

2022 QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST.MARY MIDDLETON-IN-TEESDALE

(Ref: 2217)

Archdeaconry of Auckland
Deanery of Barnard Castle



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Date of Report: 28th July 2022

Date of Inspection and weather conditions:

21st July 2022 : overcast.

(Date of previous Report: April 2017 by John Barnes of JABA Architect)

1. Executive Summary of General Condition

The building shows slight signs of settlement. Roofs, gutters and walls are in much improved condition following repairs in 2018, though internally the church has suffered from a recent outbreak of dry rot. Timber floors have been lifted from worship areas to leave an unusable building. Dry rot remains in choir pew platforms.

2. Previous Report.**2.1 Work completed since previous report**

2017

1. Electric test
2. Replacement light over west door 2018
3. Replace and overhaul guttering and rainwater pipes
4. Moss removed from slates
5. Boiler House roof replaced
6. Gullies all cleaned out
7. Rotten rafters and slates repaired in Chancel north roof
8. Localised masonry repairs and repointing
9. Broken gullies replaced
10. Electrical repairs and frost stat heated added in WC
11. Guttering and drains added to Belfry
12. Boiler service 2019
13. Gutters cleaned
14. Drystone walling repairs 2020
15. Conifer trees removed north of Vestry
16. Internal painting commenced
17. Internal lighting replaced
18. Pews lifted and internal timber floors removed

2.2 Work outstanding from the previous report (0-5 years)

1. Test lighting conductor
2. Minor repairs to glazing
3. Redecorate
4. Tune organ
5. Investigate rot in reredos base
6. Re-finish external doors and gates.

2.3 Log Book was available for inspection

3. Brief Description of the building

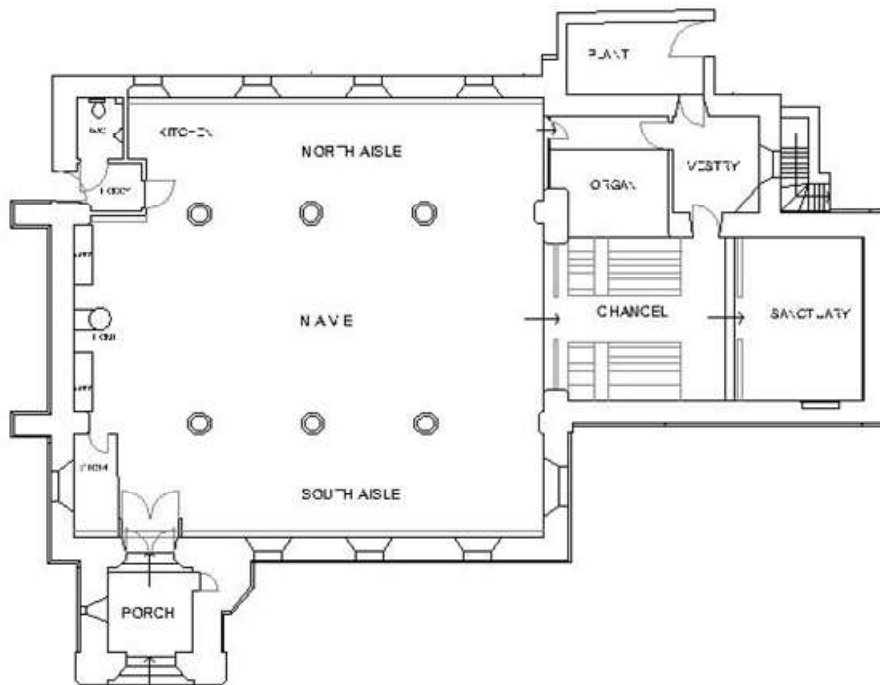
The church is located close to the centre of the village on the north side of the valley. The current building was designed by C. Hodgson Fowler and dates from 1878. It incorporates masonry and artefacts from an earlier C12 – C13 church which was demolished in 1876, as well as numerous mediaeval cross slabs which are built into the North Aisle wall.

A C16 detached belfry, which was renovated in 2000, lies on the rising north boundary.

A high-roof Nave has lean-to aisles to north and south, the Chancel has a lean-to Vestry to the north with a subterranean Boiler Room and a mid C20 lean-to Boiler House to the north. A kitchen and WC has been installed in the north Aisle (2004). The main entrance is up several steps through a high-roofed south Porch, and a ramp (2013) provides wheelchair access through a new door opening at the west.

