

**Quinquennial Inspection Report  
The Church of All Saints', Monkwearmouth  
Parish of Monkwearmouth  
Archdeaconry of Sunderland  
Diocese of Durham**



Report prepared by

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4 October 2023

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## 1.0 BACKGROUND

- 1.1 The Parish Church of All Saints', Monkwearmouth  
Fulwell Road  
Monkwearmouth  
Sunderland  
SR6 0DG
- 1.2 Client:  
The Parochial Church Council of The Parish Church of All Saints', Monkwearmouth  
Fulwell Road  
Monkwearmouth  
Sunderland  
SR6 0DG
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA  
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email: [david@davidjowett-architect.co.uk](mailto:david@davidjowett-architect.co.uk)
- 1.4 Date of Inspection 4 October 2023 at 10:00am
- 1.5 Weather conditions - cloudy and dry, temperature 14.5 degrees.
- 1.6 Previous Report October 2018 by David Jowett - Architect

## **2.0 EXECUTIVE SUMMARY**

2.1 The church is kept in excellent condition and there are no major defects to report.

There are minor problems with decoration in the Hall Meeting Room which make these areas look unsightly.

The church nave ceilings are peeling badly which looks unsightly. As there is emulsion paint, most probably over distemper, this will need more than just simple redecorating to make sure the problem does not reoccur. Chancel and side aisle ceilings have been successfully redecorated since the last quinquennial.

There are issues of maintenance with some of the boundaries which are minor in themselves but, due to the scale of the boundaries, could easily turn into more major items if not attended to soon.

The elderly church boiler is now defunct and requires replacement. A Faculty Application is in hand for this work.

The Choir stalls have been temporarily removed, as approved by the Archdeacon, and a scheme is in hand to convert the chancel area with loose chairs into a worship space with its own localised electric heating system.

The ongoing maintenance of these buildings is currently undertaken by a very small number of people with limited funds and these people should to be applauded for their efforts.

## 3.0 PREVIOUS REPORT

3.1 The Previous Report followed the inspection on 11 October 2018 by David Jowett - Architect, 25 Roseworth Avenue, Gosforth, Newcastle Upon Tyne, NE3 1NB.

The report identified the following maintenance items and these are noted as either completed or outstanding:

### **Repair Needs, Category A, Urgent, requiring immediate attention**

Clean vegetation and debris from gullies. **Completed**

### **Category B, Requires attention within the next twelve months**

Sand down to remove rust spots to Hall Gutters and rainwater pipes. Treat rust spots with rust inhibiting primer and redecorate. **Completed**

Repoint cracking to Chancel north wall and open joints to Nave west wall, north west corner in lime mortar. **Completed**

Reform concrete so that Nave north elevation rainwater pipe discharges to gully. **Outstanding**

Arrange redecoration of north boundary railings by adjoining owners. **Completed**

Remove vegetation and repoint south boundary wall with lime mortar as necessary. **Outstanding**

Repoint sections of east boundary stonework as necessary with lime mortar. **Outstanding**

Redecorate gates. **Completed**

Relay area of loose paving. **Completed**

Replace broken lamp. **Completed**

Establish position of water supply pipe and confirm that it is blue alkathene. **Outstanding**

### **Repair needs, Category C, Requires attention within the next 18 to 24 Months**

Provide Fire Detection System to BS5839 Part 1 to Church Hall. **Completed**

### **Repair Needs, Category D, Requires attention within the next 5 years**

Decorate church ceilings. **Part Completed**

Hack off plaster to low level vestry walls, re-plaster with lime plaster and re-decorate with breathable, not modern emulsion paint. **Completed**

Extend wainscoting to cover damp areas to Hall walls. Alternatively hack off low level plaster and finish with cement based board on treated timber battens with a ventilated cavity behind. **Completed**

### **Category E, a desirable improvement with no timescale**

Replace UPVC rainwater pipe with cast iron. **Outstanding**

Replace broken panes. **Outstanding**

Replace boiler and consider upgrading radiators. **Part Completed**

Consider whether insulation could be provided. **Outstanding**

### **Repair Needs, Category M, Routine Maintenance**

Monitor areas of possible cement mortar and existing areas of stone decay and slightly open joints. Delaminating stones should be brushed down and washed with clean water as loose and friable stone holds water that can freeze in cold weather accelerating the delamination. **Completed**

Monitor crack in south wall. **Completed**

Maintain the trees generally with regular pruning as advised by qualified tree surgeon. **Completed**

Other works carried out since the last report:

**November 2018**

Installation of air 'bubble' in Vestry Heating system, by Lowes Plumbing and Heating.  
Church interior lights replaced, by Paul Douglas Electrical Services Ltd.

**December 2018**

Release of thermostats on Vestry radiators, by F. Lowes Plumbing and Heating.

**January 2019**

Electrical Appliance Tests, by Sunderland PAT Testing.

New LED light fitting installed in Clergy Vestry, by Paul Douglas Electrical Services Ltd.

**March 2019**

Annual maintenance of church alarm system, by AWM Alarms Ltd.

**June 2018**

Annual service of Vestry Boiler, by Worcester-Bosch (contract).

**July 2019**

Repairs to pavings in Church driveway, by Avenue Builders and Landscapers Ltd.

**September 2019**

Church boiler serviced, by Lowes Plumbing and Heating Ltd.

**October 2019**

Annual service of Vestry Boiler, by Worcester-Bosch (contract).

**February 2020**

Electrical Appliance Tests, by Sunderland PAT Testing.

Installation of 3 x new LED lights under organ gallery, by Paul Douglas Electrical Services Ltd.

Wainscott fitting to North wall in Vestry Meeting Room, by Paul Molloy Ltd.

**March 2020**

Annual maintenance of church alarm system, by AWM Alarms Ltd.

**May 2020**

Annual service of Vestry Boiler with repair to fault, by Worcester-Bosch (contract).

Maintenance work on church organ, by NBCR Organ Location Services.

Maintenance work on church roof and gutters, restoration of pilasters at church porch entrance, by Stone Technical Services.

**June 2020**

Fitting of panelling to Church entrance porch and related work, by Paul Molloy Ltd.

**August 2020**

Painting of church porch, by David Turner Painter and Decorator.

Lightning conductor testing, by Stone Technical Services.

**September 2020**

Annual service of church boiler, by F. Lowes Heating & Plumbing Ltd.

**December 2020**

Annual Service of Fire Extinguisher, by Peterlee Fire Services.

**January 2021**

New carpet fitted to church entrance hall, by Sunderland Carpet Centre.

**March 2021**

Annual maintenance of church alarm system, by AWM Alarms Ltd.

**July 2021**

Electrical Appliance Tests, by Sunderland PAT Testing.

