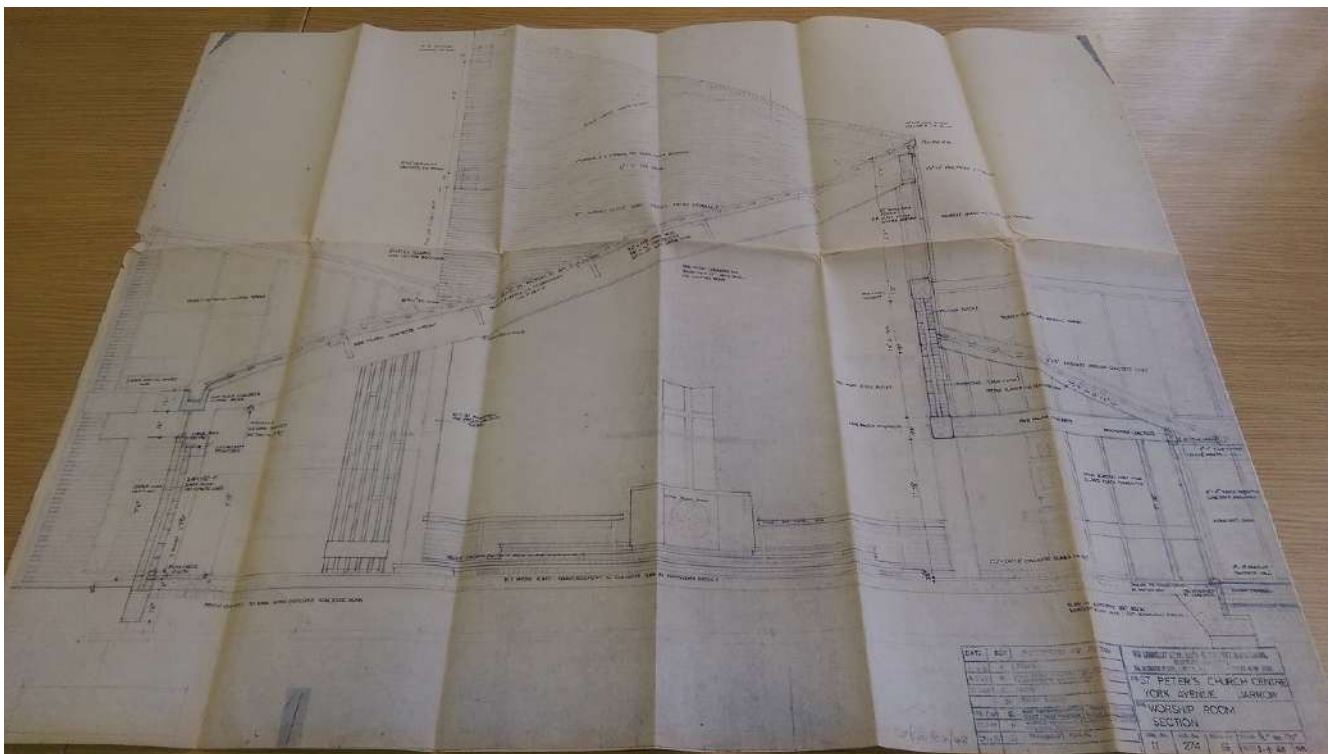
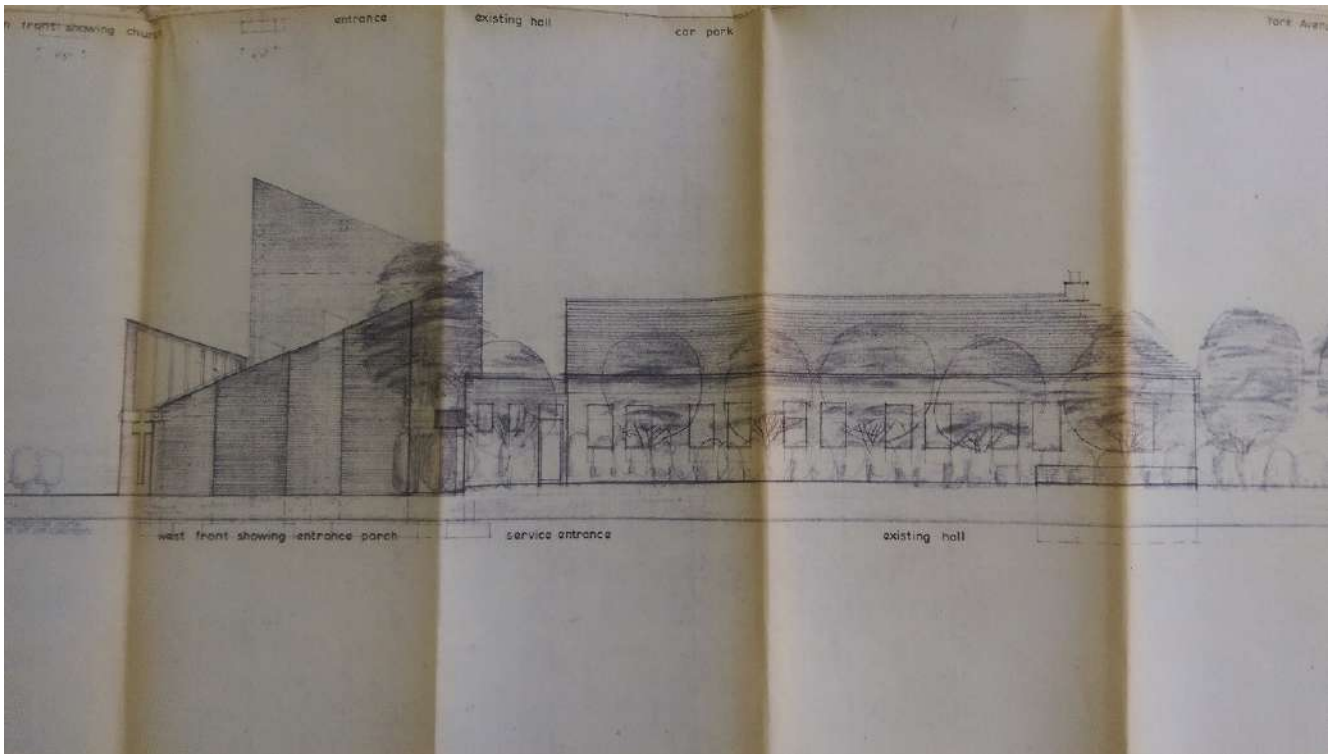
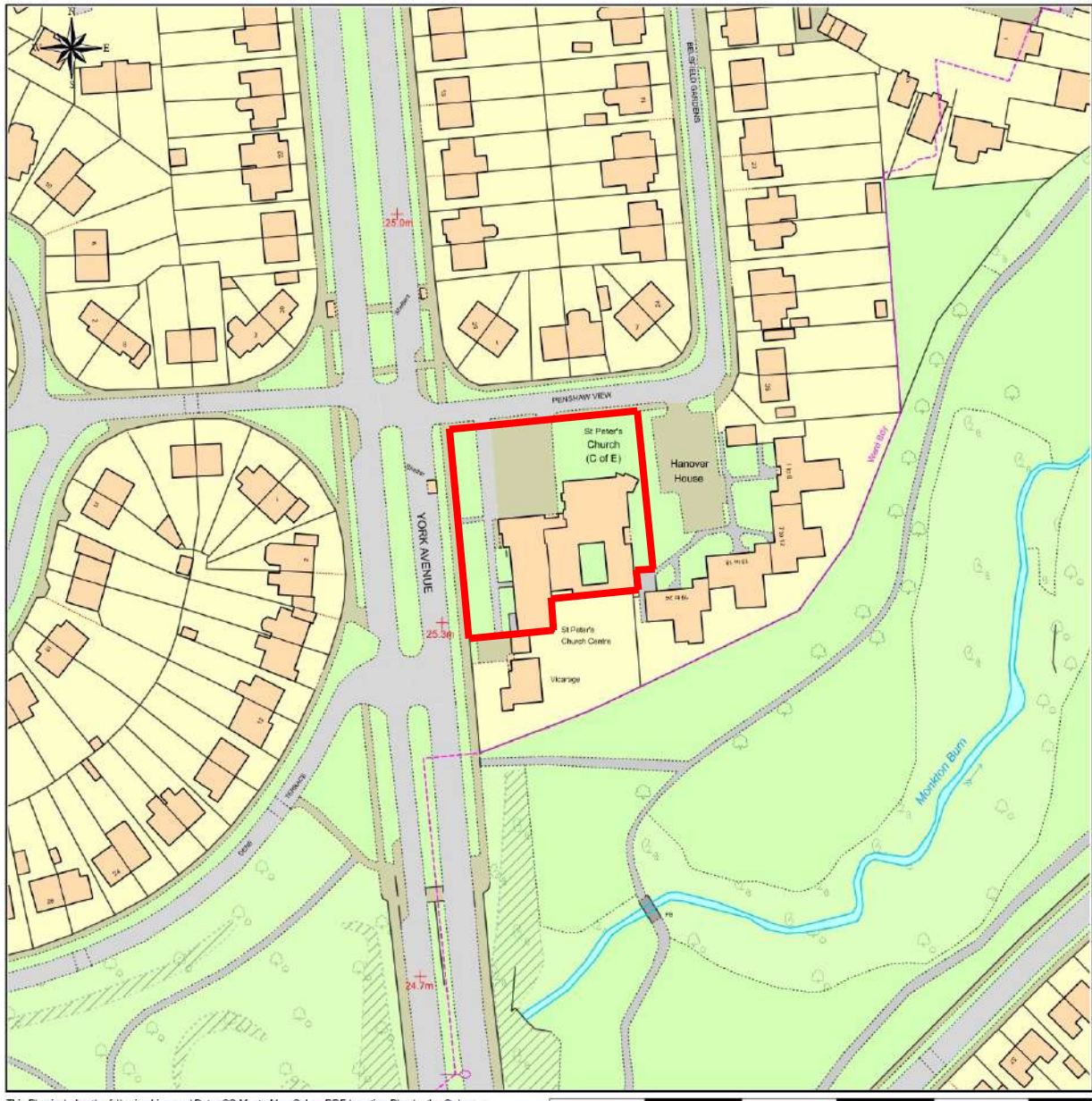


Fig. 3 | Church of St. Peter, Jarrow (Construction Drawings)



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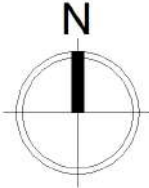


Fig. 4 | Church Location Plan (not to scale)