Walls are constructed in local sandstone, roofs are covered in Westmorland slate and gables are finished in wide stone copings.

4. Plan of the church



5. Statutory Listing

Church listed Grade II and is within Conservation Area.

Parish church. 1878 by C. Hodgson Fowler on medieval church site. Squared sandstone in courses of varied thickness with quoins and ashlar dressings; roof of graduated grey/green slates with roll-moulded ridge tiles and stone gable coping. 4-bay aisled Nave with south porch; 3-bay Chancel with north Vestry and organ chamber. Steps up to open arch in buttressed porch under steep gable; inner double boarded doors with strap hinges; both arches pointed, the outer with 3 hollow chamfers under leaf-stopped dripmould, the inner with beakhead corbels, 2 wide chamfers. Pointed-arched windows, with cusped Y-tracery in aisles and Chancel; 3-light in east end of south aisle with intersecting tracery; similar style 4-light west window. Cusped reticulated tracery in 5-light east window; stepped sill string to Chancel. 2-light square-headed clerestory windows with cusped tracery. Stone cross finials on Nave and on lower Chancel; coping also on pent aisle roofs.

Interior: painted plaster with ashlar arcades and dressings; collared king- post Nave roof on corbels; panelled Chancel roof. Double-chamfered pointed arcades on octagonal piers; similar Chancel arch on head-corbelled shafts. Re-used 2-light medieval window in organ chamber. Tub font on medieval octagonal pedestal and 3 chamfered medieval shafts. 14 grave covers (some incomplete) with incised decoration, and some fragments of chevron moulding, built into north wall. North Chancel wall has small brass to Simon Comyer d.1620, with brass coat of arms above. C19 Chancel screen and furnishings. Glass includes some late C19; 2 windows dated and signed 1982 by G. Maile Studio, Canterbury - including St. Miriam, to an organist. Early C19 poor box with 2 locks and inscription in Roman capitals.

6. Maintenance Responsibility

The PCC undertakes churchyard maintenance.

7. Specific Limitations of the Report

For General Limitations see also Appendix 1; Explanatory Notes

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Inspections were made from ground level.

The following parts were inaccessible and excluded from the inspection:

1. Organ
2. Chancel floors where pews are stacked.

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 2020. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a third party. When the PCC is ready to proceed with any of the recommended repairs the Inspecting Architect should be asked to prepare a Schedule of Work and a Specification on which DAC consent, and quotations from suitably qualified contractors can be sought.

Where information has been supplied to the Inspector this is assumed to be correct.

8. Carbon reduction targets

The General Synod has committed to a carbon reduction target of Net Zero by 2030 and has issued the 'Practical Path to Net Zero Carbon' (PPNZC) to show how this might be achieved. They have created an 'Energy Footprint Tool' which can be used to establish the church's carbon footprint as part of the Online Parish Returns System. By inputting your most recent energy bills you will be able to calculate the amount of carbon produced, and receive helpful tips to reduce carbon omissions.

9. External Elements

9.1 Roof coverings

1. Main roofs are in Westmorland slate, with Nave, Chancel and Porch at 60° pitch, Vestry and aisles at 38° pitch. Boiler House is in imported green slate at 10° pitch.
2. Gables are coped and roll top stone ridge is all in intact.
3. Heavy moss covering on Porch and North Aisle. Lighter moss deposits on north side of Nave and Chancel. Also, light wallpepper growth on Chancel and Vestry roofs.
4. All roofs are in good alignment.
5. Coverings are intact following repairs (2018). The South Aisle has many cocked and uneven slates, expected life to renewal; 10 years. Boiler House has been re-covered on new rafters (2018).
6. Stepped lead flashings on Nave east gable, lead soaker upstands, verge flashings and apron flashings are intact. Lead pitched valley linings to Porch were eroded at previous inspection, though access was not possible at current inspection.
7. Roll top stone ridges appear in good condition, though narrow gaps are visible where mortar has eroded between.

