CHURCH OF ST CUTHBERT, SATLEY

DIOCESE - DURHAM

ARCHDEACONRY – AUCKLAND

DEANERY - STANHOPE

QUINQUENNIAL INSPECTION REPORT 2023

Report prepared by:
Christopher J Blackburn BA BArch (Hons) RIBA SCA EASA
Director/ Specialist conservation architect

Christopher J Blackburn RIBA Architect Ltd
Burnside House
Shaftoe Crescent
Hexham
Northumberland
NE46 3DS
Tel. No: (01434) 600454
E-Mail: chris@christopherblackburn-architect.co.uk

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1.0 BRIEF HISTORY AND DESCRIPTION

There has been a place of Christian worship on the site since at least 1200 AD. Satley, along with Esh and Medomsley was one of the three medieval chapels of Lanchester. It fell into decay following the dissolution of the monasteries and was mostly rebuilt in about 1768. The west end, the tower and the gallery were added in 1829 to the designs of Ignatius Bonomi. The chancel and vestry were added in 1870/71 to the designs of Charles Hodgson Fowler.

The church is grade II listed.
Historic England Reference ID 350618.
Date of listing: 17.01.1967

The Historic England listing description reads as follows:-

Parish church. 1870-71 restoration and enlargement of early C18 chapel-of-ease on site of medieval chapel; 1768 became separate parish. Present nave occupies site of former nave and chancel. Coursed squared sandstone with ashlar quoins and dressings; plinth to chancel and tower; stone-flagged roof with stone gable copings. Nave with west tower and south porch; chancel with north organ chamber and vestry.

Gabled porch has boarded door in chamfered 2-centred arch; tower has high plinth at sill-level of 2-light west window with cusped tracery; paired chamfered 2-centred-arched louvred bell openings; roll-moulded coping.

Nave has gabled porch with boarded door in 2-centred-arched chamfered surround; tracery in 2 south lancets and one north lancet; central north bay has tall square-headed C18 window with 2 mullioned-and-transomed elliptical-headed lights. Lower chancel has Decorated tracery in single window on south, with low 2-centred-arched head; and 3-light east window with cusped tracery; dripmoulds. Deep buttresses to nave, and deep diagonal buttresses to chancel. Stone cross finials.

Interior: sandstone rubble with ashlar dressings; stone-corbelled roof trusses have arch-braced collars with struts and king-posts; chancel has arch-braced collars with struts. 7 narrow bays in nave, 3 in chancel. Renewed west gallery. Wide 2-centred tower arch in gallery; narrower wood lintel over boarded door below. Chamfered 2-centred chancel arch with roll-moulded inner arch on corbels. Octagonal stone C19 font. High-quality panelled inner doors by Thompson of Masham. Gothic-style priest's stall in memory of G.S. Ellam died 1905. Gothic panelled reredos is 1914-1919 war memorial. Chancel and sanctuary floors in red, black and cream tiles. Rood screen 1907 memorial to Rev. de Pledge, in whose care the church was restored and embellished by subscription according to brass memorial plaque. Other memorials include brass to Rev. de Pledge's 3rd son, Colonel in 19th Hussars, died 1908; by Underwood, 14 Baker Street. Organ 1879 by Harrison and Harrison. C19 glass includes memorials to John Greenwell of Broomshields, and to Revs. Thompson died 1867 and de Pledge.

2 medieval grave covers in west wall; source P.F. Ryder, The Medieval Slab Grave Cover in County Durham, Durham 1985.

2.0 WORK CARRIED OUT SINCE LAST QUINQUENNIAL REPORT

- Stained glass and masonry conservation of Chancel east window
- Felling and removal of 3No trees on south boundary
- Reconstruction of oil storage house roof following tree collapse
- Minor slating repairs
- Electrical condition inspection report carried out
- Nave and Chancel internal floodlights changed to LED
- External lights changed to LED
- Annual servicing of fire extinguishers
- Annual servicing of boiler and heating system
- Periodic serving of organ