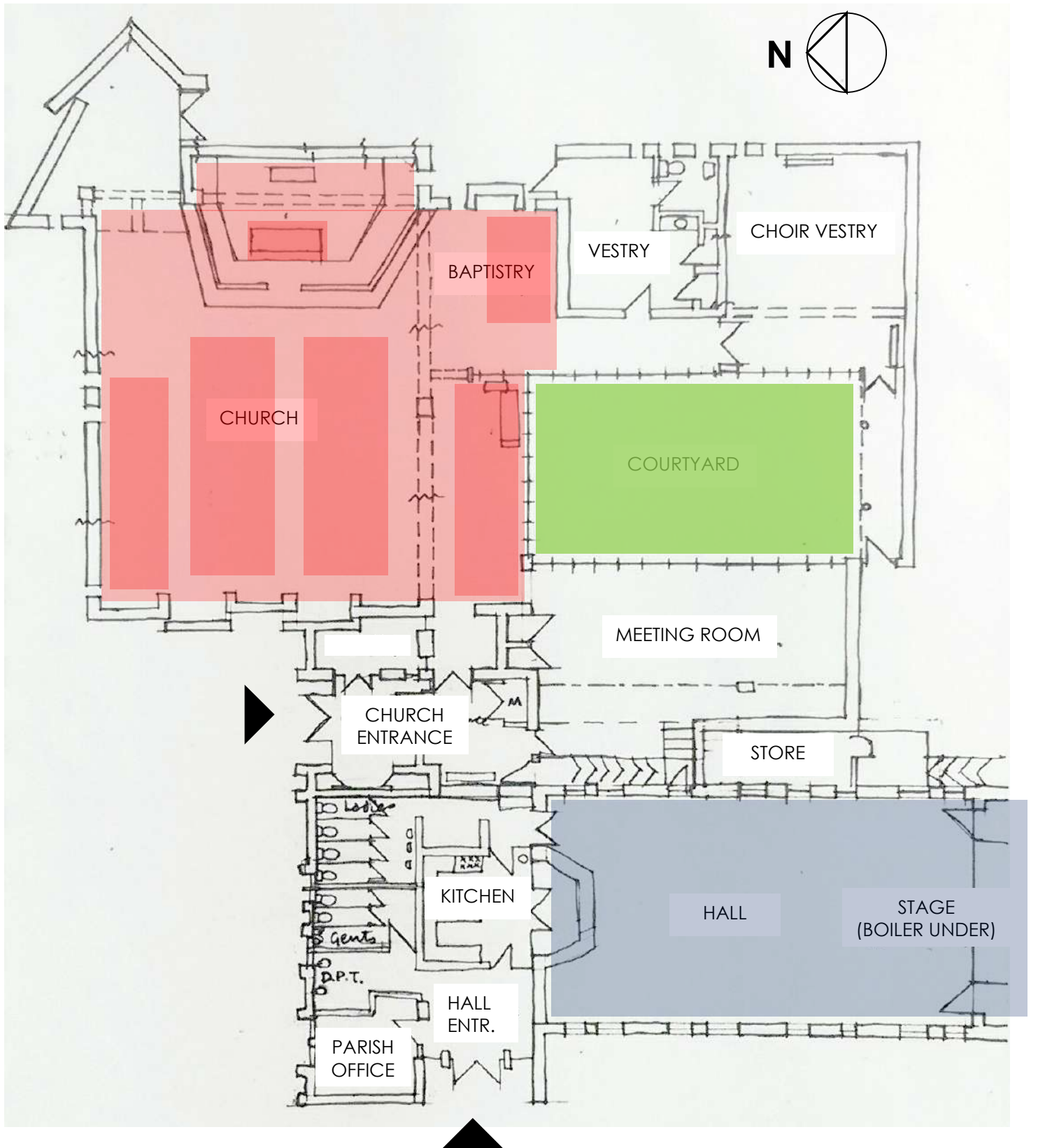


Fig. 5 | Church Floor Plan (not to scale)





Fig. 6 | Church Photographs (External)





Fig. 7 | Church Photographs (Internal)

C. SCOPE OF THE REPORT

- C.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 inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- C.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 engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. External face of high level strip glazing above high altar.
 - b. Below ground drainage.
 - c. Any hidden floor spaces.
 - d. The underside of roofs and roof structure were examined from floor level only through binoculars.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 4, p. 10).
- C.5 No manhole covers were lifted or drains checked.
- C.6 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 repairs 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.
- C.7 The Parochial Church Council 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.
- C.8 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.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

1.1 Repair and Maintenance Work

2016

- Replacement windows to church in white UPVC by Snugfit Windows Ltd.
- Repair to leaking pipework at northwest corner of church by Pipe Surgeon
- Roof repair over community room door repaired by Tyne & Wear Roofing
- Timber fence erected on top of basement wall to comply with H& S regulations
- Pruning of trees to north and east sides of the church by Jesmond Tree Surgeons
- Roof repairs following storm damage over baptistry and lady chapel by Tyne & Wear Roofing

2017

- Replacement windows to church in white UPVC by Snugfit Windows Ltd.
- Timber suspended floor from basement replaced with concrete solid floor construction by Trafalgar Properties
- Leaking urinal to WC removed and replaced
- Inner church doors glass panels changed to safety glass

2018

- Repairs to existing water supply pipework, rerouting to ceiling void over hall
- Repairs to east wall of worship space and roof covering
- Replacement windows to church in white UPVC by Snugfit Windows Ltd.
- Replacement windows to vestry in white UPVC.
- New bin store adjacent to hall.

2019

- Handrail fitted to basement steps
- Replacement hot water boiler to vestry and WC.

2020

- Electrical rewiring and new church lighting by R Lightfoot Ltd.

1.2 The Terrier and Logbook were examined as part of the inspection.

M It is recommended that as a routine item of maintenance the Logbook is updated and made available for review at every subsequent QI.

2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a sound, satisfactory structural condition. There are also large elements of the church building fabric that are in a good condition. The continuing hard work of the PCC and churchwardens is to be acknowledged and encouraged.

Great improvements have been made over the preceding quinquennium with repair and maintenance projects tackled including the following:

1. Replacement glazing across the worship space and adjacent courtyard area with white UPVC double glazed units by Snugfit Windows Ltd. This work has addressed the deteriorating condition of former window frames and single glazing, improving the thermal performance of the building greatly.
2. Electrical rewiring and new LED lighting installation across the church and church hall by R Lightfoot Ltd. This work addressed an existing installation which had been deemed to be in an unsafe and poor condition at the last 5 yearly inspection and test.

As always, there is so much more to consider! Of greatest priority is the replacement of the existing heating installation which the PCC have already made great progress in commissioning a scheme by Green Consulting Ltd. and have appointed again R Lightfoot Ltd. to deliver. Alongside this, ongoing roofing and masonry repairs are necessary across all sections of the roof and walling fabric requiring prompt attention into the forthcoming quinquennial period. Particularly, the glazed 'slot' roof feature over the sanctuary is in a poor condition and replacement on a like-for-like basis, maintaining original design intentions for the space is critical going forward. Also, the felted roof covering over part of the northeast chapel has failed badly and it is worth considering renewal in EPDM to give longer life and guarantee.

Internally the worship space remains a dynamic, modern and light piece of architecture. Repairs will be necessary to the roughcast plasterwork of the east wall of the sanctuary in conjunction with external repairs as mentioned above. In addition, specialist advice regarding the 'grinning' aesthetic is advised and investigation to bottom out localised areas of damp penetration all of high priority. Redecoration – yes, would also be beneficial but not until these defects have been addressed satisfactorily.

The church possesses a fine set of original modern sanctuary and baptistry furniture that contribute highly to the presentation of the worship space. These are significant objects relating to the life of this church and its ongoing ministry and as such are to be cared for and maintained accordingly.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

The PCC is challenged to consider future projects including most importantly a feasibility study to incorporate a short platform lift to make the kitchen and more importantly WC facilities at the north end of the church hall fully accessible from the church.

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 all over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS****3.1 WORSHIP SPACE**

The main roof form consists of a large mono-pitch roof sloping down towards the north edge and terminating in concrete gutter troughs that are lined in bituminous felt. It is covered with a grey concrete interlocking tile laid to even courses throughout. The ridge is a grey concrete mono ridge tile and mortar bedded.

Above the northeast chapel the roof form alters creating two steeply pitched triangular shaped slopes both facing east and covered in matching grey concrete interlocking tiles. The valley gutter between is covered in a bituminous felt and terminates at the east edge in concrete gutter troughs also lined in bituminous felt.

This roof covering was overhauled in 2011 and in terms of tile material it is anticipated to have a life expectancy of 30 years; overall there should be a serviceable lifespan of 50-60 years. As always, prompt attention to defects by a local roofing contractor is encouraged over the course of the forthcoming quinquennial.

- 3.1.1 The roof covering is generally complete and, in a sound, satisfactory condition. There is however an increasing number of chipped and/or cracked tiles. Much of the cracking is not detrimental to the weathertight performance of the roof covering but does suggest that the quality of material employed does fall short of the projected 30-year life span. Conversely there is the occasional splitting of individual tiles which will impact on the weathertight condition of the roof covering. In addition, being north facing there is a degree of moss build up developing across the large mono-pitch roof slope. The reasons for the defects noted are not immediately apparent, perhaps a combination of foot trafficking in carrying out regular repairs and/or seasonal movement of the roof covering creating stress points on corners of tiles without adequate tolerance. As far as can be seen from ground level the ridge bedding appears also to be in a good, sound condition.

R1

It is recommended that in conjunction with the church architect an assessment of the roof covering is carried out by a competent and experienced roofing contractor.

- 3.1.2 The bituminous felt junction between the roof slopes over the northeast corner chapel has standing debris and water collecting. It is evident that internally water has been seeping through the structure at this point and staining the boarded finish underneath. Closer examination externally has observed that the felt covering has perished in parts and recovering is recommended. Any replacement in this area will require a degree of tile removal and suggest that an alternative covering material be sought which provides a longer guarantee and life over bituminous felt.





R1	It is recommended that a schedule of work and specification is drawn up for the replacement roof covering over the northeast chapel.
R2	3.1.3 Carry out roof replacement over the northeast chapel by a competent and experienced roofing contractor.

- 3.1.4 Lead flashings have generally been removed due to previous incidents of vandalism and theft. These have been replaced by a mix of materials, such as 'flashband' and 'lead alternative' flashings – Ubiflex. The variance in materials do not all provide similar guarantees, indeed some flashing approaches should be treated as a short-term solution rather than regular long-term repair.

The flashings look to be in a sound, satisfactory condition.

R1	It is recommended to include assessment of roof flashings in any overall roof assessment carried out in 3.1.1.
M	3.1.5 As a routine item of maintenance, the roof covering is checked twice yearly by a competent and experienced roofing contractor.

3.2 COURTYARD

The roof form consists of a series of shallow mono-pitch roofs sloping down towards the courtyard on the north, east, south and west edges terminating in 'grey looking' UPVC square profile gutters. They are covered with a grey concrete interlocking tile laid to even courses throughout. The north slope has been recovered in a smoother concrete interlocking tile.

A large steeper mono-pitch roof is sloping down towards the east edge and terminating in concrete gutter troughs that are lined in bituminous felt. The ridge generally is a grey concrete mono ridge tile and mortar bedded. This section of roofing covers accommodation including the southeast chapel, clergy vestry and choir vestry.

The larger mono-pitch roof covering pitching down to the east edge was overhauled in 2011 and in terms of tile material it is anticipated to have a life expectancy of 30 years; overall there should be a serviceable lifespan of 50-60 years. As always, prompt attention to defects by a local roofing contractor is encouraged over the course of the forthcoming quinquennial.

- 3.2.1 The roof covering is generally complete and, in a sound, satisfactory condition. It is understood that repairs to the inner slopes have been undertaken over the course of the preceding quinquennium to fix cracked, loose, slipped or missing tiles. There is moss build up noted across the roof slopes.

Lead valley gutters exist at the junction between each lower roofing slope. Lead flashings have generally been removed due to previous incidents of vandalism and theft. These have been replaced by a mix of materials, such as 'flashband' and 'lead alternative' flashings – Ubiflex.



There is evidence also of flashbanding to the abutment junctions and ridge to the courtyard complex, these are short life solutions and temporary in nature. Design detailing at the abutment junctions do not allow for sufficient upstand flashings to the walling elevations. This is a technical feature inherent in the original architect's design and as such may well provide a weakness for water ingress. Some of the 'flashband' is flaking and loose in nature.