9.2 Rainwater goods and disposal systems

1. Generally moulded 125mm cast iron gutters (2018) except for retained 150mm sand cast gutter on North Aisle, all on cast iron fascia brackets. All in excellent condition apart from crack on North Aisle east end, and debris accumulation.
2. Signs of possible blockage in centre of Nave south side where surcharge appears to be visible on stonework beneath.
3. 3No. cast iron rectangular roof channels over each aisle. 2No. south side caused surcharging at eaves before lower sections and lead stop ends were removed (2019).
4. Generally 75mmØ un-eared round cast iron rainwater pipes, except for 85mmØ to North Aisle, all with ornate earbands (2018). All in excellent condition except for slight surface corrosion on several brackets.
5. 'Hedgehog' leaf guards removed as they trapped needles from former conifers.

9.3 Bellcotes, parapets, chimneys and verge upstands

1. Joined pair of octagonal ashlar stone flues rise out of a chamfered stone plinth on the dividing wall between the Chancel and Vestry. Both are new redundant but appear in reasonable condition. (N.B. Condition of terminals and ventilation could not be seen.)
2. Wide, double chamfered gable copings have good alignment, except for east end of North Aisle, and appear in good condition. Supported by plain chamfered ashlar kneelers and intermediate springer stones. Copings sit 70 -120mm above slates with short lead cover flashings pointed into joint below.
3. 4No. gable copings finished with fleur de lis moulded ridge, small square plinth and slender stone finials. Chancel gable has ornate foliate cross. Nave east gable has broken cross finial, otherwise finials appear in good condition.
4. Small stone projection between Porch and South Aisle has slightly inclined stone slab roof. Water run-off saturates the wall below, and a lead flashing has been installed (2019) to divert this away from the South Aisle wall.
5. GRP flag pole and halyard fixed to Porch south gable appears serviceable.
6. The oil flue is missing its terminal allowing water to run into boiler beneath.

9.4 Walling and pointing

1. Pale buff to golden colour fine grained square, rock-faced sandstone rubble walling with ashlar dressings including projecting eaves, string and chamfered plinth, quoins, buttresses, door and window surrounds.
2. Stone is generally in good condition except for some localised erosion of walling on south face of Porch where there is also pronounced efflorescence, north face of Vestry, and some less pronounced erosion on east gable of Chancel, South Aisle and chimney stack.
3. Most lime mortar is intact though there are a few open perpends and localised cement patch repointing especially on clerestory, east end of South Aisle, east and west gables.
4. 2No. loose stones on low retaining wall to former Boiler Room steps.
5. External cracking as follows:
 1. Vertical cracks adjacent South Aisle east window surround, 1-3mm wide since last repointed in cement.
 2. Vertical crack below east window 1- 3mm since repointed in cement.
6. Benchmark on northwest buttress.

9.5 External doors

1. Arched pair of oak frame and ledge south doors; weathered with nails and strap hinges corroding, otherwise serviceable.
2. West door plank, ledge and brace with level threshold, draught proofed and rebated frame, cassette backing and brass lever; excellent condition.
3. Boiler House has a sliding timber door with galvanised mesh, open joints; in poor condition though serviceable.
4. Vestry/Boiler House previously an external pine frame & ledge door is weathered with corroding ironwork; fair condition.
5. Pair of black-painted arched iron gates to Porch have lock and are in reasonable condition except for light corrosion.
6. Galvanised railings and gate to former Boiler Room are in good condition except for corrosion on gate.

9.6 Windows

1. East window has 5No. stained glass lights by Charles Kempe. Chancel south side has 2No. stained glass windows in honour of Canon Leslie Thompson and Richard Watson. South Aisle has 4No. stained glass memorial windows; the remaining windows have etched leaded lights.
2. Glazing generally appears to be in good condition though west window has 3No. broken panes and appears to be leaking, central South Aisle window has 2No. broken panes of stained glass and North Aisle 2nd from west has 2No. cracked panes.
3. Internal square iron saddles with heavy external iron grilles.
4. Galvanised wire guards to stained glass with light corrosion in places. Polycarbonate to north side in good condition.
5. Some pointing is missing around leaded lights.
6. Cast iron hoppers in clerestory (4No.), North Aisle (1No.) and Chancel (1No.) appear inoperable.

9.7 Below ground drainage

1. As there are no surface water manholes we assume all gullies run to soakaways. Depending upon their position, those on the north side could be contributing to the dampness in floors internally.