**August 2021**

Graining of Church Main Door and Clergy Vestry Door, by A. Hall Painter & Decorator.

**September 2021**

Annual service of church boiler, by F. Lowes Heating & Plumbing Ltd.

Annual Service of Fire Extinguisher, by Peterlee Fire Services.

**October 2021**

New burner fitted to Vestry Combi-boiler, by Worcester-Bosch.

New security Lights fitted to exterior, by D. Hall Electrical Contractor.

Lightning conductor testing and repair work, by Stone Technical Services.

**March 2022**

Fitting of new “Welcome to All Saints’ Church” sign on Fulwell Road, by Phoenix Signs Ltd.

New LED fittings in Meeting Room/Store Room and in Kitchen/Passage and Entrance, by Paul Douglas Electrical Services Ltd.

Purchase of lawnmower and secure housing, from ebay.

Electrical Installation check, by Paul Douglas Electrical Services Ltd.

**April 2022**

Replacement emergency light fittings to Meeting Room, Passageway and Entrance to Church, by Paul Douglas Electrical Services Ltd.

**May 2022**

Repairs to Tower and Spire, by Paul Douglas Electrical Services Ltd.

Replacement/Updating of exterior security lights on Vestry West Wall and Church North Wall, by Paul Douglas Electrical Services Ltd.

Organ tuned and minor issues resolved, by John Ollett for NBCR (contract).

**June 2022**

Annual maintenance of church alarm system, by AWM Alarms Ltd.

**July 2022**

Electrical Appliance Tests, by Sunderland PAT Testing.

Annual Service of Fire Extinguisher, by Peterlee Fire Services.

**January 2023**

Electrical installation check, by Paul Douglas Electrical Services Ltd.

**March 2023**

Annual alarm system maintenance, by Crimewatch Safeguard Security Systems.

**May 2023**

Temporary removal of Choir stalls, by Low Fell Removals.

**June 2023**

Internal redecoration to Chancel and Side Aisle, by Dunningham Decorators Ltd.

Replacement of toilet bowls in Ladies’ and Gents’ WCs, by JK Plumbing & Tiling.

Repairs to metal power socket in Nave at front, by Paul Douglas Electrical Services Ltd.

**July 2023**

Electrical Appliance Tests, by Sunderland PAT Testing.

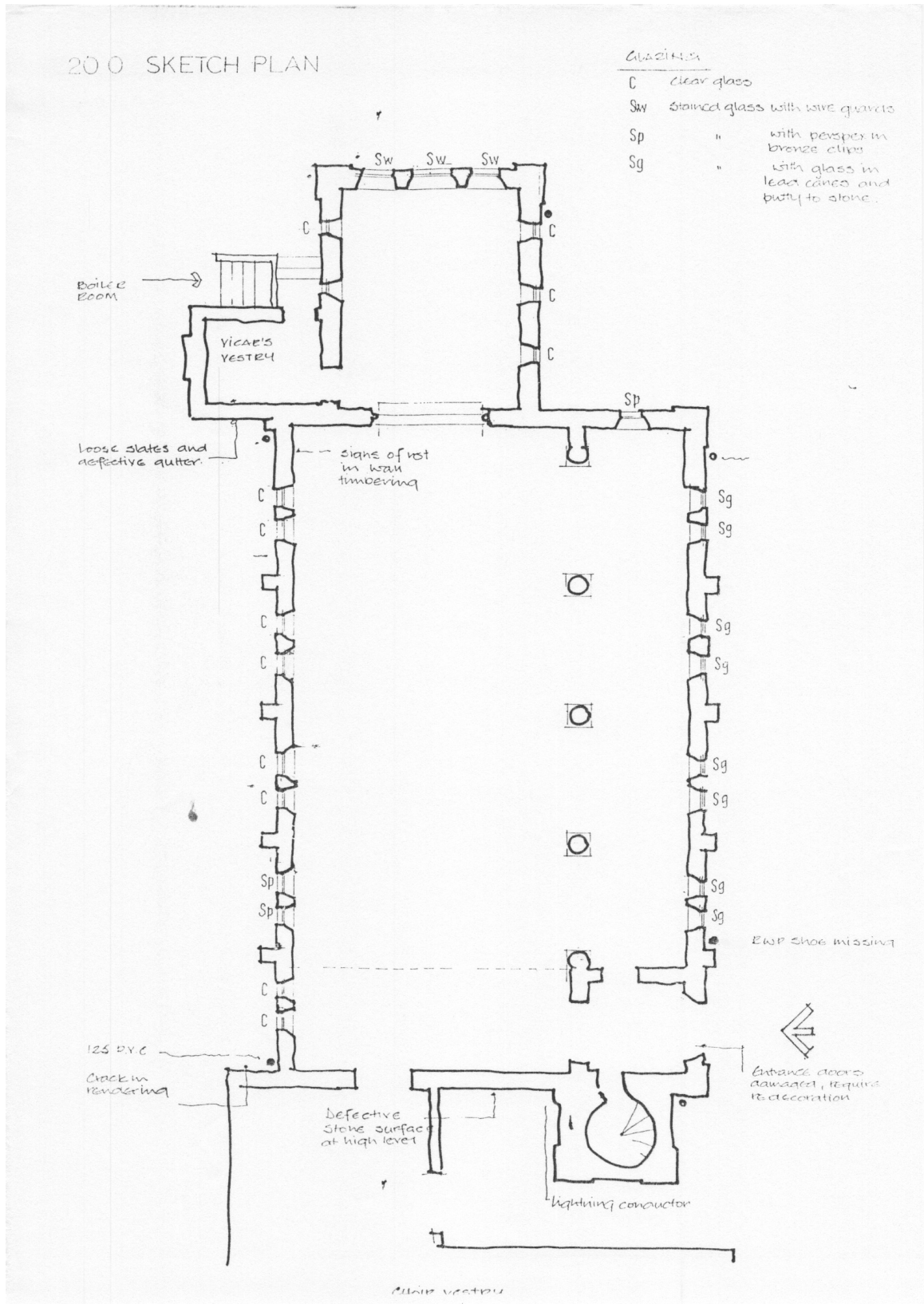
Lightning conductor testing, by Stone Technical Services.

## **4.0 BRIEF DESCRIPTION OF BUILDING**

- 4.1 The church was built between 1846 and 1849 to the designs of John Dobson. It is a church of quiet dignity built of coursed sandstone and Welsh slate roof surmounted by a southwest bell-tower with a short spire on an octagonal bell-stage. Accommodation consists of Chancel, Nave with galleried organ and south Aisle. There is a small Vestry off the Chancel. Through a west door via a link corridor is a large Meeting Room with Kitchen, large Store and toilets and a separate Entrance.