R1		It is recommended that in conjunction with the church architect an assessment of the roof flashings is carried out by a competent and experienced roofing contractor.
R1	3.2.2	It is recommended that a schedule of work and specification is drawn up for flashing repairs to the courtyard roof covering.
R2	3.2.3	Carry out flashing repairs to the courtyard roof covering by a competent and experienced roofing contractor.
M	3.2.4	As a routine item of maintenance, the roof covering is checked twice yearly by a competent and experienced roofing contractor.

3.3 ENTRANCE PORCH + LINK

The roof form covering the entrance porch and inner entrance porch consists of a simple continuous pitch to north and south edges terminating in parapet box gutters. It is covered with a grey concrete interlocking tile laid to even courses throughout. The ridge is a grey concrete mono ridge tile and mortar bedded.

The roof form covering the community room beyond consists of a butterfly formation, pitching from east and west edges into a central valley gutter. The east section is covered in a grey concrete interlocking tile laid to even courses throughout. The west section is made up of a series of glazed panels made up of Georgian wired glass.

- 3.3.1 The roof covering is generally complete and, in a sound, satisfactory condition. There is however several chipped and/or cracked tiles. Much of the cracking is not detrimental to the weathertight performance of the roof covering but does suggest that the quality of material employed does fall short of the projected 30-year life span. The reasons for the defects noted are not immediately apparent, perhaps a combination of foot trafficking in carrying out regular repairs and/or seasonal movement of the roof covering creating stress points on corners of tiles without adequate tolerance. As far as can be seen from ground level the ridge bedding appears also to be in a good, sound condition. At least 3 no. of the Georgian wired glass panels are cracked. As far as can be seen from ground level the ridge bedding appears to be in a sound condition.

Lead flashings have generally been removed over the course of the preceding quinquennium through vandalism and theft. In part these have been replaced by a 'lead alternative' flashing material – Ubiflex. These appear to be in good order.



There is evidence however of excessive use of flashbanding to the abutment junctions to the roof covering beyond the entrance porch roof, these are short life solutions and temporary in nature.

R1	It is recommended that in conjunction with the church architect an assessment of the roof flashings is carried out by a competent and experienced roofing contractor.
R1	3.3.2 It is recommended that a schedule of work and specification is drawn up for flashing repairs to the entrance porch + link roof covering.
R2	3.3.3 Carry out flashing repairs to the entrance porch + link roof covering by a competent and experienced roofing contractor.
M	3.3.4 As a routine item of maintenance, the roof covering is checked twice yearly by a competent and experienced roofing contractor.

3.4 CHURCH HALL

The principal roof form covering the church hall consists of a simple continuous pitch to east and west edges terminating in half round white UPVC gutters. It is covered throughout with a clay plain tile laid to even courses throughout. The ridge is a half round clay ridge and mortar bedded.

The roof coverings are generally complete and in sound condition. There is disturbance to the plain clay tiles to the church hall south end, west slope although no water ingress has been observed to the interior.

The roof form covering the kitchen to the north end of the hall is a flat roof which adjoins a lean-to roof sloping down to the north and west edges terminating in half round white plastic gutters. These roof slopes are covered in a grey concrete interlocking tile.

3.4.1 The roof covering over the hall is generally in a sound, satisfactory condition.

To the east slope there is the occasional slipped and/or missing clay plain tile. To the west slope there is disturbance to the clay tile finish at the sound end. The mortar bedding ridge tile appears to be in a sound fair condition.

R2	It is recommended that clay tile repairs are carried out by a competent and experienced roofing contractor.
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3.4.2 The bituminous felt flat roof covering is in a slowly deteriorating condition. There is the occasional 'bubbling' to the surface finish and several joints are slightly raised, suggesting the weathertight seal locally is susceptible to water ingress, although none has yet been reported internally. There are several concrete tiles resting on the roof covering which would benefit from removal and storage elsewhere. The felt junction with the internal downpipes is in poor condition and deteriorated.

R3	It is recommended that the roof covering is replaced over the course of the quinquennium by a competent and experienced roofing contractor.
-----------	---





3.4.3 The concrete interlocking tiles are in a sound, satisfactory condition.

There is however occasional chipped and/or cracked tiles. Much of the cracking is not detrimental to the weathertight performance of the roof covering. The reasons for the defects noted are not immediately apparent, perhaps a combination of foot trafficking in carrying out regular repairs and/or seasonal movement of the roof covering creating stress points on corners of tiles without adequate tolerance. The ridge bedding, particularly to the north section of roofing is breaking up and loose, sections of the mortar bedding are scattered across the roofing slope. There is also a degree of moss build up noted across both roof slopes.

Lead flashings have generally been removed through vandalism and theft. These have been replaced by a 'lead alternative' flashing material – Ubiflex, all in good order.

R2	It is recommended that concrete tile repairs are carried out by a competent and experienced roofing contractor.
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M	3.4.4 As a routine item of maintenance, the roof covering is checked twice yearly by a competent and experienced roofing contractor.
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4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 WORSHIP SPACE

Consist of insitu concrete trough gutters lined in bituminous felt with metal circular downpipes.

4.1.1 The bituminous felt linings to the concrete trough gutters are in a sound, satisfactory condition. There is also evidence of debris, moss and plant growth now well developed. Downpipes look to be in a sound, satisfactory condition.

Excessive staining to the walling surface at the northwest corner suggests that a significant leak has developed to the rainwater goods in this area.

R1	In conjunction with the church architect investigate and carry out rainwater good repairs by a competent and experienced roofing contractor.
-----------	--

M	4.1.2 As a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
----------	--

4.2 COURTYARD

Consist of 'grey looking' UPVC square profile gutters with black UPVC square section downpipes to inner roof sections and an insitu concrete trough gutter along the east edge.

4.2.1 At the time of inspection the rainwater goods to the inner roof sections were exhibiting several defects including leaks via cracks in the gutter joints, damaged sections to the face of the gutter, inadequate discharge areas adjacent to the base of the valley gutters, damage to the deep timber eaves soffit and possible incorrect positioning of gutters to catch rainwater run-off.



R1	It is recommended that a schedule of work and specification is prepared for the replacement of the gutters and fascia boards.
-----------	---

R2	4.2.2 Carry out repair of the rainwater goods by a competent and experienced roofing contractor.
-----------	--

4.2.3 The bituminous felt linings to the concrete trough gutters are in a sound, satisfactory condition. There is also evidence of debris, moss and plant growth now well developed. Downpipes look to be in a sound, satisfactory condition.

M	4.2.4 As a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
----------	--

4.3 ENTRANCE PORCH + LINK

Consist of parapet box gutters to front and rear sections of the entrance lobby. The rear gutter arrangement has a small outlet at mid length directing rainwater south into a narrow valley gutter above the meeting room acting as link between the church and church hall. This valley gutter discharges at the farthest south elevation.

4.3.1 The front box gutter is in a sound, serviceable condition.

The rear box gutter is narrow in its width and is prone to blockage due to falling leaves and debris. Internally repeated leaks have been reported above the community room door, followed by repeated attempts externally to satisfactorily repair. To date this has not been achieved.

The issue appears to be design and fabric related at the point of the junction with the parapet outlet which is too narrow and restrictive. The valley gutter beyond is also narrow and difficult to maintain and therefore prone to blockage. Excessive plant growth is noted at this junction and silting up of the parapet gutter.

R1	It is recommended that in conjunction with the church architect an assessment of the gutter junction is carried out by a competent and experienced roofing contractor.
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R1	4.3.2 It is recommended that a schedule of work and specification is drawn up for gutter repairs to the entrance porch + link roof covering.
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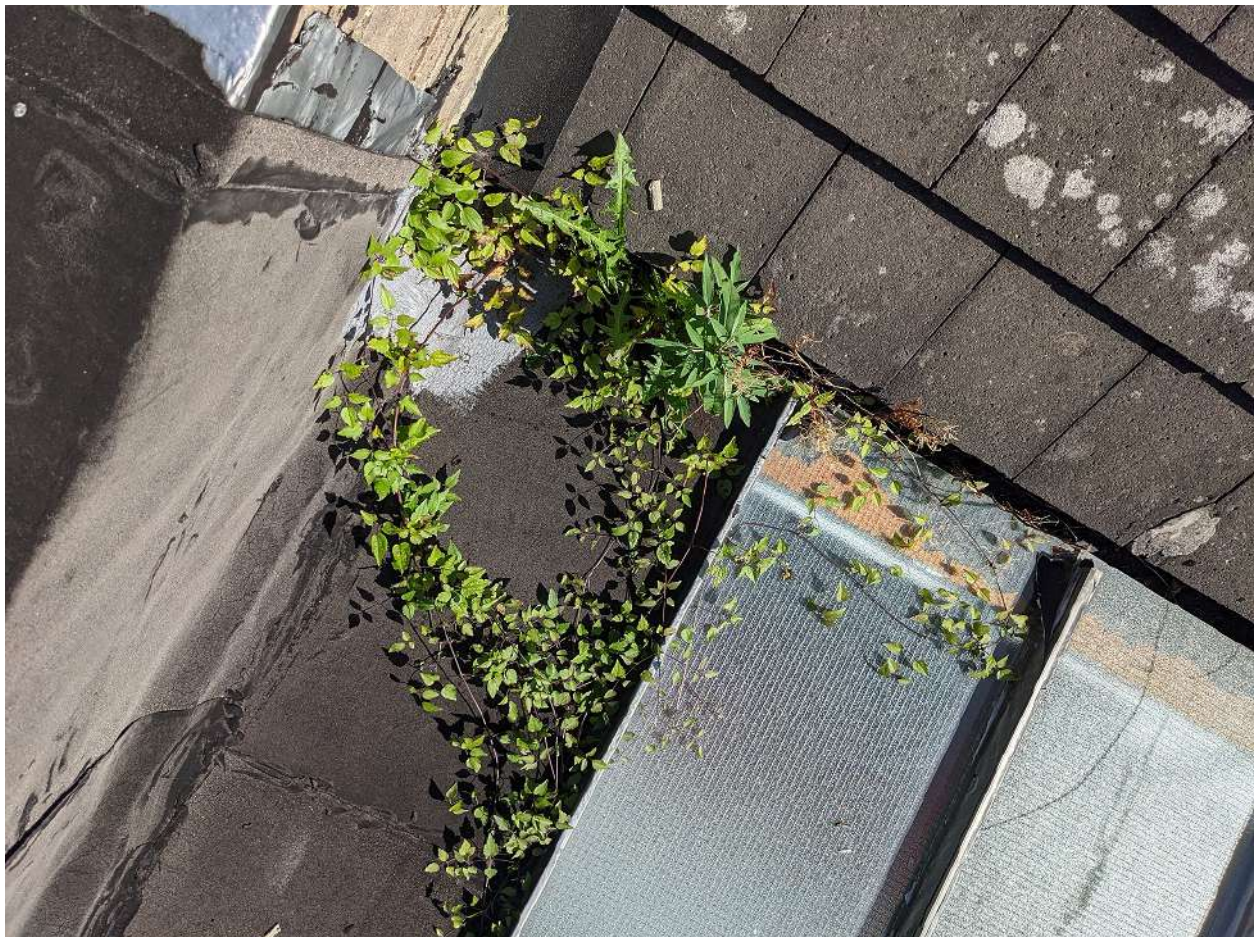
R2	4.3.3 Carry out gutter repairs to the entrance porch + link roof covering by a competent and experienced roofing contractor.
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M	4.3.4 As a routine item of maintenance the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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4.4 CHURCH HALL

Consist of half round white UPVC gutters discharging into circular downpipes.