2. On the south side RWPs discharge over 450 x 450mm salt glaze dishtops; all in good condition except for mower damage at front edges. Dishtops are not spigotted over gullies beneath. Some gratings have moss and debris accumulation, especially to Vestry and Boiler House.
3. 3No. RWPs on North Aisle run below flagstones which form an air drain between the church wall and a low retaining wall.
4. Foul drain from WC installed in 2004 runs due west below ramp. We are informed that this runs to mains drainage in the village.
5. Cast iron manhole cover in Boiler House floor is inaccessible owing to position of hot air blower.

10. Internal Elements

10.1 Tower/spire – none

10.2 Clocks, bells and frame – none

10.3 Roof and ceiling voids

1. Void over Chancel vault appears inaccessible.
2. Void to storage over WC is accessible through hatch.

10.4 Presence of bats and other protected species

1. No signs of protected species.

10.5 Roof structures and ceilings

1. Nave has 3No. main trusses with 4No. intermediate raised collar trusses, 2 pairs of purlins and a timber boarded and panelled soffit concealing rafters. All dark stained appears in good condition.
2. Chancel has 5-facet timber boarded and panelled barrel vault. All dark stained and appears to be in good condition.
3. Aisles have 9No. principal rafters with central purlin and timber boarded and panelled soffits concealing rafters. All dark stained and appears in good condition.
4. Porch has propped and coupled 80 x 65mm rafters with boarded soffit above. In reasonable condition except for many signs of water staining.

10.6 Upper floors, arcades, balconies and access stairways

1. Arcades comprise 3No. pairs of octagonal ashlar stone piers with moulded capitals and multi-faceted arches; excellent condition except for efflorescence and erosion on plinth blocks.
2. Chancel arch has multi-faceted ashlar stone and appears in good condition.

10.7 Ground floor, timber platforms

1. Suspended T&G pine boards below pews removed (2021) after dry rot outbreak. This revealed a mid C20 floor, presumably after original floor had suffered a previous dry rot outbreak. Sleeper walls now covered in efflorescence.
2. North Aisle floor west end replaced with concrete over DPM (2004/5) with sheet vinyl finish in reasonable condition.

3. Circulation aisles have had carpet removed to expose less than 50mm of concrete over broken flag stones with nominal ventilation between. Also 3No. cast iron former heating grilles; west one infilled with hard core, east ones connected to former Boiler Room with a crawl duct under the east end of Nave.
4. Rear choir stalls on raised T&G pine boards with rusting nails and dry rot north side on timber floor panel to Clergy Stall. Remainder of Chancel floor in pale buff flagstones with carpet.
5. Sanctuary in glazed and decorated tiles; in good condition where visible.
6. Pale buff sandstone step to Chancel and 2No. to Sanctuary are damp and delaminating in places otherwise in reasonable condition.
7. T&G suspended floors to Vestry and organ have rusting nails and poor ventilation beneath. Carpet to the former prevented closer examination.

10.8 Partitions, screens and internal doors

1. Carved oak reredos erected in memory of Rev Milner (1898) in excellent condition though some localised rot in panelling and skirting at low level.
2. Carved oak Chancel screen (1905) in good condition.
3. West oak screen (2014) temporarily removed during dry rot stripping out (2021).
4. Organ has pitch pine screen to west with secret door in good condition.
5. Boarded and framed pitch pine inner porch with pair of replacement plywood flush oak doors are in good condition.
6. Vestry has boarded and framed pine door into stone rebates with heavy iron band hinges in reasonable condition.
7. WC & Lobby have dark stained plywood flush plywood doors in good condition (2004).
8. Servedry has pine panelled door in good condition (2004).

10.9 Internal wall finishes

1. Walls are plastered between stone dressings to windows, doors and arcades.
2. Rising damp in Vestry south and north walls has caused serious recent masonry erosion mainly at low level. Damp extends upto 1800mm at east side of north door where soil level is 1200mm higher externally.