# 5.0 PLAN OF CHURCH



## **6.0 LISTING GRADE**

The Church is a Grade II Listed Building and the following description is taken from the Listed Buildings Register:

Parish church. 1847-9. By John Dobson. Coursed squared sandstone with ashlar plinth coping, quoins and dressings; Welsh slate roof with stone gable copings and finials; stone spire. Chancel with N vestry; nave with S aisle, SW spire and S porch. Early English style. Buttresses, clasping at corners. EXTERIOR: lower chancel has quatrefoil in E gable over 3 lancets stepped under continuous dripmould; sill string which continues below 3 small lancets with dripmoulds on S elevation. N vestry has lancet in stepped external chimney on N gable. Lombard frieze to chancel and N nave elevation which has tall paired lancets with sill string and continuous dripmould. S aisle under continuous roof has S lancet, paired S lights, boarded door in moulded arch of gabled porch. Square SW tower has octagonal short second and third stages, the third with shafted angles and lancet belfry openings, below short spire. Paired W lancets below large vesica; clasping NW buttress rises to square pinnacle with pyramid coping. C20 church hall obscures part of lower W elevation with lancet alongside. INTERIOR: S arcade with hoodstring over chamfered pointed arches on octagonal moulded capitals of round piers; high chancel arch with dogtooth moulding in two orders; west organ gallery; roof on corbelled wall-posts, nave hammerbeam, chancel braced tiebeam with queen struts. Windows have flower-ball stopped dripmoulds. Steps up to chancel and sanctuary. Original pews with shaped ends; gothic pulpit; 1926 chancel panelling and clergy prayer-desk and seat; WWII font of polished limestone with fluted bowl on slim pedestal. Stained glass includes possibly original mid-C19 in E windows with geometric bands and some high-quality mid-C20 glass in second pair from E in aisle, and first pair from E on N. Alexander Boddy, vicar from 1886 to 1922, was a founder of the pentecostal movement. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 13).

Listing NGR: NZ3986958254

## **7.0 MAINTENANCE**

Responsibility for maintenance of the Church lies with the PCC and Parish of Monkwearmouth DCC. The Churchwarden reports that maintenance of the boundary railings and timber fencing to the northern boundary are the responsibility of the new housing development to the north of the site built in the grounds of the former vicarage.

## **8.0 LIMITATIONS OF THE REPORT**

The inspection of the church was visual and made from ground level. Only selected areas were examined in detail. Parts of the structure which were inaccessible, enclosed or covered were not opened up and therefore I am unable to report that any such part of the building is free from defect. The inspection excluded testing of services and organ. The report is restricted to the general condition of the building and is a summary report only as it is required by the Inspection of Churches Measure. It is not a specification for the execution of the work and must not be used as such.

## 9.0 EXTERIOR

### 9.1 ROOF COVERINGS

#### Description Church

The sloping grey welsh slate roofs were all replaced 15 years ago with grant aid from English Heritage and under the direction of Robin Dower Architect. There are lead lined valleys where the Vestry and Entrance Lobby abut the main roof. There are a mixture of mortar fillets and lead flashings where the slate abuts masonry. The ridges are well pointed ridge tiles.

#### Condition Church



**Chancel and Vestry Roofs**

Overall the slating appears in excellent condition as are the flashings and ridges. Mortar fillets to the chancel roof have started to break away on North and south elevations east end.

#### Description Hall

The sloping grey welsh slate roof to the meeting Room was replaced 15 years ago with grant aid from English Heritage and under the direction of Robin Dower Architect. The ridge is well pointed grey clay ridge tiles. The flat roof areas are Sarnafil to look like lead.

#### Condition Hall



**Hall Roofs**

Overall the slating and Sarnafil appear in excellent condition as are the flashings and ridges.

## **Category B, Requires attention within the next twelve months**

Repair/replace mortar fillets to the chancel roof on north and south elevations east end. Cost Band 1– £0.00-£1,999

### **9.2 Rainwater Goods**

#### **Description**

Rainwater goods are cast iron gutters with cast iron rainwater pipes to all areas with the exception of one rainwater pipe to the Hall west wall which is painted UPVC. Rainwater pipes all discharge over gullies with the exception of the Entrance Lobby west wall which discharges over paving.



**Vestry and Nave Rainwater Pipes and Gutters**

#### **Condition**

It was not possible to tell if everything is fully watertight as it was dry at the time of the inspection.

Rainwater goods to the church, both gutters and rainwater pipes, are in need of decoration.





**Hall West Wall UPVC Rainwater Pipe**



**Church Gutters and Rainwater Pipes in need of redecoration**

**Category B, Requires attention within the next twelve months**

Redecorate church gutters and rainwater pipes. Cost Band 1– £0.00-£1,999

**Category E, a desirable improvement with no timescale**

Replace UPVC rainwater pipe with cast iron. Cost Band 1– £0.00-£1,999

**9.3 PARAPETS, FINIALS, TOWER AND CHIMNEY**

**Description**

Stone water tabling with stone kneelers to parapet walls at west and east ends of nave with Stone Finial Crosses. Stone water tabling with stone kneelers to parapet wall at east end of chancel with Stone Finial Cross. Finial cross to Nave west end is original, others all replaced with similar as part of re-roofing works. Stone water tabling with stone kneelers to parapet wall at north end of vestry. Stone water tabling with stone kneelers to parapet walls at south end of porch with Stone Finial Cross.

The Tower is topped with a stone spire. The bell has been removed and is stored in the boiler room. Stone chimney to Vestry rebuilt above roofline serves boiler room below. Large buttress to north east corner with stone pinnacle.



**Vestry Water Tabling**



**Nave West End Finial Cross**



**Vestry Chimney**



**Tower**

**Condition**

All appear generally sound and in good condition when viewed from ground level.

## 9.4 WALLING AND POINTING

### Description Church

The walls to the Church are of coursed sandstone. The Meeting Room is brickwork with cement rendering. The remaining new areas of the Hall are roughcast rendering.

### Condition

Nave west wall, north west corner buttress at high level has open joints.

There is small plant growing from the Chancel buttress south east corner.

There is some loose pointing to the Chancel south elevation east end to the side of the window.

The stone is generally sound although there is slight decay in various areas and a few joints starting to open.

The Hall walls were decorated August 2016. There is cracking below three of the Meeting Room west elevation windows.