4.4.1 All generally appear to be in a good working condition.



M As a routine item of maintenance, the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.

5. BELOW GROUND DRAINAGE

5.1 *Assumed surface and foul water drainage to public sewer located in York Avenue.*

5.1.1 The below ground drainage was not tested as part of the inspection. It is understood that there are currently no reported issues with its operation.

See note made within Scope of the Inspection C3.

6. PARAPETS AND UPSATND WALLING

6.1 Refer to notes and observations made under item 7. Walling.

7. WALLING

7.1 WORSHIP SPACE

The walling fabric is predominately of a grey blend facing brick with a comb dragged finish together with exposed sections of reinforced concrete frame.

7.1.1 The condition of the brickwork is generally in a sound, good condition. The pointing condition is variable with several areas of eroded pointing due to natural weathering and patch repointing carried out in poor or inappropriate mortar specification.

The concrete frame generally is in a sound, satisfactory condition with only isolated issues of spalling and/or rusting reinforcement.

The following more detailed observations are noted.

North Elevation

- Concrete has spalled on 2 no. rainwater hoppers exposing the reinforcement on one.
- Concrete corner block chipped with a partial repair cracking on underside. On the side where the reinforcement was exposed this has been patch repaired.
- At feature infill brick cross there is a slight horizontal crack to the head of the lower windows on both sides.
- An open joint above the lower right-hand window has been filled but some movement cracking to joint lines and through one brick above and to the left of the head of this window remains.

East Elevation

- There is a lean top joint at the extreme south end and the mortar is loose in places.
- Some movement is evident around the end of the concrete gutter where the reinforcement is showing at the north end and where some distortion of the brickwork has occurred.
- Graffiti evident at low level adjacent to bell tower.





- There are lean mortar joints at mid height and at high level, disturbance to the brickwork parapet noted in the previous QIR has been repaired over the course of the preceding quinquennial period.
- Steel reinforcement is visible to the corner of the end of the concrete floor of the belfry and an open joint exists between the concrete gutter and vertical wall of the belfry.
- Vegetation at high level, noted in the previous QIR has been removed.
- The timberwork and decoration of the belfry screen is deteriorating.

South Elevation

- Some small amounts of pointing are missing from the roof undercloak.
- Pointing to the movement joint is missing in places.
- There are open mortar joints surrounding the gutter outlet adjacent to the lean-to link.
- To the southeast corner an open vertical joint exists between the concrete mullion and brickwork. The wall head at this corner point looks to be exposed, hence the movement noted beneath allowing water ingress.
- At the southwest corner return there is cracking evident to the brickwork, indicating a degree of movement that would benefit from s/s corner stitching bars inserted.

West Elevation

- Some missing, loose or lean cement pointing at high level and surrounding the rainwater goods at the low level to the left-hand brickwork panel.
- Excessive staining to the left-hand brickwork panel due to leaking from the rainwater goods.

R1	It is highly recommended that a schedule of work and specification is drawn up to address the defects noted to the walling brickwork and concrete frame.
R2	7.1.2 Action walling repairs by a competent and experienced building contractor.

It is advised that the PCC tender the work to a minimum of 3 no. contractors to gauge best value in terms of both cost and quality.

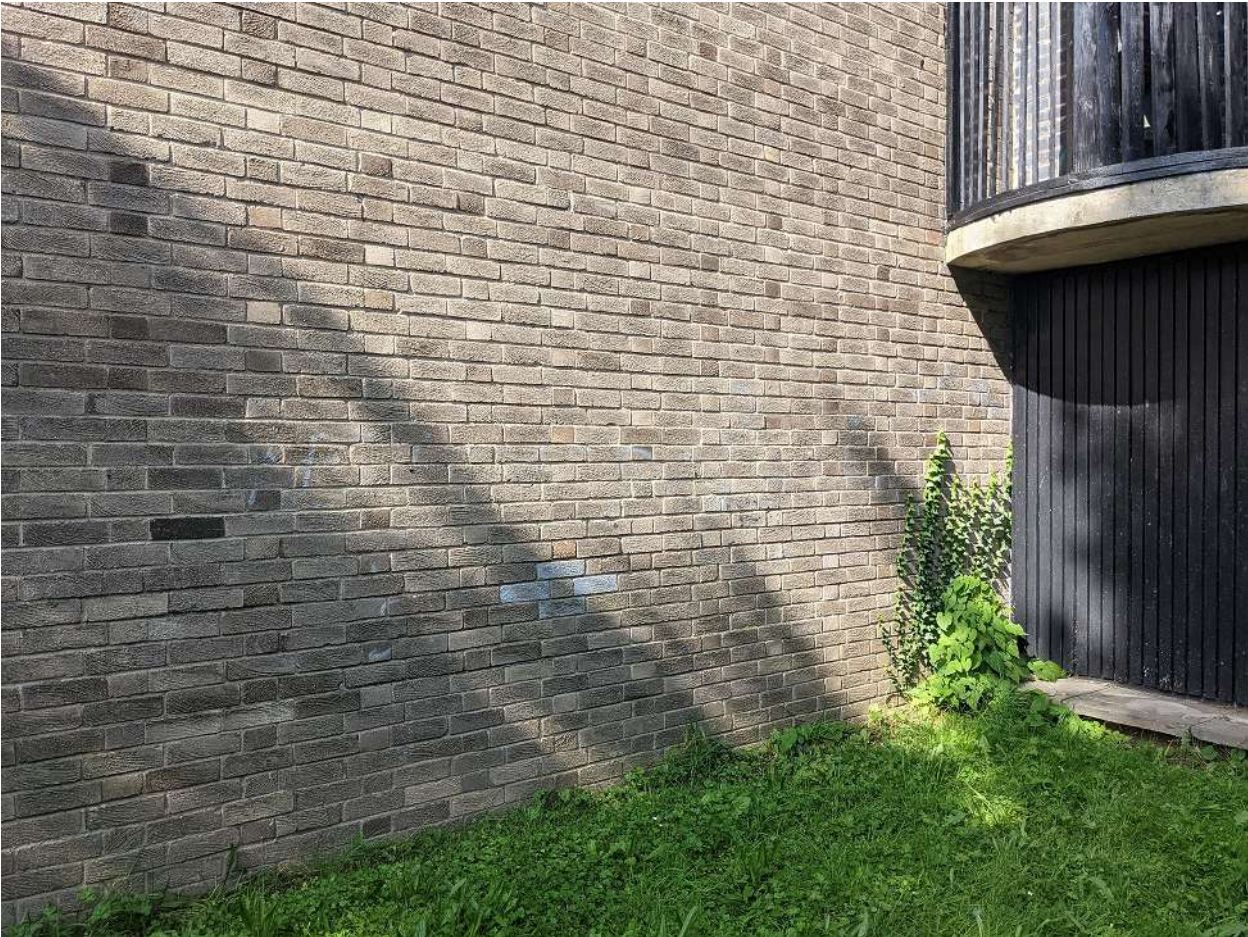
7.2 COURTYARD

The walling fabric is predominately of a grey blend facing brick with a comb dragged finish together with precast concrete window surrounds.

- 7.2.1 Condition of the brickwork and precast concrete window surrounds are all in a sound, good condition.

There are several areas of loose and/or missing mortar to the brickwork walling at plinth level which would benefit from repointing.

R1	It is highly recommended that a schedule of work and specification is drawn up to address the defects noted to the pointing of the walling brickwork.
R2	7.2.2 Action walling repairs by a competent and experienced building contractor.





7.3 ENTRANCE PORCH + LINK

The walling fabric is predominately of a grey blend facing brick with a comb dragged finish.

- 7.3.1 The condition of the brickwork is generally in a sound, good condition. Pointing is generally satisfactory with only small, isolated areas of loose/missing mortar.

There are cigarette stations wall mounted to either side of the church entrance which are badly rusted giving a somewhat untidy appearance and connotation which is not ideal.

R1	It is recommended to remove the cigarette stations and seek alternative arrangements.
-----------	---

- 7.3.2 Signage immediately above the main entrance to the north elevation between church and hall consists of a rectangular painted timber board with the following screw fixed lettering – ST PETERS CHURCH CENTRE. The condition of the lettering and board is deteriorating and as such is presenting a tired appearance to all church visitors.

R1	It is recommended to replace the church entrance signage with new in a similar style and typography.
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7.4 CHURCH HALL

The walling fabric of the church hall is a red common brick which has been coated with white external masonry paint. The WC facilities to the north end are constructed from a grey/brown facing brick matching that of the worship space.

- 7.4.1 The condition of the brickwork and pointing is generally in a sound, satisfactory condition. The overflow pipes from the WC's had been cut off near the face of the brickwork. This has caused some issues with localised staining of the walling material, leaving an unsightly appearance adjacent to the main entrance.

To the north elevation of the church hall at high level the condition of the paint finish is poor and could do with redecoration. In addition, there are signs of movement to the horizontal bed joints at the west end which following investigation could benefit from s/s stitching bars inserted.

R1	It is highly recommended that a schedule of work and specification is drawn up to address the defects noted to the walling brickwork.
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R2	7.4.2 Action walling repairs by a competent and experienced building contractor.
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8. **TIMBER PORCHES, DOORS AND CANOPIES**

8.1 CHURCH DOORS

External doors are generally black painted softwood, face finished with 'hit and miss' vertical battens with tall metal handles. The entrances also have adjacent clear glazed sections with painted black frames.





A white upvc exit door exists to the west elevation of the church hall.

- 8.1.1 Doors exist at the following locations: church (northeast chapel), vestry (east), courtyard (east and west, south end), entrance link (north) and church hall (west entrance and west exit).

Doors are all generally in a sound satisfactory condition. The exception being the exit door from the vestry where rot within the timber and a loose frame within the structural opening is evident.

R1	It is recommended to repair the vestry door, replacing ironmongery with new.
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R3	8.1.2 It is recommended that all external doors are redecorated at the end of the forthcoming quinquennial period and hinges/ironmongery refurbished.
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M	8.1.3 It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.
----------	---

9. WINDOWS

9.1 WORSHIP SPACE

Significant window replacement has been carried out over the course of the preceding quinquennial period replacing former deteriorating thin wooden framed with single glazing fixed and opening lights. As such the dominant window installations is now thicker white UPVC frames with double glazing.

This work was carried out in 2016/17 by Snugfit Windows Ltd.

- 9.1.1 The replacement windows are all in a sound, good condition.

Previous issues with water ingress to the lantern windows over the northeast chapel and baptistry have been resolved by this replacement window work.