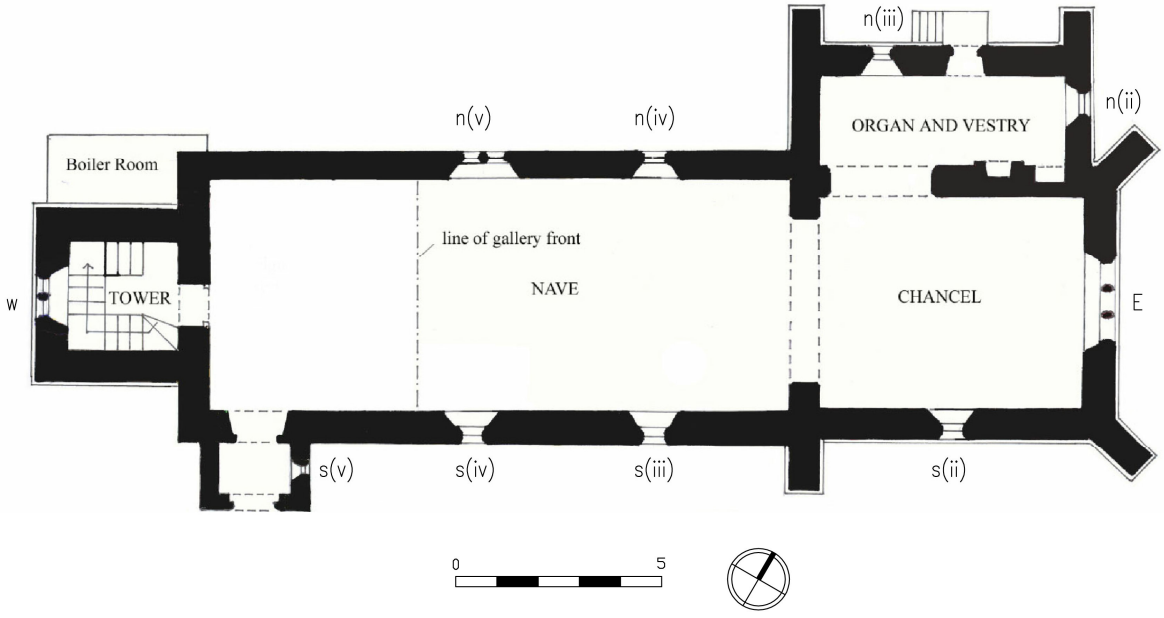
3.0 LIMITATIONS OF THE REPORT

The inspection was carried out from ground level, gallery level and from the Tower. The inspection was purely visual. Concealed and inaccessible spaces (e.g. sub floors and ceiling voids) were not inspected. The below ground drainage was not inspected. The inspecting architect cannot state that these areas are free from defect.

The mechanical and electrical systems were not tested and the inspector cannot state that they are free from defect. The PCC are advised to have the heating system checked by a heating engineer annually and the electrical systems tested every five years.

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 on-going advice from the professional adviser on problems with the building.

4.0 FLOOR PLAN



5.0 GENERAL CONDITION/ EXECUTIVE SUMMARY

The church is generally in fair condition externally and internally and there are no major concerns. However, there are a number of maintenance matters that require attention. Many of these are repeated from the previous report. Storm Arwen left a trail of devastation in the churchyard in 2022 with many trees blown over. Some of the fallen trees have since been removed but others are still to remove. This will be difficult and costly due to the location and size and weight of the trunks.

Roof coverings & rainwater goods:
Some of the Nave ridge stones need re-bedding to prevent water ingress. It is recommended that the moss is cleared off the north facing roof slopes to reduce weight and damp ingress. It is recommended that rainwater goods taken to soakaways are fitted to the Porch and a gulley and soakaway is fitted to the Nave north downpipe. This will prevent rising damp in both locations. The Chancel south and Vestry north hoppers are blocked and need clearing.

Gable copings:
There is loose bedding to the north slope water-tabling of the Chancel east gable. Localized re-bedding is needed to prevent water ingress through the wall heads.

External walling:
There has been historic movement to the Chancel east gable where stepped and vertical cracks are apparent. These have been repointed but hairline cracks are apparent indicating that the movements are ongoing. Elsewhere the external walling and pointing are generally sound but there are a number of large open joints to the Tower north and east facing walls which require raking out and repointing to prevent water ingress. In a few locations past re-pointing appears to have been carried out in a hard Portland cement-based mortar. This type of mortar prevents moisture migration through the joints and forces it out through the stone face where frost action can erode the stone face. These locations are identified in the report for re-pointing in lime mortar.

Windows and external doors:
The central and upper light to the Chancel east window were removed and conserved along while masonry repairs were carried out in 2017/18. The window is now stable. As previously reported. there is cracking in the mullion sections adjacent the transom of Nave north window n(v). This is thought to be caused by rusting of the ironwork. The conservation proposals are explained in the report. The Vestry door needs re-staining. The Boiler House door and adjacent cladding require rubbing down to remove algae and staining to prevent rot.

Internal walls:
The internal faces of the external walls are generally in fair condition, though there are vertical joints in the SE and NE corners of the Chancel (associated with the external movements of the East gable wall. These should be monitored for further movement. The painted and plastered walls of the Tower staircase have flaking paint and elsewhere are looking a bit shabby. Redecoration is recommended.

Heating system:
The oil tanks in the outhouse are single skinned and rusting thus posing a risk of leakage and pollution. Oil pollution can carry heavy fines. It is recommended that the old tanks are replaced with a double skinned plastic tank complying with current regulations and located on the north side of the church which will have a shorter oil line to the Boiler House. The boiler is over 22 years and while working satisfactorily should be considered to be reaching the end of its expected service life. The PCC are advised to budget for its inevitable replacement.

Other more minor matters are detailed in the report.