3. Minor internal cracking as follows:
 1. Above south door 1mm
 2. Beneath south clerestory east window 1mm. (West side has had ½m² of loose plaster removed.)
 3. Above keystone on northeast Chancel window; re-plastered
 4. Above Chancel arch south side 1-3mm.
4. Walls prepared for repainting (2021) when work stopped owing to dry rot. Paint had been flaking owing to efflorescence on west gable, east and west ends of South Aisle, each side of Chancel arch, between Porch and window to east, and on east and west walls.
5. Damp plaster removed in North Aisle (2020) has allowed wall face to dry out.
6. Peeling paint upto 900mm in WC where previously replastered.
7. Water damaged plaster north side of Chancel where soil level is 900mm higher externally.
8. Dampness in west lobby has caused recent plaster skim beads to rust (2004).

10.10 Monuments, tombs, plaques etc.

1. Brass coat of arms and memorial to Simon Conmyn (1620) in Sanctuary; reasonable condition.
2. Brass memorial to Rev. John Milner (1898) in Sanctuary; excellent condition.
3. Limestone memorial to William Oddie 1923 in South Aisle; excellent condition
4. Oak WWII memorial in South Aisle; excellent condition.
5. Alabaster WWI memorial in South Aisle; excellent condition.

10.11 WCs, kitchens, vestries, meeting rooms etc.

1. Wheelchair accessible WC (2004) with electric heater, hot air blower, hot water and extract fan; reasonable condition. Unventilated stub stack, presumably with AAV in duct.
2. Kitchen at west end of North Aisle (2004) with sink and hot water storage. Foisty smell under sink where in contact with damp north wall.
3. Vestry has relocated C13 piscina, blocked fireplace, 2No. steel safes, desk and 2No. cabinets; fair condition. Brassware is locked in Vestry. Silverware, Log Book, Terriers etc. kept in locked safe. Foisty smell and white mould on cupboard.

10.12 Fittings, fixtures, furniture and moveable articles

1. Lead-lined 16-sided stone font has C13 pedestal re-set on 2No. C19 circular stone steps; in reasonable condition.
2. Medieval stone fragments and cross slabs from earlier church are built into the internal wall face in North Aisle.
3. Canopied oak sanctuary chair with arms of Bishop Lightfoot in reasonable condition.
4. Carved oak altar rail with turned balusters in good condition.
5. Carved oak pulpit (1879) by Jacob Readshaw in good condition.
6. Panelled oak altar table; good condition.
7. Pitch pine pews lifted (2021) to reveal dry rot in several ends where in contact with the floor.
8. Pitch pine choir stalls appear in good condition, but may be affected by the close proximity to dry rot in timber floor panel on the north side of Chancel.

10. 13 Organ and other instruments

1. Manual 16-stop organ by Forster and Andrews of Hull (1901), maintained by J.R.Lightbrown. Not played for several years.

11.Services

Brief visual inspection only. No services have been tested.

11.1 Electrical installation

1. Electric supply by underground cable; 2-phase, 3-wire, 80 amp supply protected by 2No. 63amp ELCB MICC cables. Inspection due.
2. No evidence of recent PAT testing.
3. High level wall mounted light fittings in Nave, Chancel and North Aisle renewed (2020) to provide much improved light levels.

11.2 Water installation

1. Assumption that water main rises in WC soil pipe duct.

11.3 Gas installation – none

11.4 Oil installation

1. 2500L twin-walled plastic oil tank (2007) concealed by trees in northwest corner of churchyard on concrete flags. Padlocked access; tank in good condition.
2. 10mm oil feed with stopcock on buried (unprotected) copper feed below ground to boiler north of church, route not known.

11.5 Heating installation

1. Oil-fired hot air unit by BMM Heaters Ltd (2012). Galvanised ductwork in Organ Chamber with single steel grille into North Aisle. System said to be noisy and does not function adequately.
2. Old heating pipes on Nave walls above arches are redundant and unsightly.

11.6 Insulation and air leakage

1. No insulation seen.
2. External doors lobbied and windows reasonable well sealed, though air leakage through heating duct system, from damp former Boiler Room as well as some limited ventilation beneath pew platforms.

11.7 Sound system

1. An induction loop is fitted though temporarily disconnected.

11.8 Fire precautions

Extinguishers were last inspected by Gordon, Scott and Co in 11/2019 and comprise:

1. 6kg powder extinguisher in Boiler House
2. 9L water extinguisher at west end of Nave.
3. Fire blanket in Vestry.