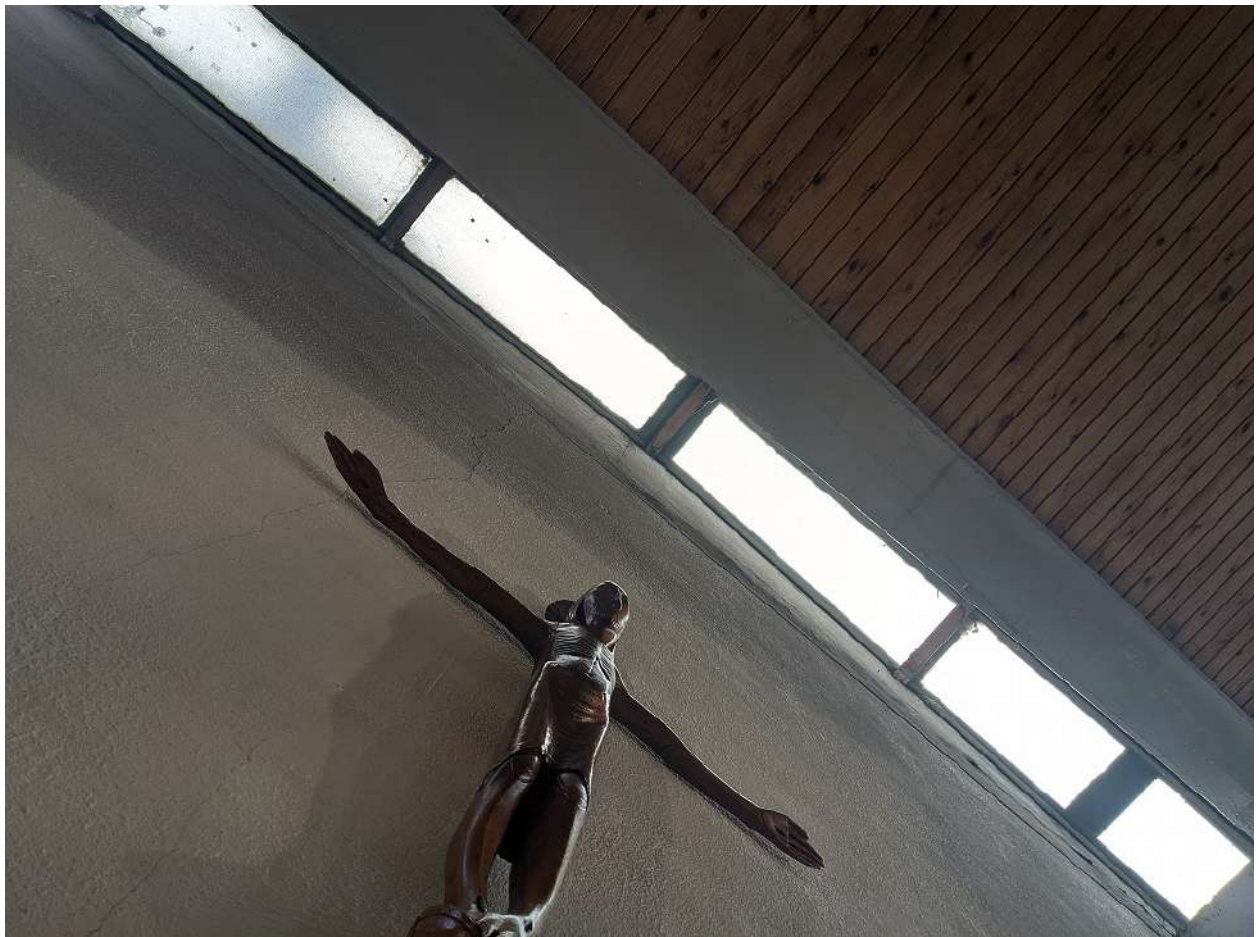
It is advised that any guarantee obtained with this installation work is kept within the church logbook.

M	As a routine item of maintenance, it is recommended that the PCC enter into a contract with a commercial window cleaning company and ensure that window cleaning/sealant repairs is carried out twice annually.
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- 9.1.2 There is a thin slot of glazing immediately above the sanctuary which provides top lighting over the high altar. This is a deliberate design decision by the founding church architect to create atmosphere and setting for the church liturgy.

Unfortunately, the condition of the glazing is deteriorating badly, cracked wired glass and water ingress at the junction with walling masonry have left it in a poor condition. As such, its current condition makes it difficult to fully appreciate the original design intention.

R1	It is recommended that the glazing is replaced on a like-for-like basis albeit introducing toughened safety glass in lieu of the original wired glass.
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- 9.1.3 Sections of tall thin rectangular coloured glass have either been replaced with clear glass or boarded up. Again, the use of coloured glass was a deliberate design decision by the founding church architect to create atmosphere and setting for the church liturgy and as such should be retained.

R3

It is recommended to repair/reinstate the coloured glass window units.

9.2 COURTYARD

Predominantly of white upvc frame with double glazing and either fixed or opening lights.

- 9.2.1 Recent installation work carried out over the preceding quinquennial period by Snugfit Windows Ltd. replacing a mix of single pane glazing (north side) and sheets of polycarbonate (east side) set between precast concrete columns.

The replacement windows are all in a sound, good condition.

It is advised that any guarantee obtained with this installation work is kept within the church logbook.

M

As a routine item of maintenance, it is recommended that the PCC enter into a contract with a commercial window cleaning company and ensure that window cleaning/sealant repairs is carried out twice annually.

9.3 ENTRANCE PORCH + LINK

Single pane glazing set in black painted wooden frames to north entrance door.

- 9.3.1 All appears to be in a sound, satisfactory condition.

R1

It is recommended to make a check with Building Control regarding the nature of the glazing, whether any safety film covering is required.

9.4 CHURCH HALL

Predominantly of white UPVC with double glazing.

- 9.4.1 The windows are all in a sound, good condition.

M

As a routine item of maintenance, it is recommended that the PCC enter into a contract with a commercial window cleaning company and ensure that window cleaning/sealant repairs is carried out twice annually.

INTERNAL**10. TOWERS, SPIRES**

10.1 There are no towers and/or spires existing within the church.

11. CLOCKS AND THEIR ENCLOSURES

11.1 There are no clocks and associated enclosures existing within the church.

12. ROOF AND CEILING VOIDS

12.1 Enclosed roof and ceiling voids were not examined as part of this inspection. See note made within Scope of the Inspection.

13. ROOF STRUCTURES, CEILINGS, CEILURES**13.1 WORSHIP SPACE**

In situ concrete frame comprising of beams running north to south across the worship space with 5 no. concrete 'I shaped' purlins located in between. This structure is assumed to support timber rafters and tiled roof covering beyond.

13.1.1 The concrete frame is generally in a sound, satisfactory condition. Historic movement remains at the junction between the roof beam and ring beam at the north side of the worship space. At present this movement appears to be static.

Elements of concrete construction in buildings erected or altered in the UK between 1923 and 1975 may incorporate High Alumina Cement and/or Calcium Chloride additives. Deterioration and ultimate failure of such concrete work is not uncommon when left exposed to excessive amounts of moisture.

R2

It is recommended that small samples of the concrete structure are taken to assess whether these materials are present and whether there is a risk to the structural stability of the church.

13.1.2 A glass tell-tale exists at the junction of the historic movement. This means of investigating the nature of any future structural movement is highly restrictive. The church PCC would be better informed if monitoring studs were set up across the crack junction and periodic measurements taken to assess the potential for any ongoing issues.

R1

It is recommended that new monitoring studs are installed and structural monitoring carried out.

13.1.3 The ceiling finish throughout is t&g boarding running east – west and inset within each concrete beam.

All is generally in a sound condition, albeit with evidence of old and fresh water staining above the northeast. Refer to item 3.1.2.





13.2 COURTYARD

The roof structure over the courtyard complex of rooms (south aisle of worship space, clergy vestry, choir vestry and community room) are all hidden behind painted plasterboard although assumed to be of timber construction comprising of principal rafters and purlins.

Refer to item 12.1 enclosed roof spaces and ceiling voids.

The ceiling finish throughout is an artexed plasterboard, painted white.

13.2.1 All is generally in a sound condition, albeit uneven in appearance with open joints evident at junctions with walls.

There is disturbance of the plaster at the eaves junction (particularly within the vestry WC, to the north end of the clergy vestry and to the south edge of the south aisle).

R1

It is recommended that further investigations are carried out in conjunction with the roof covering/rainwater goods locally to the affected areas.

Refer to item 4.2.

13.3 ENTRANCE PORCH + LINK

The roof structure over the entrance porch and link complex of rooms (entrance porch, inner entrance porch and community room) are all hidden behind painted plasterboard although assumed to be of timber construction comprising of principal rafters and purlins.

Refer to item 12.1 enclosed roof spaces and ceiling voids.

13.3.1 The ceiling finish throughout is an artexed plasterboard, painted white.

All is generally in a sound condition, except where penetrating water is evident at the junction between the inner entrance lobby and community room.

R1

It is recommended that further investigations are carried out in conjunction with the roof covering/rainwater goods locally to the affected areas.

Refer to item 3.3.

13.4 CHURCH HALL

Consisting of 4 no. double-pitched steel trusses supporting timber rafters, purlins and roof covering above. These trusses were partially screened behind an 'open' timber lattice ceiling, now removed and replaced with a lightweight suspended ceiling which was installed in 2008.

13.4.1 The roof structure and ceiling is generally in a sound, good condition.

14. UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS

14.1 There are no upper floors, balconies or access stairways existing within the church.

15. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE15.1 DOORS (CHURCH)

Internal doors are generally black painted softwood with clear glazed sections and full height metal handles.

15.1.1 All are generally in a fair, satisfactory condition.

M	It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.
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15.2 DOORS (CHURCH HALL)

Internal doors are generally painted ply or softwood part glazed.

15.2.1 All are generally in a fair, satisfactory condition.

M	It is recommended that as a matter of routine maintenance the door closers, hinges and handles are lubricated to continue good working use.
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15.3 SCREENS (CHURCH)

Internal screens are generally black painted 'open' softwood configurations.

15.3.1 All are generally in a fair, satisfactory condition.

16. GROUND FLOOR STRUCTURE, TIMBER PLATFORMS16.1 WORSHIP SPACE

Polished concrete paving to principal areas with a red runner carpet to walkways.

16.1.1 All are generally in a sound, good condition.

There are some areas of open joints between individual paving slabs and the occasional loose slab to the sanctuary.

R2	It is recommended that the open joints are pointed up in a suitable colour matching mortar.
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16.2 COURTYARD

A solid granwood woodblock floor covering.

16.2.1 All generally in a sound condition.

R3	It is recommended that the floor covering is refurbished over the course of the forthcoming quinquennium.
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16.3 ENTRANCE PORCH + LINK

Polished concrete paving. A solid granwood woodblock floor covering with red carpet centrally to the Community Room.

16.3.1 All are generally in a sound, good condition.

There are some areas of open joints between individual paving slabs.

R2

It is recommended that the open joints are pointed up in a suitable colour matching mortar.

16.3.2 The flooring to the community room is in a sound, satisfactory condition.

R3

It is recommended that the floor covering is refurbished over the course of the forthcoming quinquennium.

16.4 CHURCH HALL

Suspended t&g timber flooring renewed prior to 1995 that included repairs to joists and joist supports.

Concrete solid floor to basement accommodation.

16.4.1 All in a sound, good condition.

Previous concerns over the deteriorating condition of a timber suspended floor within the basement have been resolved by the installation of a solid concrete floor over the course of the preceding quinquennial period.

The cause of the deterioration to the floor structure has not been identified.

17. INTERNAL FINISHES**17.1** WORSHIP SPACE

Rough finished plaster decorated in a white emulsion throughout.