**Open Mortar joints to Nave West Wall, North West Corner**



**Cracking below Meeting Room windows west elevation**





**Plant growing on Chancel south east corner buttress**



**Loose mortar pointing Chancel south elevation east end**

### **Category B, Requires attention within the next twelve months**

Repoint open joints to Nave west wall, north west corner and chancel south elevation, removing plant, in lime mortar. Cost Band 1– £0.00-£1,999

### **Repair Needs, Category M, Routine Maintenance**

Monitor existing areas of stone decay and slightly open joints. Delaminating stones should be brushed down and washed with clean water as loose and friable stone holds water that can freeze in cold weather accelerating the delamination. Cost Band 1– £0.00-£1,999

Make good cracking to Meeting Room west end as part of general redecorating works. Cost Band 1– £0.00-£1,999

## **9.5 WINDOWS AND EXTERNAL DOORS**

### **Description Church**

East window three stained glass lancet windows with central stained glass rose window above, all repaired by Iona Art Glass December 2017. All with polycarbonate protection over the glass.

Chancel three coloured and clear glass leaded lights lancet windows to south elevation and two coloured and clear glass leaded lights lancet window to south elevation with polycarbonate protection over the glass.

South Aisle south elevation, four pairs of stained glass lancet windows with polycarbonate protection over the glass.

South Aisle east elevation, single stained glass lancet window to the memory of Alexander Alfred Boddy, Vicar 1884 - 1922, with polycarbonate protection over the glass.

Nave north elevation five pairs of lancet windows, four with clear and colour glass leaded lights and one with stained glass.





**East Window**



**Alexander Boddy Memorial Window**



**Chancel South Elevation Windows**



**Typical South Aisle South Elevation Windows**



**Meeting Room West Elevation Windows**



**Typical Nave North Elevation Windows**



**Hall Glazed Doorway and Shutter**



**South Porch Doors**



**Vestry East Door**

Meeting Room four obscure glass windows to west wall and one to south wall all with wire mesh protection externally.

South Porch Doors, timber decorated with brush grained finish and decorative step hinges.

Vestry door, timber decorated with brush grained finish.

Vestry north elevation one lancet window with clear and colour glass leaded lights.

Hall doorway with external roller shutter door with timber glazed doors behind.

### **Condition**

All are in good condition with the exception of 4no cracked panes to the North elevation visible from the organ loft.



**Cracked glass panes visible from organ loft**



**Cracked glass panes visible from organ loft**

### **Category E, a desirable improvement with no timescale**

Replace broken window panes. Cost Band 1– £0.00-£1,999

## **9.6 BELOW GROUND DRAINAGE**

Rainwater pipes all discharge over gullies with the exception of the Entrance Porch west wall which discharges over paving and the nave north elevation which discharges over concrete but not necessarily towards a gully. The gullies are connected to the Local Authority drainage system.

Foul water is all connected to the Local Authority drainage system.





**Typical gully**



**Entrance Porch West Wall pipe discharging over paving**



**North Elevation Gully**

**Condition**

All appears to be in working order. North elevation rainwater pipe does not appear to discharge at adjacent gully.

**Category B, Requires attention within the next twelve months**

Reform concrete so that Nave north elevation rainwater pipe discharges to gully. Cost Band 1-£0.00-£1,999

## 10.0 INTERIOR

### 10.1 BELLS

#### Description

The single bell has been removed from the bell tower and now sits on the Boiler Room floor. There was no access to the Belfry.

#### Condition

There is no working bell.

### 10.2 ROOF

#### Description

The roof structure is a very complicated cantilever open truss with timber purlins with painted plaster panels between timber rafters, all timber is stained dark brown finish.



#### Nave Ceiling

#### Condition

No visible defects to roof timbers.

Chancel and side aisle ceilings redecorated May 2023. Paint is peeling in nave between the timber rafters which is probably due to emulsion paint having been applied over the original distemper.

The solution may be to remove all the loose areas of paint/distemper and then seal prior to redecoration. However more emulsion paint may destabilise the remaining areas of distemper and the problem will continue. Given that it is a lot of work to satisfactorily seal the distemper it may be as easy to remove it prior to redecorating.

### **Repair Needs, Category D, Requires attention within the next 5 years**

Decorate nave ceilings. Cost Band 3– £10,000-£29,999

## **10.3 Panelling and Doors**

### **Description**

There is oak panelling to the Sanctuary which has a castellated head moulding.

The South Aisle Lady Chapel has the same castellated oak panelling applied to the wall behind the altar.

There is timber wainscoting to the nave and south aisle external walls.

There is similar panelling to the Meeting Room.

Panelling installed to South Porch June 2020.

The two south Porch doors are all painted timber with the doors between the Porch and nave being part glazed. The Vestry door is similar. Similar double doors lead from the Church to the Hall.

The Hall doors are modern flush doors, all painted and some part glazed.



**Sanctuary Panelling**

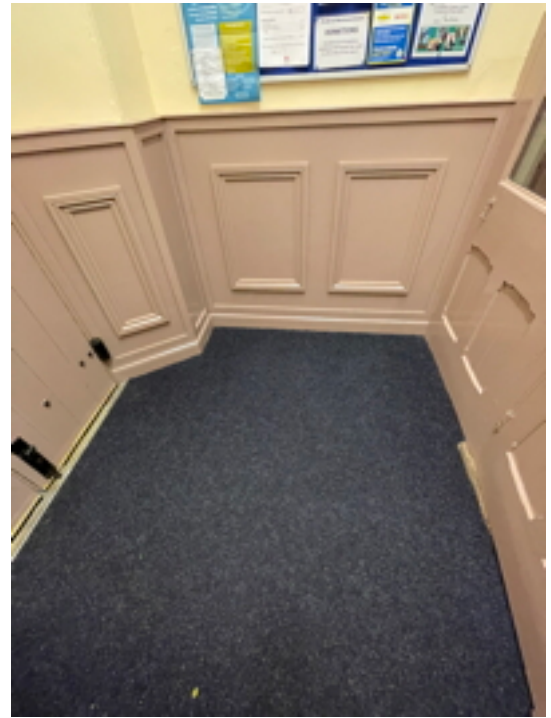


**Lady Chapel Panelling**





**South Aisle Panelling that extends throughout the Nave**



**Panelling to South Porch**



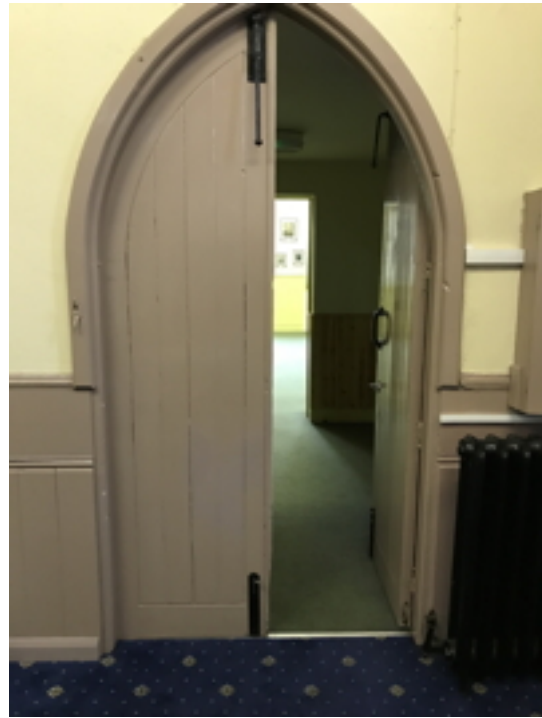
**South Porch Doors**



**Meeting Room Panelling**



**South Aisle/Porch Door**



**Nave/Hall Doors**



**Porch/Tower Staircase Door**



**Meeting Room/Entrance Lobby  
Doors**



## Condition

All are in satisfactory Condition.