11.9 Lightning protection

1. Lightning conductor is attached to west gable finial, braided copper wire runs down back of north coping and buttress, disappearing beneath west door flagging with no access to earth rod without lifting flagstones. Upper cable loose behind coping. Inspection due.

11.10 Asbestos

1. Heater in former Boiler Room is covered in friable asbestos material, and is open to church interior.

12. Churchyard

Large attractive and well-kept (closed) churchyard with extension (open) to northeast.

12.1 Buildings within the curtilage

1. C16 detached two-storey Belfry built into rising ground to east, north and west, with stone slate roof and kneelers, sandstone rubble walls with stone newel stair. Heavy oak bell frame repaired with 3No. bells on new cast iron headstock (2000). Generally in good condition except for erosion of stonework and mortar internally, which has been caused by a combination of cracked cement pointing and absence of guttering until recently (2018). Structure has dried out considerably since previous inspection, leaving deposits of grit, especially at first floor level.

Galvanised gate and screen prevents access to bell ropes.

12.2 Ruins maintained by the PCC

1. Tracery from the east window of the C13 church was reconstructed after demolition in the southeast corner of the churchyard; leaning westwards approximately 250mm.

12.3 Monument, tombs and vaults

1. Record of Monument Transcriptions contains details of least 20No. Grade II listed tombs and headstones.
2. There are 2No. WWI Commonwealth War Graves and 3No. WWII War Graves.
3. Several large headstones in closed churchyard are leaning dangerously; many have already been laid flat.

12.4 Boundary walls, railings, fencing, hedging and gates

1. West boundary wall to road bulging outwards with ivy growth re-established.
2. Southwest boundary wall is ivy covered to 4m height
3. South boundary wall has loose stones in several places and earth banked up to 1200mm height at east end, otherwise in reasonable condition.
4. Low east boundary wall collapsed below beech and holly hedge
5. Low north boundary wall to former Vicarage is collapsed in places and overgrown with trees. Curved end to belfry is leaning inward and cracked.
6. Stone dividing wall to churchyard extension is moss covered and has several loose and missing stones, otherwise in reasonable condition.
7. Stone west wall to former Vicarage has loose upper stones and copings and moss-covered, otherwise in reasonable condition.

8. Neatly trimmed beech hedge to north and east sides of churchyard extension.
9. Iron east gate no longer latches between two stone piers, scrapes across path and is corroding; fair condition.
10. Pair of iron west gates in circular stone piers are leaning and cracked and metalwork is corroding. Weight of gates in open position will eventually cause the pillars to collapse.
11. Pair of redundant iron gates to former Vicarage north side are in poor condition and overgrown.

12.5 Hardstanding areas

1. 2300 wide concrete block path from main gates to Porch in good condition.
2. 1500mm wide concrete flag ramp to west has galvanised handrail and low gradient, with ribbed surface for grip; good condition.
3. 1200mm wide steps upto Belfry have galvanised handrail and stone flags. Timber edging is rotten.
4. Remaining paths are gravel and well-kept. Well-used footpath provides a short cut through the Village.

12.6 Grassed areas

1. Grass mown short.
2. Rabbits burrowing adjacent oil tank in northwest corner.

12.7 Notice Board

1. Small blue aluminium and polycarbonate notice board to west boundary in reasonable condition.
2. Notice board in Porch; black painted timber in fair condition.

13 Trees

13.1 Identification of trees with preservation orders – not known

13.2 General health of trees/safety concerns

1. Many mature lime trees to south boundary, centre of churchyard and west entrance. Mature sycamore and holly trees to west, mature cypress and pine trees to east.

13.3 Impact of trees on nearby walls and buildings

1. The trees are unlikely to cause damage to the church.
2. Leaves cause gutters and gullies to block if not removed regularly.

14. Schedule of Action with priority and budget cost.

The following categories denote urgency of work:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within 2 years

D - Requires attention within 5 years

E – Desirable improvement with no timescale

M – Routine maintenance which can be carried out without professional advice or a Faculty.

Please note that the estimates given below are approximate and based upon prices at the time of the Report. Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.

ELEMENT	SUMMARY	TIME	COST £
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9.1 Roof coverings



Condition:

Moss and wall pepper growth especially north side

Action:

Remove within reach of broom when cleaning gutters.