17.1.1 There is evidence of surface cracking in a number of places to the internal finish due to (i) movement between the rigid concrete frame and infill panels and (ii) water ingress from defective junctions within the external building envelope. These locations and degree of cracking are as follows:

1. Horizontal and vertical cracks to the south wall of the church (now partially obscured by redecoration).
2. Left side of window jamb adjacent to rotating ring beam and at 2 further points on north wall of the church (now partially obscured by decoration).
3. Full wall height vertical cracks at 1-3 positions and to corners; horizontal cracks on line of concrete beams at high level to east wall of church.
4. Horizontal cracking to lintel over external door and ring beam on east wall and vertical crack to external corner of organ chamber.
5. Horizontal cracks to 2 'forward' panels to west wall of church.

On inspection these all appear to be stable with no further movement evident.



M As a routine item of maintenance checking of movement cracks is to be carried out in this area for signs of any further movement. Notify the church architect immediately if this is the case.

17.1.2 The cracking to the east wall of the sanctuary is the most pronounced, the cause of which may well be due to defects evident externally in head of the wall and 'slot' glazing which is allowing water ingress. There may well also be a case for slight movement of the ground conditions due to the proximity of trees to the east wall of the sanctuary, causing cracking and splitting of the plaster finish internally.

Further investigations are recommended of the building fabric in item 7.1.

R1 It is recommended that a schedule of work and specification is prepared for remedial work required to the plaster lining of the east elevation.

R2 17.1.3 Action plasterwork repairs by an experienced plasterwork contractor.

17.1.4 The outline of the blockwork joints can be seen on all walls throughout the space. This is not due to dampness or water ingress but condensation internally and suggests that an overly hard and cold mortar has been used to lay the blockwork which is generally soft and warm. Any internal condensation will therefore form on the mortar lines and produce the noted effect. The original plaster may well have not contained a waterproof additive.

The observation is unlikely to give rise to further cracking and is purely aesthetic in its form. Unfortunately, the resolution is to either; accept the appearance as seen or hack off the existing plaster and apply a new plaster that would suitably avoid the 'grinning' effect.

R1 It is recommended to seek specialist advice from an experienced plastering contractor to assess the 'grinning' effect.

17.1.5 Previous QIR's have noted that there is evidence of penetrating dampness in the following areas:

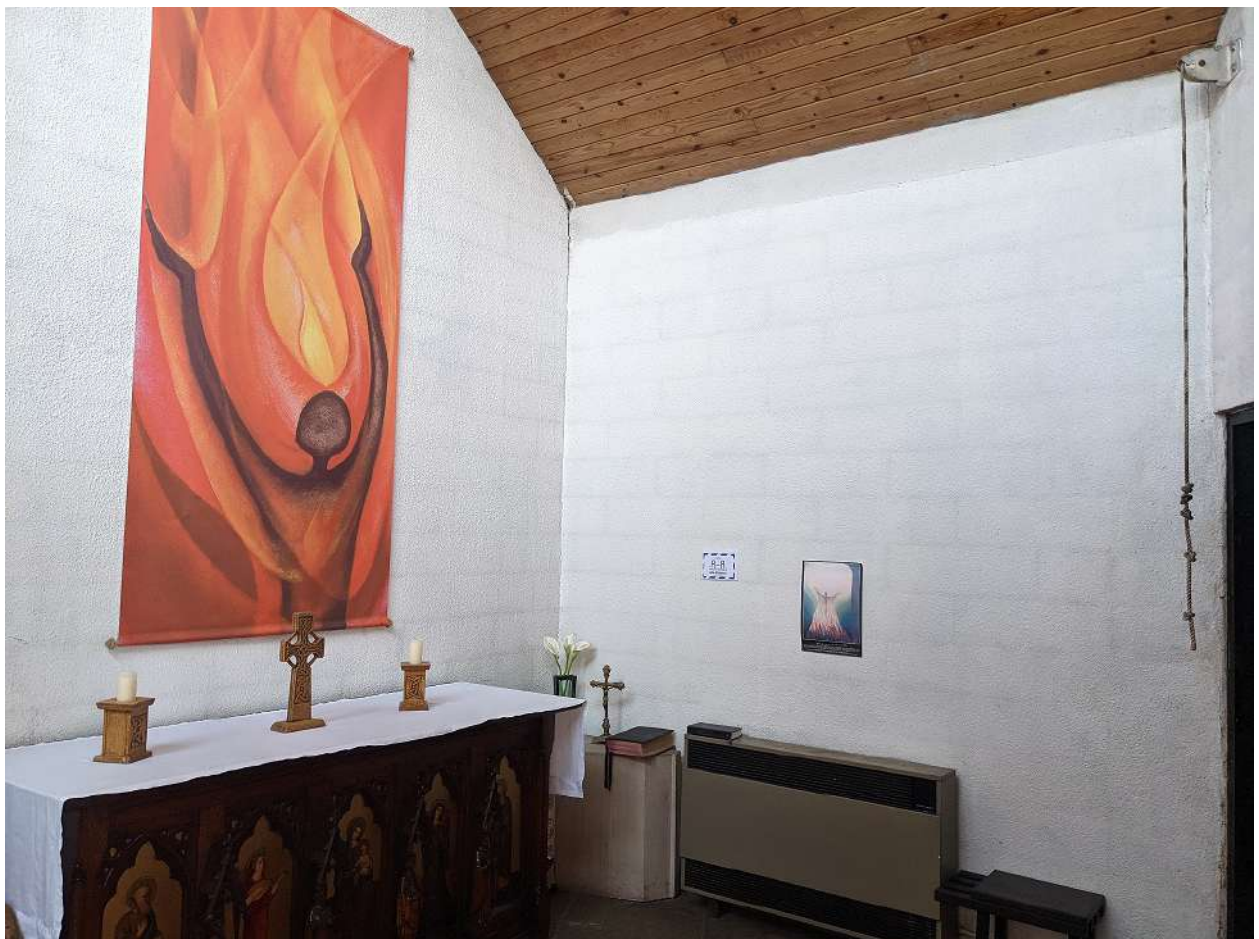
- The west end of the south clerestorey wall.
- The south wall of the northeast chapel.
- The north return corner of the sanctuary.

At this inspection the condition of these areas seems to have not deteriorated any further.

R1 It is recommended that investigation is carried out regarding the nature of this dampness, potentially linked to defects noted to the external walling.

17.1.6 The internal finishes of the worship space are still in a fair, satisfactory condition however beginning to look a little tired. Redecoration in full will naturally help the appearance of the space.





This would be best carried out following rectification of the defects noted above, particularly in connection with repairs due to movement cracking and damp penetration where the plaster finish has failed.

R2

It is recommended to carry out redecoration by a competent and experienced decorating contractor.

17.2 COURTYARD

17.2.1 *Clergy Vestry*

Internal wall lined with t&g boarding.

There is evidence of dampness to the east elevation at low level adjacent to rear exit door, otherwise all generally in a sound condition.

Previous QI reports note the following movement cracking:

- A slight horizontal crack to top of triangular section of wall to toilet partitioning.
- Evidence of disturbance to plaster at junction with eaves.

None of the observed areas of cracking have worsened since the last QI.

M

As a routine item of maintenance checking of movement cracks is to be carried out in this area for signs of any further movement. Notify the church architect immediately if this is the case.

17.2.2 *Choir Vestry*

Rough finished plaster decorated in a white emulsion throughout.

All generally in a sound condition.

Previous QI reports note the following movement cracking:

- 1 no. vertical shrinkage crack to internal wall separating clergy vestry.
- 1 no. vertical crack and shrinkage to wall plate on east wall.
- Joint between ceiling and south wall of about 20mm.
- Evidence of disturbance to plaster at junction with eaves.

None of the observed areas of cracking have worsened since the last QI.

M

As a routine item of maintenance checking of movement cracks is to be carried out in this area for signs of any further movement. Notify the church architect immediately if this is the case.

17.2.3 The internal finishes of the accommodation facing the courtyard are still in a fair, satisfactory condition however beginning to look a little tired. Redecoration in full will naturally help the appearance of the space.

R1

It is recommended to carry out redecoration by a competent and experienced decorating contractor.

17.3 ENTRANCE PORCH + LINK

Fair faced brickwork to entrance lobby, white painted brickwork to inner entrance lobby and white painted brickwork to Community room.

17.3.1 All generally in a sound condition albeit looking a little tired. Redecoration in full will naturally help the appearance of the space.

R1 It is recommended to carry out redecoration by a competent and experienced decorating contractor.

17.4 CHURCH HALL

Painted exposed brickwork.

17.4.1 All generally in a sound condition. The circulation spaces behind the stage are in a poor condition and would benefit from redecoration.

R1 It is recommended to carry out redecoration by a competent and experienced decorating contractor.

Walls to kitchen and WC areas are of smooth painted plasterwork and part tiled. All generally in a sound condition, albeit with some scuffing at low level.

18. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES**18.1** FONT

Located within the baptistry to the southeast corner of the Worship Space the font is contemporary in design and is cylindrical in form. The top ring of the font is made from a precast reconstructed white smooth stone. Beneath the main body of the font is made from similar precast reconstructed white stone but mixed with a grey aggregate and providing a textured finish. The font holds a lead lined bowl with a glass lid which has etched on its surface a modern interpretation of the Durham Cross.

All is in excellent condition.

18.2 PRESIDENT'S CHAIR

Located to the east wall of the sanctuary immediately behind the high altar the President's Chair is contemporary to the design and build of the church centre. Made from a precast reconstructed white smooth stone the chair is a simple bench with backdrop panel with cross design recessed.

All is in excellent condition.

18.3 HIGH ALTAR

Located to the centre of the raised Sanctuary at the east end of the Worship Space the High Altar is contemporary to the design and build of the church centre. Altar top constructed from a single white art stone slab laid on 3 no. base blocks of smooth white artificial stone, circular indentations to each end and to front and back. A brass cross is integral to the front of the high altar sitting within the circular indentation, cross design matching that of the font.

All is in excellent condition.





18.4 PEWS

The original pews are made from softwood seats and backs on black metal hollow tube frames; these have now been mostly replaced with linking plywood chairs.

All are generally in a sound, satisfactory condition.

M It is recommended to carry out regular checks for any possible signs of beetle or insect infestation.

18.4 DEDICATION STONE

Located against the east wall and set within the floor of the raised sanctuary (underneath the Presidents Chair) is a large slate dedication stone with the following inscription:

THIS STONE WAS LAID MARKING
THE POSITION OF THE ALTAR
IN ST PETER'S CHURCH CENTRE
AT A SERVICE OF DEDICATION
JULY 4TH 1968

All is in excellent condition.

18.5 'COVENTRY CHRIST'

A large carved sculpture depicting Jesus with hands outstretched located above the President's Chair on the wall of the east face of the Sanctuary. Mixed materials – wood and copper.

It dates from 1956 and is an early commissioned work of contemporary British sculptor Fenwick Lawson.

All is in excellent condition.

18.6 CHURCH BELL

There is a single bell housed in a low-level bellcote at the northeast corner of the Worship Space. The bell is contained within a small metal bell frame comprising of a-frame supports and metal headstock. There appears not to be any inscription on the bell itself.

18.6.1 The bellframe is badly rusting and the bell itself looks to be covered in a mix of dirt, debris and bird guano. The bell was not tested as part of the inspection.

R3 It is recommended to seek advice from the DAC Bells Advisor regarding the condition and future use of both the bell and its frame.

19. TOILETS, KITCHENS ETC.19.1 TOILETS

The church has a full range of toilet facilities which are located at the north end of the Church Hall and include separate male and female toilets and an accessible WC.

These facilities are generally in a sound, satisfactory condition.