## 10.4 FLOORS

### Description

Suspended close boarded timber floors below the nave pews and choir pews. The circulation areas are laid with fitted carpet.

The chancel is also fitted with carpet.

There are mosaic tiles laid to pattern in areas of the choir.

The Sanctuary is laid with patterned tiles.

Floor finish to the Vestry is carpet laid on the suspended timber floor.

The Meeting Room and Link Corridor are carpeted. The remain areas of the Hall are finished with sheet vinyl flooring.



**Typical Nave carpeting and timber flooring to pews**



**Choir mosaic tiles and timber flooring to pews**



**Sanctuary tiles**



**Hall carpeting and sheet vinyl flooring**

**Condition**

All are in satisfactory condition.

**10.5 Internal Wall Finishes**

**Description**

Painted plasterwork to church and hall generally.

**Condition**

There is a crack to the south wall at high level towards the west end.

Peeling paint to Meeting Room lower level plaster walls. Here it is possible that the new extensions that have made the original external Meeting Rooms into internal walls are forcing moisture up the walls. Alternatively the walls may not have been properly primed prior to decoration. The Churchwarden confirmed that the decorator is awaited to deal with these areas.

All others areas are satisfactory.



**Crack to South Wall**



**Peeling paint at Meeting Room entrance doors**



**Peeling paint to Meeting Room**

**Category B, Requires attention within the next twelve months**

Complete redecoration of Meeting Room walls. Cost Band 1– £0.00-£1,999

**Repair needs, Category M, Routine Maintenance**

Monitor crack in south wall. Cost Band 1– £0.00-£1,999

## 10.6 MEMORIALS

### Description

There are two internal memorials on the west wall of the Church, both to commemorate the fallen in the 1914-18 war, one in marble, the second in brass. There is also an internal memorial on the west wall of the church to commemorate the fallen in the 1939-45 war.

There are various other memorial plaques.



**Memorial to the fallen of the 1914-1918 War, in Marble**



**Memorial to the fallen of the 1914-1918 War, in Brass**





**Memorial to the fallen of the  
1939-1945 War**



**Memorial to Alfred and May Taylor**



**Memorial to F W Brown  
Churchwarden**



**Memorial to John Robert Lindsay  
Vicar**



**Memorial to Mary Boddy, wife of Alexander Boddy Vicar**



**Memorial to Robert Humphrey Organist**



**Memorial to Robert Wilson**



**Memorial to William Ramshaw**



**Memorial to William Phayer, Youth Leader**

**Condition**

All memorials are in good condition and well cared for.

## 10.7 VESTRY

### Description

The Vestry has a carpeted floor. The walls have boarding in cherry veneered finish. The ceiling follows the slope of the roof and is panelled and strapped.



### Condition

The Vestry is all in fair condition.

## 10.8 CHURCH HALL

### Description

The main Meeting Room is formed from the former Choir Vestry. It is link through a short corridor to the west end of the Nave. To the north and south sides of the Link Corridor are new Male and Female Access WCs. To the north of the Meeting Room is a Kitchen and large Store. To the South of the Meeting Room is an Entrance Lobby.

The Meeting Room has a carpeted floor and painted plaster walls above timber wainscotting. The ceiling is suspended ceiling panels in a 600 x 1200mm grid.

All other areas have vinyl sheet flooring with the exception of the Link Corridor which is carpeted. Walls are all plastered with some timber wainscotting to the Link Corridor and Entrance Lobby. All other ceilings are painted plaster.

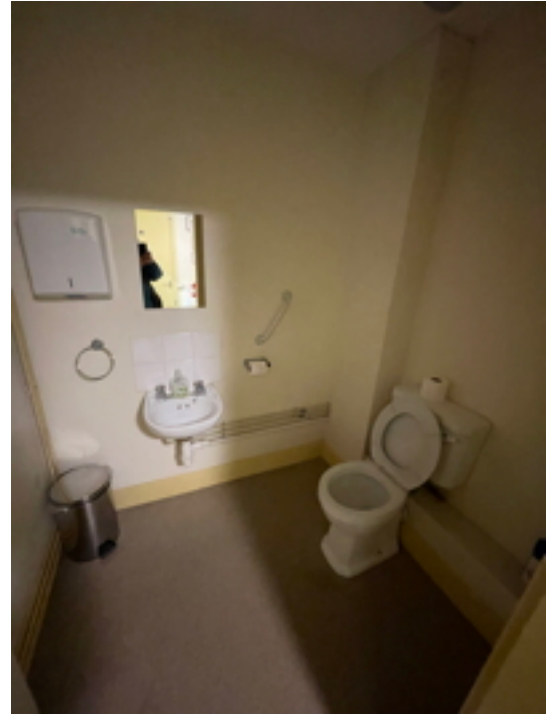
### Condition

With the exception of the peeling paint mentioned previously all areas are in satisfactory order.





**Meeting Room looking towards Entrance**



**Access WC**



**Kitchen**



**Store Room**

## **10.9 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES**

### **Description**

The pews are constructed in pine and finished with brush graining. They have been adjusted at some time to accommodate alterations to the heating pipework and a nave altar arrangement.

The pulpit is carved hardwood sitting on a hardwood plinth.

The High Altar is oak with a castellated head moulding. The altar rail is in oak with two central gates.

The Lady Chapel has an oak altar with carved face panel. There is a simple oak altar rail on metal supports.

The stone font stands on a stone plinth centrally on the west wall of the church.

The Nave Altar is a simple oak table. There is a simple oak altar rail on metal supports matching that to the Lady Chapel.

The clergy seats are in carved oak positioned at chancel level three steps above the nave. The choir pews, constructed in pine and finished with brush graining, have been temporarily removed with the agreement for the Archdeacon until August 2024. A faculty is being considered for permanent removal.