A(M)

800

Make close inspection of Porch lead valley gutters and repair or replace if necessary.

?

9.2 Rainwater goods and disposal systems



Condition:

Vegetation build-up in gutters, leaf guards removed to rear.

Action:

Clean out gutters and leaf guards, reposition in gutter

A(M)

Inc.

	Condition: Possible surcharge from central gutter south side of Nave clerestory		
	Action: Check to ensure no restriction present.	A(M)	Inc.
	Condition: Surface corrosion especially on earbands.		
	Action: Prepare and repaint	D(M)	1000

9.3 Bellcotes, parapets, chimneys and verge upstands



Condition: Boiler flue terminal missing.		
Action: Replace terminal if boiler is to be retained.	A(M)	200

9.4 Walling and Pointing



Condition: Localised erosion of stone.		
Action: Monitor over quinquennial period.	D(M)	



Condition:
Loose stones to Boiler Room step wall.

Action:
Re-bed in lime mortar.

C

100

9.5 External doors

Condition:
Corrosion of ironmongery

Action:
Prepare. Treat and re-paint

C

400

Condition:
Rusting gate to former Boiler House

Action:
Prepare and re-finish with grey zinc paint.

C

300

9.6 Windows

Condition:
Damaged glass

Action:
Repair

E

600

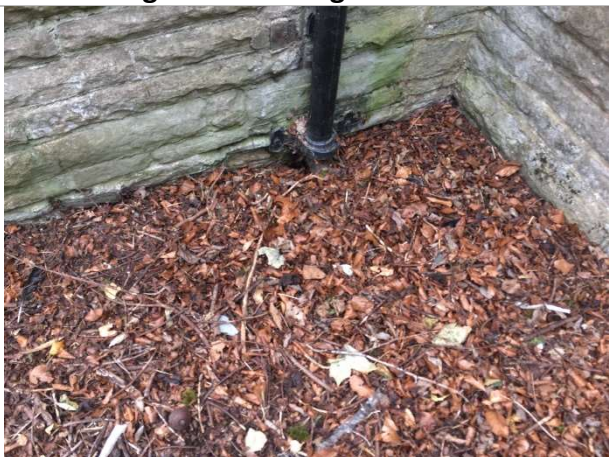
Condition:
Inoperable ventilation hoppers

Action:
Prepare, repaint and re-cord.

E

2000

9.7 Below ground drainage



Condition:
Gullies blocked north side

Action:
Remove leaves and debris from all gullies.

A(M)

100

	Condition: Cause of internal damp floors unknown		
	Action: Investigate outfall for North Aisle gullies.	A(M)	?
	Condition: Cast iron manhole cover cannot be lifted in Boiler House		
	Action: Investigate outfall/connections	A	?

10.7 Ground Floor timber platforms







Condition: Extensive dry rot outbreak in worship area pew platforms removed 2021 caused by damp and poor ventilation.		
Action: Replace with ventilated beam and block floor.	B	110000



Condition: Dry rot still present in choir stalls.		
Action: Remove infected timber, treat remainder with preservative solution.	A	3000






Condition: Damp sub-floor and sleeper walls now drying out and causing efflorescence.		
Action: Avoid solid breathing floor option as this will lead to damp in floors and walls.	C	Inc.





	<p>Condition: Damp and stone decay on sanctuary steps.</p>		
	<p>Condition: Damp is causing nails in organ and Vestry floors to rust. Also lack of ventilation in shallow void is at risk of dry rot infestation.</p>	A (M)	Inc.
	<p>Condition: Chancel steps damp and delaminating.</p>	A	Inc.
	<p>Condition: Former gas boiler beneath South Aisle floor.</p>	A (M)	Inc.
	<p>Action: Remove and infill void.</p>	B	800

10.8 Partitions, screens and internal doors

	<p>Condition: Oak screen removed in order to lift floor.</p>		
	<p>Action: Re-fit oak screen</p>	C	800