19.2 KITCHEN

Substantial kitchen facilities are provided between WC facilities and the Church Hall. The most northern part of the hall itself has cupboards and a serving bench that lead directly from the kitchen beyond.

These facilities are generally in a sound, satisfactory condition.

20. **ORGANS AND OTHER MUSICAL INSTRUMENTS**

20.1 Original plans to relocate the original church pipe organ from St. Paul's Church, Monkton (now the Church Hall) to a position presently occupied by the northeast chapel have long since been abandoned.

20.1.1 Church music is now provided by an electronic organ, a Jubileum instrument by Viscount Organs Ltd. and currently located in the northeast corner of the Worship Space.

It is understood to be in a sound, good working order.

M Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.

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

21. **MONUMENTS, TOMBS, PLAQUES, ETC.**

21.1 *WWI Memorial*

Located on the south side of the courtyard cloister is a WWI memorial made out of marble with mosaic iconography of St. Peter and St. George flanking a central panel with the following inscription:

TO THE GLORY OF GOD AND IN HONOUR OF THE COMMUNICANTS OF THIS
CHURCH WHO SERVED THEIR KING AND COUNTRY IN THE GREAT WAR OF 1916-
18, AND TO THE IMMORTAL MEMORY OF THE FOLLOWING WHO LAID DOWN
THEIR LIVES IN DEFENCE OF LIBERTY AND TRUTH, THIS MEMORIAL IS DEDICATED.

EDWARD JOHN BILLER
WILLIAM SCOTT BROWN
WILLIAM RIDDELL GIBSON
LEONARD VICTOR MCINTOSH
FRANK EDWARD SCOTT
WILLIAM WRIGHT

There is some damage to the marble at low level to the left-hand side of the memorial, otherwise in a satisfactory condition.

R2 It is recommended that a condition report is commissioned regarding the Memorial by an ICON registered conservator.



21.2 *William John Burn Memorial*

Located on the south side of the courtyard cloister is a large brass plate memorial to the first vicar of the Parish of St. Peter – William John Burn. The inscription on the plaque reads as follows:

‘TO THE GLORY OF GOD AND IN MEMORY OF WILLIAM JOHN BURN LORD
BISHOP OF QU’APPELLE FIRST VICAR OF THIS PARISH IN WHICH HE LABOURED
FOR ELEVEN YEARS WHO FELL ASLEEP IN JESUS 18TH JUNE 1896. THE APSE OF THIS
CHURCH WAS ADORNED BY PARISHONERS, COMMUNICANTS AND FRIENDS
WITH THE MOSAIC ON EITHER SIDE OF THE CENTRAL WINDOW.’

21.2.1 Due to its external location the condition of the brass is deteriorating and could well do with some degree of repair and refurbishment.

R2	It is recommended that a condition report is commissioned regarding the Memorial by an ICON registered conservator.
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R4	21.2.2 It is desirable to relocate the plaque to an internal setting to protect the long-term condition of the metal.
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21.3 *Vicars of St. Peter's Church Commemoration*

Located on the south side of the courtyard cloister is a large white/grey marble commemoration slab listing past vicars of St. Peter's Church up to 1954. The inscription on the plaque reads as follows:

VICARS OF SAINT PETER'S CHURCH

WILLIAM JOHN BURN	1881 – 1887
SEPTIMUS PATER	1887 – 1895
GEORGE DOWGLASS HALFORD	1895 – 1897
WALTER H GREAME HOLMES	1897 – 1903
JOHN GILL	1903 – 1908
ARTHUR STANLEY THOMPSON	1908 – 1913
T. HENRY LILBURN	1913 – 1926
WILLIAM CHARLES CHAPMAN	1926 – 1933
JOSEPH WILLIAMS	1934 – 1954

The marble is generally in a satisfactory condition. A lot of the indented lettering has lost its paint coating.

R2	It is recommended that a condition report is commissioned regarding the Memorial by an ICON registered conservator.
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21.4 *WWI and WWII Memorial*

Located on the south side of the courtyard cloister is a WWI and WWII memorial made from timber with lettering painted directly onto the timber and listing those individuals who lost their lives over both wars.

The memorial is in a good condition.

22. SERVICE INSTALLATIONS GENERALLY

- 22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services 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.

23. HEATING INSTALLATION

- 23.1 The heating installation to the church consists of a gas fired hot water system, with 3 boilers each of 48kw output and served from a boiler house located within the basement accommodation at the south end of the church hall. The heat is distributed by radiators, natural convectors or fan convectors.

The boilers are all from the Concord C range by Ideal Commercial Heating Ltd. It is mounted on a low-level masonry plinth on the basement floor. The flue outlets discharge into the existing chimney via a metal flue. The boiler house has been fully fireproofed.

- 23.1.1 The boiler is of some considerable age and at the time of the inspection only one of three boilers was working.

M It is recommended that the system continues to be checked annually each summer by a suitably qualified and competent Gas Safe registered engineer.

- 23.1.2 It is clear that the boiler installation is in a perilous condition and the PCC are working hard to renew the whole system and have commissioned Green Consulting Ltd. who have drawn up proposals for new heating. This will be based on maintaining the existing gas supply rather than any renewable source. A feasibility study carried out as part of the design project came to this conclusion.

RO It is highly recommended to renew the existing heating installation across the church and church hall.

24. ELECTRICAL INSTALLATION

- 24.1 The principal incoming electrical supply and switchgear can be found within a cupboard on the south wall of the inner entrance lobby. This consists of a 3 Phase 500 Volt Supply, with a standard meter.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

- 24.1.1 The previous QIR raised issues with the existing electrical installation following the five yearly periodic test carried out in 2015.

In 2020 a new LED lighting system has been installed across the church and church hall together with rewiring of the electrical installation. Electrical work was carried out by R Lightfoot Limited of Bishop Auckland.

The next electrical fixed wiring and inspection test is due in 2025.

M	It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.
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PAT testing was last carried out in February 2021 by Sunderland Electrical.

25. SOUND SYSTEM

- 25.1 The existing sound system was not tested as part of the inspection. It is understood that all is in a satisfactory working condition.

26. LIGHTNING CONDUCTOR

- 26.1 There is no lightning protection system installed on the church.

- 26.1.1 Consideration should be given over the need to install lightning protection to the angular brick tower/spire over the sanctuary at the east end of the worship space.

R1	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.
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R2	26.1.2 It is recommended that installation of a new lightning protection system is carried out as per the recommendations provided.
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27. FIRE PRECAUTIONS

- 27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act HCT need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

M	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the chapel logbook and on the individual extinguishers.
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A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a general rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

The extinguishers are serviced annually and are all in good working order.

28. ACCESSIBLE PROVISION AND ACCESS

28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to 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.

28.1.1 There is good access into the church via the north entrance porch, where there is level access into the main worship space and community room. There are two shallow steps down into the vestry complex to the north side of the courtyard from the worship space.

There is level access into the church hall, kitchen and WCs via the west entrance porch. The stage within the hall is raised and accessed via steps.

A stepped access exists between the church and church hall.

An accessible WC exists within the facilities at the north end of the church hall.

The pews within the worship space are individual therefore space for wheelchair bound individuals is easily accommodated by repositioning the chairs creating space for inclusive seating within the body of the congregation.

An induction sound loop is installed within the main body of the church and it is understood to be in good working condition.

R1	It is recommended that a feasibility study is commissioned to investigate the viability of installing a platform lift to aid access for wheelchair bound individuals to use the WC facilities at the north end of the church hall.
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28.1.2 It is not known whether an access audit has been carried out regarding the church and its immediate surroundings.

R2	It is recommended that an access report and audit is commissioned to assess the church environment in conjunction with guidance from The Equality Act.
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29. INSURANCE

29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

30. HEALTH AND SAFETY

- 30.1 Overall responsibility for the health and safety at the chapel and any grounds lies with the 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 any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC are reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer in order to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

31. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report. An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non Domestic Premises L127 and guidance is available at www.churchcare.co.uk/building

When construction works are being planned at a preliminary stage an appraisal/investigation into the presence of asbestos should be carried out.

R3	31.1.1 It is recommended that an asbestos management survey is commissioned.
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32. PROTECTED WILDLIFE

- 32.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of negligible to low risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines.

Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

33. MAINTENANCE

- 33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE**34. CHURCHYARD**

34.1 The church grounds are mainly grassed with several mature trees existing within the curtilage on north, east and west sides. A tarmac area providing parking space for 16 vehicles is located within the northwest corner of the grounds. A tarmac footpath runs along the west edge in front of the church centre hall.

The church grounds are not used for burials.

The church grounds grassed and planted areas are generally well maintained and as such are in a good condition.

The church noticeboard is mounted on the west elevation of the parish office.

35. RUINS

35.1 There are no ruins existing within the church grounds.

36. MONUMENTS, TOMBS AND VAULTS

36.1 There are no monuments, tombs and/or vaults within the church grounds.

37. BOUNDARY WALLS, LYCHGATES AND FENCING

37.1 There are no boundary walls, lychgates within the church grounds.

The boundaries to the church grounds are generally open to the public highway on north, east and west edges. To the south lies the vicarage the boundary of which is represented by the south elevation of the church buildings.

A small low timber fence arrangement exists in the far southeast corner and to the east fire exit from the church hall.

They are both generally in a sound, satisfactory condition.

38. TREES AND SHRUBS

38.1 There are a number of mature trees existing within the church grounds along the north, east and west sides. A number of these trees are now encroaching on the building fabric.

38.1.1 The last known date of any condition inspection is not known.

R1	It is recommended that advice is obtained from a competent and experienced tree surgeon/arborist regarding condition of these trees.
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R2	38.1.2 Action proposed tree maintenance on advice of tree surgeon/arborist.
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39. HARDSTANDING AREAS

- 39.1 There is an existing tarmac hardstanding area to the northwest corner of the church grounds which allows parking for 16 no. vehicles.

It is generally all in a sound, satisfactory condition.

M	It is recommended that as a routine item of maintenance plant and moss growth is cleared periodically from the surface of the tarmac hardstanding.
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- 39.2 The last QIR raised concerns over the wall height surrounding the steps down to the basement accommodation underneath the church hall. During the preceding quinquennial period a timber fence has been erected and a wooden handrail installed to improve safety and access to this area.

The surface of the external concrete hardstanding at basement level is however still covered in mud, wet and slippery therefore poses a risk of falling.

M	It is recommended that as a routine item of maintenance plant and moss growth is cleared periodically from the surface of the concrete hardstanding.
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- 39.3 A concrete path exists along the west and north edge of the church entrance and church hall entrance incorporating. It is cracked and dished in places.

A concrete path exists along the west edge of the church hall. There is evidence of water ponding along its length due to inadequate falls allowing drainage run off. Vegetation growth is also evident along the length of the concrete path. A short concrete path exists at the very southeast corner of the church grounds. It is covered with moss growth.

The internal courtyard has a concrete flag path surrounding its perimeter. This is generally uneven in places due to inadequate bedding material and/or root growth and movement within the subsoil.

R2	39.3.1 It is recommended to attend to the concrete path hardstanding defects.
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M	39.3.2 As a routine item of maintenance the junction between hardstanding areas and grass be regularly tended to controlling therefore the encroachment of grass and/or weeds.
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40. NOTICEBOARD

- 40.1 The noticeboard fixed to the west wall of the church hall, adjacent to the entrance at this pint is deteriorating. The timber board edging has flaked paint and the colour is fading on the noticeboard itself.