There is a carved wooden lectern which forms one of a number of assorted pieces of furniture including chairs, prie-dieu, tables and flower stands around the Nave and Lady Chapel.



**Pews**



**Pulpit with Oak Nave Altar Rail in Front**



**High Altar**



**Lady Chapel Altar**



**Font**



**Nave Altar Table**





**Area where Choir Pews removed  
with Clergy Seat in Background**



**Lectern and assorted Nave Altar  
Area Furniture**

### **Condition**

All are in satisfactory condition.

The rail to the front of the pews, on which hangs a heavy radiator, leans alarmingly forward but has been secured to the pew behind by a heavy metal bar which appears to be effective.

The assorted furniture to the Nave and Lady Chapel Altar areas creates a cluttered and somewhat makeshift feel.

### **10.10 ORGAN**

#### **Description**

The Organ is situated to the gallery over the west end and is imposing, to say the least. It is by J.J.Binns of Leeds (1902) and was originally built for the John Knox Presbyterian Church, Newcastle.

It was bought for £650 and transferred to west gallery replacing 1886 Vincent organ divided either side of Choir, which itself replaced an earlier organ of 1854. It was last reported as tuned on 5 February 2023 by Steven Middleton Organist/Organ Builder. Further details at <http://www.npor.org.uk/NPORView.html?RI=N15166>



### **Condition**

The Organ Tuner's Book is stored beside organ and the Churchwarden reported that everything was in working order.

## **10.11 BOILER CHAMBER**



### **Description**

The boiler chamber is accessed by stone steps to the east wall of the vestry and sits directly below the vestry. The ceiling is of cement particle board which the Churchwarden reported had been tested and did not contain asbestos. The flue to the elderly boiler is asbestos cement. The area is remarkable dry for a basement. There is a padlocked steel grill over the door.

### **Condition**

All is in satisfactory condition. (Boiler not functioning as noted in section 12.1).

**Boiler Flue and Boiler Chamber Ceiling**

# 11.0 CHURCH ENVIRONS

## 11.1 BOUNDARY WALLS AND FENCES

### Description

The western boundary is a three metre high stone wall, formally the wall of a Rope Works now demolished.

The north boundary is black painted metal railings approx two metres high except the north west end. This is timber fencing approx two metres high and the side elevation of a detached Garage which is part of the adjoining residential development built on the site of the former Vicarage.

The south boundary is a two and a half metre high stone wall which drops to approx one and a half metres high at its east end and forms a retaining wall to the adjacent residential development.

The eastern boundary to Fulwell Road is two metre high brickwork to the north west corner. Along Fulwell Road the boundary is a base of one metre of stone capped with approx 600mm of brickwork.

The gates to the south east corner are double wrought iron and lockable with brick piers.



**West Boundary Wall**



**North Boundary Railings**



**North Boundary Fencing and Garage**



**North East Corner Brickwork Wall and Stone and Brickwork East Boundary Wall**



**South Boundary Wall East End**



**South Boundary Wall West End**



**South East Corner Entrance Gates**

### **Condition**

The west wall has a number of plants/shrubs growing from its upper sections but otherwise is in reasonable condition.

North Wall railings showing some signs of rust in places. Churchwarden noted that responsibility for this boundary lies with the adjoining residential development.

South wall, east end has vegetation growing from its copings.

The east boundary brickwork is all in good condition. The lower sections of stonework however are in need of patch-pointing.

Gates appear redecorated since the last quinquennial but not noted in log book.





**Sycamore seedling to west boundary wall coping**



**Seedling to west boundary wall**



**Loose Pointing to East Wall Stonework**



**Rust to North Boundary Railings**

**Category B, Requires attention within the next twelve months**

Remove vegetation and repoint west boundary wall with lime mortar as necessary, Cost Band 1– £0.00-£1,999.

Repoint sections of east boundary stonework as necessary with lime mortar, Cost Band 1– £0.00-£1,999.



## 11.2 NOTICEBOARDS

### Description

At the east approach a good Noticeboard behind the boundary wall. A second Notice board to the north east corner of the site was installed March 2022.



**East Entrance Noticeboard**



**North East Corner Noticeboard**

### Condition

The Noticeboards are in good condition.

## 11.3 PATHS AND LANDSCAPING

### Description

A paved driveway of square flags leads from the entrance gates towards the south east corner of the church. Paving continues with rectangular flags along the south elevation of the church leading to the South Porch and towards the Hall Entrance. Around the west and north elevations is a grey gravel driveway meaning that there is continuous vehicular access around the church. To the north east corner of the site is a tarmacked parking area.

The remaining areas are all grass with the exception of a planting bed along the south elevation of the church.



**Paving to South East Corner and Planting Bed to South Elevation**



**Gravel Driveway to North West Corner**



**Gravel Driveway to North Elevation**

**Condition**

All is in good condition and well maintained.

**11.4 TREES**

**Description**

There are four sycamore trees to the west elevation that were pollarded in September 2013. There are is one flowering cherry near the north boundary and four lime trees to the east of the site.

**Condition**

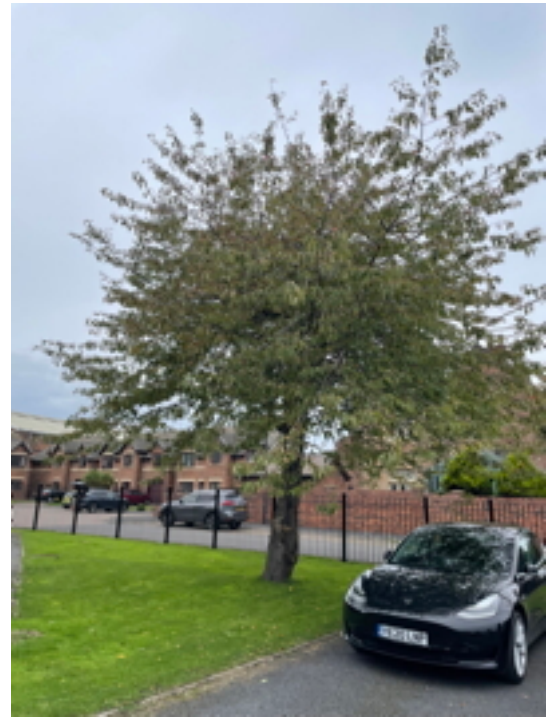
All in satisfactory condition with the exception of one small hanging branch to one of the lime trees by the entrance.



**Tarmacked Parking Area to North East Corner**



**Sycamores to west end**



**Cherry to north boundary**



**Lime trees along east access driveway**



**Lime tree with hanging branch**

**Repair Needs, Category A; Urgent, requiring immediate attention**  
Remove hanging branch from Lime Tree. Cost Band 1– £0.00-£1,999.