10.9 Internal wall finishes

	<p>Condition: Rising damp and erosion of Vestry walls.</p>		
	<p>Condition: Rising damp and erosion of arcade plinth blocks.</p>		
	<p>Condition: Rising damp on WC west wall exacerbated by solid floor.</p>		
	<p>Action: Clean gutters/gullies etc., repair window hoppers and ventilate building.</p>	A (M)	Inc.
	<p>Action: Avoid breathing floor option as this will exacerbate erosion.</p>	C	Inc.
	<p>Action: Replace using lime plaster after installation of ventilated beam and block floor.</p>	C	1000

	<p>Condition: Water damaged plaster on North Aisle.</p>		
	<p>Condition: Plaster damage below leaking coping, now repaired.</p>		
	<p>Action: Re-finish using lime plaster after installing french drain, removing soil and improving ventilation.</p>	C	10000
	<p>Condition: Plaster damage below leaking coping, now repaired.</p>		
	<p>Action: Re-finish using lime plaster.</p>	C	800
	<p>Condition: Plaster damage below leaking coping, now repaired.</p>		
	<p>Action: Re-finish using lime plaster.</p>	C	1200
	<p>Condition: Plaster beads rusting full height at west door due to damp.</p>		
	<p>Action: Replace using stainless steel</p>	C	400
	<p>Condition: Decoration in poor condition.</p>		
	<p>Action: Re-paint after completion of repairs</p>	C	20000

10.11 WCs, kitchens, vestries, meeting rooms etc.

	Condition: Kitchen smells foisty owing to damp through north wall.		
	Action: Replace when floor is renewed.	C	3000
	Condition: WC serviceable.		
	Action: Re-fit or replace after floor is renewed.	C	2000

10.13 Organ

	Condition: Not played for several years.		
	Action: Clean and re-tune.	C	?

11.1 Electrical Installation

	Condition: No test certificate.		
	Action: Commission inspection.	A	400

11.5 Heating Installation

	Condition: Inefficient hot air system – noisy.		
	Action: Replace whole system.	C	30000


11.6 Insulation and air leakage

	Condition: Former Boiler Room still open to worship area below floor.		
	Action: Block up opening.	C	
	Condition: Uninsulated building.		
	Action: Consider installing insulation below new floors.	C	Inc.

11.9 Lightning protection

	Condition: No recent test, loose conductor behind coping.		
	Action: Commission test and make repairs	A (M)	500


11.10 Asbestos

	Condition: Friable asbestos around former boiler.		
	Action: Block off duct from church interior, restrict access and provide signage.	A (M)	500
	Action: Remove asbestos.	E	6000

12.2 Ruins maintained by the PCC

	Condition: Former window is leaning.		
	Action: Monitor over quinquennial period.	E(M)	

12.3 Monuments tombs and vaults

	Condition: Leaning headstones.		
	Action: Test for stability, lay flat if necessary.	B	600

12.4 Boundary walls, railings, fencing, hedges and gates



Condition:
Loose stones, cracks, collapsed wall to north, missing copings to east, bulging wall to west, ivy growth.

Action:
Remove ivy, stabilize and repair walls.

C

2000



Condition:
Corroding entrance gates with leaning gate piers.

Action:
Prepare and re-paint gates.

C

300

Action:
Re-set gate piers

E

2000

13.2 General health of trees

Condition:
Several very large mature trees.

Action:
Commission an arborological report

D

500

Appendix 1: Explanatory Notes for PCCs

- a) The need for a Faculty The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent will normally be required (with the exception of some minor maintenance items).
- b) General limitations of the Quinquennial Report The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church Wardens Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 2018 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities can be found on the Churchcare website.
- d) Rainwater gutters and downpipes One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.
- e) Insurance cover The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- f) Electrical installation Any electrical equipment should be tested at least once every quinquennium in accordance with IEE Regulations, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.

- g) Lightning conductor Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.
- h) Heating installation A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins, and the report should be kept in the Church Log Book.
- j) Fire extinguishers A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one per 250m ²)
Organ	CO ₂
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity on)

Further advice is available on the Churchcare website.

- k) Asbestos It is a duty of the PCC to ensure that an assessment is made of the church to establish whether asbestos is, or is liable to be present. Further advice is available on the Churchcare website.
- l) Equality Act The PCC should understand their responsibilities under the Equality Act 2010. Further advice is available on the Churchcare website.
- m) Protected species The PCC should be aware of their responsibility where bats and other protected species are present in the church buildings. Further advice is available on the Churchcare website