R1	40.1.1 It is recommended to replace the existing noticeboard with new.
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R1	40.1.2 It is worth considering installing a freestanding noticeboard at the west edge of the church grounds adjacent to the church footpath.
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RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
23.1.2	<i>Heating Installation</i>	
	It is highly recommended to renew the existing heating installation across the church and church hall.	125,000.00

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.1	<i>Roof Coverings – Worship Space</i>	
	It is recommended that in conjunction with the church architect an assessment of the roof covering is carried out by a competent and experienced roofing contractor.	00,900.00
3.1.2	<i>Roof Coverings – Worship Space</i>	
	It is recommended that a schedule of work and specification is drawn up for the replacement roof covering over the northeast chapel.	00,900.00
3.1.4	<i>Roof Coverings – Worship Space</i>	
	It is recommended to include assessment of roof flashings in any overall roof assessment carried out in 3.1.1.	Incl. 3.1.1.
3.2.1	<i>Roof Coverings – Courtyard</i>	
	It is recommended that in conjunction with the church architect an assessment of the roof flashings is carried out by a competent and experienced roofing contractor.	00,900.00
3.2.2	<i>Roof Coverings – Courtyard</i>	
	It is recommended that a schedule of work and specification is drawn up for flashing repairs to the courtyard roof covering.	00,900.00
3.3.1	<i>Roof Coverings – Entrance Porch + Link</i>	
	It is recommended that in conjunction with the church architect an assessment of the roof flashings is carried out by a competent and experienced roofing contractor.	00,900.00
3.3.2	<i>Roof Coverings – Entrance Porch + Link</i>	
	It is recommended that a schedule of work and specification is drawn up for flashing repairs to the entrance porch + link roof covering.	00,900.00
4.1.1	<i>Rainwater Goods – Worship Space</i>	
	In conjunction with the church architect investigate and carry out rainwater good repairs by a competent and experienced roofing contractor.	Incl. 3.1.1.
4.2.1	<i>Rainwater Goods – Courtyard</i>	
	It is recommended that a schedule of work and specification is prepared for the replacement of the gutters and fascia boards.	00,900.00
4.3.1	<i>Rainwater Goods – Entrance Porch + Link</i>	
	It is recommended that in conjunction with the church architect an assessment of the gutter junction is carried out by a competent and experienced roofing contractor.	Incl. 3.3.1.

QI Ref.	Recommendation	Budget Cost (£)
4.3.2	<i>Rainwater Goods – Entrance Porch + Link</i>	
	It is recommended that a schedule of work and specification is drawn up for gutter repairs to the entrance porch + link roof covering.	00,900.00
7.1.1	<i>Walling – Worship Space</i>	
	It is highly recommended that a schedule of work and specification is drawn up to address the defects noted to the walling brickwork and concrete frame.	01,800.00
7.2.1	<i>Walling – Courtyard</i>	
	It is highly recommended that a schedule of work and specification is drawn up to address the defects noted to the pointing of the walling brickwork.	00,750.00
7.3.1	<i>Walling – Entrance Porch + Link</i>	
	It is recommended to remove the cigarette stations and seek alternative arrangements.	00,500.00
7.3.2	<i>Walling – Entrance Porch + Link</i>	
	It is recommended to replace the church entrance signage with new in a similar style and typography.	03,000.00
7.4.1	<i>Walling – Church Hall</i>	
	It is highly recommended that a schedule of work and specification is drawn up to address the defects noted to the walling brickwork.	00,900.00
8.1.1	<i>Doors</i>	
	It is recommended to repair the vestry door, replacing ironmongery with new.	00,500.00
9.1.2	<i>Windows – Worship Space</i>	
	It is recommended that the 'slot' glazing is replaced on a like-for-like basis albeit introducing toughened safety glass in lieu of the wired glass.	04,500.00
9.3.1	<i>Windows – Entrance Porch + Link</i>	
	It is recommended to make a check with Building Control regarding the nature of the glazing, whether any safety film covering is required.	n/a
13.1.2	<i>Roof Structures, Ceilings – Worship Space</i>	
	It is recommended that new monitoring studs are installed and structural monitoring carried out.	01,500.00
13.2.1	<i>Roof Structures, Ceilings – Courtyard</i>	
	It is recommended that further investigations are carried out in conjunction with the roof covering/rainwater goods locally to the affected areas.	00,600.00

QI Ref.	Recommendation	Budget Cost (£)
13.3.1	<i>Roof Structures, Ceilings – Entrance Porch + Link</i>	
	It is recommended that further investigations are carried out in conjunction with the roof covering/rainwater goods locally to the affected areas.	00,600.00
17.1.2	<i>Internal Finishes – Worship Space</i>	
	It is recommended that a schedule of work and specification is prepared for remedial work required to the plaster lining of the east elevation.	01,200.00
17.1.4	<i>Internal Finishes – Worship Space</i>	
	It is recommended to seek specialist advice from an experienced plastering contractor to assess the 'grinning' effect.	00,450.00
17.1.5	<i>Internal Finishes – Worship Space</i>	
	It is recommended that investigation is carried out regarding the nature of this dampness, potentially linked to defects noted to the external walling.	00,600.00
17.2.3	<i>Internal Finishes – Courtyard</i>	
	It is recommended to carry out redecoration by a competent and experienced decorating contractor.	03,000.00
17.3.1	<i>Internal Finishes – Entrance Porch + Link</i>	
	It is recommended to carry out redecoration by a competent and experienced decorating contractor.	03,000.00
17.4.1	<i>Internal Finishes – Church Hall</i>	
	It is recommended to carry out redecoration by a competent and experienced decorating contractor.	01,500.00
26.1.1	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a
28.1.1	<i>Accessible Provision and Access</i>	
	It is recommended that a feasibility study is commissioned to investigate the viability of installing a platform lift to aid access for wheelchair bound individuals to use the WC facilities at the north end of the church hall.	n/a
38.1.1	<i>Trees and Shrubs</i>	
	It is recommended that advice is obtained from a competent and experienced tree surgeon/arborist regarding condition of these trees.	00,750.00

QI Ref.	Recommendation	Budget Cost (£)
40.1.1	<i>Noticeboard</i>	
	It is recommended to replace the existing noticeboard with new.	01,200.00
40.1.2	<i>Noticeboard</i>	
	It is worth considering installing a freestanding noticeboard at the west edge of the church grounds adjacent to the church footpath.	02,500.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendation	Budget Cost (£)
3.1.3	<i>Roof Coverings – Worship Space</i>	
	Carry out roof replacement over the northeast chapel by a competent and experienced roofing contractor.	03,500.00
3.2.3	<i>Roof Coverings – Courtyard</i>	
	Carry out flashing repairs to the courtyard roof covering by a competent and experienced roofing contractor.	02,000.00
3.3.3	<i>Roof Coverings – Entrance Porch + Link</i>	
	Carry out flashing repairs to the entrance porch + link roof covering by a competent and experienced roofing contractor.	02,000.00
3.4.1	<i>Roof Coverings – Church Hall</i>	
	It is recommended that clay tile repairs are carried out by a competent and experienced roofing contractor.	02,000.00
3.4.3	<i>Roof Coverings – Church Hall</i>	
	It is recommended that concrete tile repairs are carried out by a competent and experienced roofing contractor.	01,000.00
4.2.2	<i>Rainwater Goods - Courtyard</i>	
	Carry out repair of the rainwater goods by a competent and experienced roofing contractor.	05,000.00
4.3.3	<i>Rainwater Goods – Entrance Porch + Link</i>	
	Carry out gutter repairs to the entrance porch + link roof covering by a competent and experienced roofing contractor.	02,000.00
7.1.2	<i>Walling – Worship Space</i>	
	Action walling repairs by a competent and experienced building contractor.	10,000.00
7.2.2	<i>Walling – Courtyard</i>	
	Action walling repairs by a competent and experienced building contractor.	02,500.00
7.4.2	<i>Walling – Church Hall</i>	
	Action walling repairs by a competent and experienced building contractor.	02,500.00
13.1.1	<i>Roof Structures – Worship Space</i>	
	It is recommended that small samples of the concrete structure are taken to assess whether these materials are present and whether there is a risk to the structural stability of the church.	02,500.00
16.1.1	<i>Ground Floor Structures – Worship Space</i>	
	It is recommended that the open joints are pointed up in a suitable colour matching mortar.	00,750.00

QI Ref.	Recommendation	Budget Cost (£)
16.3.1	<i>Ground Floor Structures – Entrance Porch + Link</i>	
	It is recommended that the open joints are pointed up in a suitable colour matching mortar.	00,750.00
17.1.3	<i>Internal Finishes – Worship Space</i>	
	Action plasterwork repairs by an experienced plasterwork contractor.	10,000.00
17.1.6	<i>Internal Finishes – Worship Space</i>	
	It is recommended to carry out redecoration by a competent and experienced decorating contractor.	05,000.00
21.1	<i>WWI Memorial</i>	
	It is recommended that a condition report is commissioned regarding the Memorial by an ICON registered conservator.	01,500.00
21.2.1	<i>William John Burn Memorial</i>	
	It is recommended that a condition report is commissioned regarding the Memorial by an ICON registered conservator.	01,500.00
21.3	<i>Vicars of St. Peter's Church Commemoration</i>	
	It is recommended that a condition report is commissioned regarding the Memorial by an ICON registered conservator.	01,500.00
26.1.2	<i>Lightning Conductor</i>	
	It is recommended that installation of a new lightning protection system is carried out as per the recommendations provided.	07,500.00
28.1.2	<i>Accessible Provision and Access</i>	
	It is recommended that an access report and audit is commissioned to assess the church environment in conjunction with guidance from The Equality Act.	00,750.00
38.1.2	<i>Trees and Shrubs</i>	
	Action proposed tree maintenance on advice of tree surgeon/arborist.	03,000.00
39.3.1	<i>Hardstanding</i>	
	It is recommended to attend to the concrete path hardstanding defects.	07,500.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
3.4.2	<i>Roof Coverings – Church Hall (Kitchen+WCs)</i>	
	It is recommended that the roof covering is replaced over the course of the quinquennium by a competent and experienced roofing contractor.	06,000.00
8.1.2	<i>Doors</i>	
	It is recommended that all external doors are redecorated at the end of the forthcoming quinquennial period and hinges/ironmongery refurbished.	03,000.00
9.1.3	<i>Windows</i>	
	It is recommended to repair/reinstate the coloured glass window units.	15,000.00
16.2.1	<i>Ground Floor Structure – Courtyard</i>	
	It is recommended that the floor covering is refurbished over the course of the forthcoming quinquennium.	04,500.00
16.3.2	<i>Ground Floor Structure – Entrance Porch + Link</i>	
	It is recommended that the floor covering is refurbished over the course of the forthcoming quinquennium.	Incl. 16.2.1
18.6.1	<i>Church Bell and Bell Frame</i>	
	It is recommended to seek advice from the DAC Bells Advisor regarding the condition and future use of both the bell and its frame.	n/a
31.1.1	<i>Management of Asbestos in the Building</i>	
	It is recommended that an asbestos management survey is commissioned.	00,750.00

R4 A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
21.2.2	<i>William John Burn Memorial</i>	
	It is desirable to relocate the plaque to an internal setting to protect the long-term condition of the metal.	03,000.00

This concludes the Quinquennial Report and Inspection of the Church of St. Peter,
York Avenue, Jarrow.

A handwritten signature in black ink that reads "M Atkinson." The signature is written in a cursive, slightly slanted style.

MICHAEL ATKINSON RIBA AABC

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