**Repair Needs, Category M, Routine maintenance**  
Maintain the trees generally with regular pruning as advised by qualified tree surgeon. Cost Band 1– £0.00-£1,999.



# 12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

## 12.1 HEATING

### Description

The heating comprises an elderly and now defunct gas-fired floor mounted boiler in the Boiler Room below the Vestry with a flue through the chimney to the Vestry north wall. This served cast iron pipework and radiators of various ages around the perimeter walls of the church and up the centre aisle with radiators fixed to the front of the first pews. The gas meter is in the boiler chamber. There is a thermostat on the north wall of Chancel.

The hall is on a separate heating system with a wall mounted Worcester Bosch 28Si combi boiler in the Store serving low surface temperature radiators and providing hot water.



**Front Pew Radiator**



**Perimeter Heating Pipework**





**West End Nave Radiator**



**Chancel Radiator**



**Hall Boiler**



**Typical Hall Radiator**

### **Condition**

The Log Book notes the church boiler serviced in September 2021 and hall boiler in October 2021 under an annual Worcester Bosch service contract.

Faculty permission is currently being sought for a replacement boiler and an electric heating system to the Chancel area.

## **Repair Needs, Category A; Urgent, requiring immediate attention**

Confirm 2022 and 2023 hall boiler services in log book or arrange immediate servicing if not already carried out. Cost Band 1– £0.00-£1,999

Replace boiler and install new electric heating system to Chancel. Cost Band 3– £10,000-£29,999

## **12.2 ELECTRICAL INSTALLATION**

### **Description**

The electrical supply comes in to the Boiler Chamber with a modern meter. There are distribution boards with RCCB protection in the nave on the west wall south corner and in the chancel north side.

Visible wiring to Church is mineral insulated copper covered with 13A metal surface mounted sockets. Wiring to Hall is concealed with MK Logic flush mount sockets.

In the nave and chancel there are high level spotlights.

Fluorescent lights to the Vestry and Hall. Security lights externally to Church and Hall replaced October 2021 and May 2022.



**Nave Lighting**



**West End Distribution Board**

### **Condition**

All wiring apparently in good order.

The lighting is adequate, as are the number of sockets.

The Log Book shows the system last inspected March 2022.

### **12.3 INSULATION AND AIR LEAKAGE**

#### **Description**

There is no insulation to the Church. The entrance Porch to the church provides a draught lobby.

It is assumed that the Hall, having been recently refurbished, benefits from insulation and draught proofing, to a reasonable standard.

#### **Repair Needs, Category E, a desirable improvement with no timescale**

Consider whether insulation could be provided. Cost Band 1– £0.00-£1,999.

### **12.4 WATER SUPPLY**

#### **Description**

The incoming mains supply was not located but is assumed to be in the Hall and serving the Combi Boiler.

#### **Category B, Requires attention within the next twelve months**

Establish position of water supply pipe and confirm that it is blue alkathene. Cost Band 1– £0.00-£1,999.

### **12.5 SOUND SYSTEM AND HEARING LOOP**

There is a Sound System in the Choir with a fixed lecture microphone, facilities for radio microphones and a hearing loop.



#### **Sound System**

#### **Condition**

All appears to be in working order.

## **12.6 FIRE PROTECTION**

### **Description**

Fire protection is provided by fire extinguishers which appear to be serviced annually by inspection of the extinguishers, most recently November 2022. There is emergency lighting to the Hall; last maintenance noted in Log Book as April 2022.

A secondary means of escape is provided through the Vestry door and the doors to the Meeting Room leading to the outside.

### **Condition**

All appears to be in working order but the Vestry door must be fitted with a lock that can be opened from the inside without the use of a key.

### **Repair Needs, Category B; Urgent, Requires attention within the next twelve months**

Fit lock to Vestry Lobby door that can be opened from the inside without the use of a key. Cost Band 1– £0.00-£1,999

### **Repair Needs, Category M, Routine maintenance**

Emergency lighting should be serviced annually and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

## **12.7 LIGHTNING CONDUCTOR**

There is a lightning conductor terminating on the Bell Tower, which was last serviced August 2018 by inspection of the Log Book with another recent undated entry 2023.

### **Repair Needs, Category M, Routine maintenance**

Lightning Conductor should be serviced every five years and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

## **12.8 SECURITY**

The locks to church all appear satisfactory. There is an intruder alarm covering both the church and hall last serviced March 2023. Wall safe in vestry.

### **Condition**

All appears to be in working order.



## **12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES**

### **Description**

Permanent level access is provided to the church through the south Porch and to the hall through its Entrance Lobby which is level with the Nave. There is a step up to Nave Altar and further steps up to the Choir and Vestry.

The WCs are wheelchair accessible. There is a hearing loop system. The internal decor to the church provides reasonably contrasting colours which is helpful for the visually impaired. The doors to the hall do not contrast well with the walls which is unhelpful for the visually impaired. The artificial lighting is satisfactory so that those who are visually impaired should not experience too much difficulty in this area. Large print copies of service sheets and hymn books should be provided for the visually impaired.

## **13.0 SUMMARY OF REPAIRS WITH APPROXIMATE COSTS**

### **Repair Needs, Category A, Urgent, requiring immediate attention**

Remove hanging branch from Lime Tree. Cost Band 1– £0.00-£1,999

Confirm 2022 and 2023 hall boiler services in log book or arrange immediate servicing if not already carried out. Cost Band 1– £0.00-£1,999

Replace boiler and install new electric heating system to Chancel. Cost Band 3– £10,000-£29,999

### **Repair Needs, Category B, Requires attention within the next twelve months**

Repair/replace mortar fillets to the chancel roof on north and south elevations east end. Cost Band 1– £0.00-£1,999

Redecorate church gutters and rainwater pipes. Cost Band 1– £0.00-£1,999

Repoint open joints to Nave west wall, north west corner and chancel south elevation, removing plant, in lime mortar. Cost Band 1– £0.00-£1,999

Reform concrete so that Nave north elevation rainwater pipe discharges to gully. Cost Band 1– £0.00-£1,999

Complete redecoration of Meeting Room walls. Cost Band 1– £0.00-£1,999

Remove vegetation and repoint west boundary wall with lime mortar as necessary, Cost Band 1– £0.00-£1,999.

Repoint sections of east boundary stonework as necessary with lime mortar, Cost Band 1– £0.00-£1,999.

Establish position of water supply pipe and confirm that it is blue alkathene. Cost Band 1– £0.00-£1,999

Fit lock to Vestry Lobby door that can be opened from the inside without the use of a key. Cost Band 1– £0.00-£1,999

### **Repair needs, Category C, Requires attention within the next 18 to 24 Months**

### **Repair Needs, Category D, Requires attention within the next 5 years**

Decorate nave ceilings. Cost Band 3– £10,000-£29,999

### **Repair Needs, Category E, a desirable improvement with no timescale**

Replace UPVC rainwater pipe with cast iron. Cost Band 1– £0.00-£1,999

Replace broken window panes. Cost Band 1– £0.00-£1,999

Consider whether insulation could be provided. Cost Band 1– £0.00-£1,999

### **Repair Needs, Category M, Routine Maintenance**

Monitor existing areas of stone decay and slightly open joints. Delaminating stones should be brushed down and washed with clean water as loose and friable stone holds water that can freeze in cold weather accelerating the delamination. Cost Band 1– £0.00-£1,999

Make good cracking to Meeting Room west end as part of general redecorating works. Cost Band 1– £0.00-£1,999

Monitor crack in south wall. Cost Band 1– £0.00-£1,999

Maintain the trees generally with regular pruning as advised by qualified tree surgeon. Cost Band 1– £0.00-£1,999

Emergency lighting should be serviced annually and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999

Lightning Conductor should be serviced every five years and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999

## 14.0 ROUTINE MAINTENANCE PLAN

General maintenance should be carried out on a seasonal basis following the list below. Further advice is available in *SPAB Property Maintenance Guide* at [http://old-iwight.onthewight.com/living\\_here/planning/images/2SPABMaintenanceGuide.pdf](http://old-iwight.onthewight.com/living_here/planning/images/2SPABMaintenanceGuide.pdf).

### 14.1 RAINWATER GOODS AND DRAINS

#### **Gutters and Downpipes**

Clear away leaves and debris regularly  
Consider fitting bird/leaf guards.

#### **Gullies**

Clean gullies regularly and remove any silt and debris.  
Clear any blockages using drain rods.  
Empty any silt traps every three months.

#### **Soakaways**

Check for silting or contamination every few months or so.  
Remove any silt deposits when the soakaway chamber is empty.

### 14.2 ROOFS

#### **Natural Slate**

Record the location of slipped slates and tiles before having them replaced.

#### **Ridges**

Use mastic or repair tapes as an emergency measure until a proper repair can be carried out.  
Consider having heating tapes fitted in inaccessible gutters.

#### **Roof Valleys and Parapet Gutters**

Clear debris from roof valleys and parapet gutters at least twice a year.  
Clear away snow from parapet and valley gutters in the winter.

#### **Flashings**

Remove leaves and other debris that has become trapped underneath duckboards.

#### **Bellcote**

Consider commissioning a steeplejack to inspect the bell tower once every five years.

### 14.3 WALLS

#### **Structural Issues**

Note down the position of any existing cracks, bulges or other such defects in your logbook. Take advice from your architect or surveyor about whether monitoring is required.  
Report significant changes in any cracks to your architect or surveyor.

**Masonry**

Clean gullies regularly and remove any silt and debris  
Clear any blockages using drain rods  
Empty any silt traps every three months

**Timber**

Ensure that the integrity of paint finishes is maintained by repainting external timberwork every few years

**Plants**

Clear away plant growth from around the building  
Consider removing ivy and other climbing plants

**Ground levels, Air Bricks and Ventilators**

Clean air bricks or ventilators if necessary  
Consider fitting fine mesh behind the ventilator to exclude rodents and insects

**14.4 DOORS AND WINDOWS****Doors**

Lubricate door ironmongery  
Check the security of any locks

**Timber Windows**

Ensure that the integrity of paint finishes is maintained by repainting timber windows every few years  
Make sure that windows can be opened easily so that the building can be ventilated  
Lubricate window ironmongery  
Check the security of any locks

**Metal Windows**

Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years  
Make sure that windows can be opened easily so that the building can be ventilated  
Lubricate window ironmongery  
Check the security of any locks

**Leaded Windows**

Make sure that windows can be opened easily so that the building can be ventilated  
Clear away any dirt from condensation drainage channels

**Ferramenta**

Check for silting or contamination every few months or so  
Remove any silt deposits when the soakaway chamber is empty

**External Joinery**

Ensure that the integrity of paint finishes is maintained by repainting external joinery every few years

**14.5 INSIDE THE BUILDING****Bells and Bell Frames**

Consider preparing and implementing a maintenance plan for the bell and bell frame

**Ceilings**

Consider carrying out an inspection of the roof covering if you observe any new stains



**Internal Walls**

Identify and address the cause of any dampness indicated by patches of staining or peeling paint  
Open windows and doors on dry days during the summer months, to allow water vapour to escape

**Organs**

Consider keeping a Tuner's Logbook.

**14.6 SERVICES****Plumbing**

Fix dripping taps and leaks immediately to prevent moisture seeping into nearby timber or masonry and causing decay

**Electrical Systems**

Commission an electrical inspection by a qualified person at least once every five years

**Heating Systems**

Shut down the heating system once a year and have the boiler serviced

**Fire Safety**

Test and clean smoke alarms regularly

Arrange for fire extinguishers to receive an annual maintenance check and service

Consider having your lightning conductor system tested at least once every five years

## 15.0 ADVICE TO THE PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether any particular work is subject to faculty can be obtained from the DAC.
- **Fire Safety Advice** can be found at <http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance/index.aspx>
- **Electrical Installation**  
Any electrical installation should be tested at least once every five years, in accordance with the recommendations of the Church Buildings Council. Inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, with an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book. For further details please see <https://www.ecclesiastical.com/risk-management/church-electrical-wiring/>.
- **Heating Installation**  
A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.
- **Lightning Protection**  
Any lightning conductor should be tested at least once every five years, in accordance with the current British Standard by a competent engineer. A record of the test results and conditions should be kept with the Church Log Book.
- **Asbestos**  
A suitable and sufficient assessment should be made as to whether asbestos is, or is liable to be, present in the premises. Further details on asbestos are available at <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>. Such an assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.
- **Equality Act 2010**  
The PCC should ensure that they have understood their responsibilities under the The Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/guidance-advice/making-changes-to-your-building/detailed-advice/disabled-access>
- **Health and Safety**  
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**  
The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats>.

### **Trees, Bells and Organs**

The Church Building Council has prepared the following factsheets:

#### **Trees**

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/eafeb641c40a88e3e20e70d2e2d254c9a6f6ac28.pdf>

#### **Bells**

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/5d956a7eef3eb6e41cfed5690363b0b16d63935e.pdf>

#### **Organs**

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/ab01e8a6f0f019e8282fcc2f09aa7b7ab16a9b23.pdf>

- **Sustainable Buildings**  
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of their building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available at <https://www.churchofengland.org/about/church-england-environment-programme>.