6.0 EXTERIOR:

6.1 Roof coverings:

		Priority Ref. See 13.0
Ridges	Ridges stones generally well bedded and pointed. However, two ridge stone on the Nave roof appear to have lost their bedding. Localised re-pointing is needed to prevent water ingress.	B
Slates	Stone slating generally fair condition. However, the north roof slopes have moss build up which should be removed to reduce the weight resulting from the retention of water.	D
Leadwork	The leadwork to the raking roof abutments to the Porch, Tower, Chancel east gable and Nave east gable all appear to be intact along with the Boiler house top flashing and raking roof abutment flashing.	
Verges	The verge pointing to the Nave west gable and Porch south gable are in good condition.	

6.2 Rainwater goods, above and below ground drainage:

Gutters and downpipes	Generally, the cast iron gutters and downpipes are in good condition. However, there is some green staining adjacent the downpipe on the South side of the Nave. This indicates that the hopper is blocked and overflowing. The Vestry hopper has some twigs etc poking out of the top. The hoppers need cleaning out ASAP.	B
	The Porch has no rainwater goods and runoff discharges onto the ground adjacent the walls which has resulted in rising damp. It is recommended that rainwater goods taken to gullies and soakaways to prevent this.	C
	The Nave north downpipe discharges directly to the soil with an open channel. Consider replacing this with a gulley and soakaway.	C
	It is recommended that the gutters and downpipes are cleared of all blockages and checked for leaks bi-annually. The downpipe joints should be checked and re-caulked if required.	M
	It is further recommended that the gutters and downpipes are redecorated every five years.	M
Gullies	It is recommended that the gullies are cleared bi-annually.	M
Below ground drainage	It is assumed that the gullies discharge into pipework which is taken to soakaways.	

6.3 Bell tower and gallery

(See section 6.6, 7.1 and 7.3 for comments on the external walls, ceilings and internal walls).

Staircase: The stone steps, timber handrail and balusters are in fair condition.

Gallery: The timber floor and pews are in fair condition.

Bell loft: The access ladder from gallery level is robust. The metal access ladder to the Tower roof is rusty. Removal of rust by wire brushing then priming and decoration are recommended to prevent further deterioration. C

The bell loft floor is of suspended timber construction. The floor boards are generally in fair condition but should be brushed of loose debris. The floor joists are sound and do not appear to have suffered any beetle attack. M

The oak louvres are in fair condition. Re-staining is recommended during the quinquennium to preserve their appearance. M

The single bell, timber headstock, wheel, ropes and support framework are all in fair condition and in working order. Periodic lubrication of the bearings is recommended. M

Tower roof: The stone parapet walls, stone copings and leadwork are in generally in fair condition, though the coping perpend joints are starting to recede.

The concrete roof structure provides a robust construction. The asphalt finish to the roof and upstand walls has been coated with a paint finish and is in good condition.

The concrete flagpole base is in good condition but the paint is flaking on the timber flagpole and some of the tie wires are starting to rust. It is recommended that the flagpole is redecorated and the wire ties are monitored. C

6.4 Finials, crosses and chimneys:

Chancel The east gable apex cross remains in fair condition.

Nave The east gable apex cross is also remains in fair condition.

Chimney As reported previously, heat from the terminal has melted the asphalt covering immediately adjacent but the concrete capping should provide sufficient waterproofing.

6.5 Upstand walling and copings:

Chancel east gable: the mortar bedding to the water tabling is breaking away on the north slope. Localised repointing to prevent water ingress is needed. B

Nave east gable: the water tabling appears in fair condition.

Vestry east & west gables: the water tabling, lead cappings and flashings appear intact.

6.6 External walling:

Description The external walls comprise coursed squared sandstone with ashlar quoins and dressings. The chancel and tower walls are set on chamfered plinths.

Condition The masonry and pointing are generally in fair condition but the following defects require attention:-

Chancel east gable:
The wide, stepped crack from the cill which has been repointed over the years has a hairline crack indicating that the settlement is ongoing. The crack doesn't justify raking out and repointing currently but should be monitored for further movement. The diagonal crack from the hoodmould to the water tabling on the south slope has been repointed and is in stable condition.

The corner buttresses have some isolated open bed joints which need repointing to prevent water ingress and frost action. C

Chancel south wall:
The plinth has been re-pointed in hard (Portland) cement with the mortar smeared over the stone. Some of the pointing is breaking away from the wall. Localised re-pointing in lime mortar is required. C

Nave south wall:
There is a mixture of hard Portland cement pointing and lime pointing. The stone below the windows is showing signs of decay and the joints need raking out and re-pointing in lime mortar. C

In addition, there are open joints in the buttress which require raking out and re-pointing (again in lime mortar). C

There is further erosion of the stone faces at the western most part of the south wall beyond the Porch and returning around to the west gable wall. This should be monitored.

Tower:
There are large open joints on the north and east faces near the bell stage louvres. These need raking out and repointing to prevent water ingress and frost action. B

The stonework to three or four stones to the west window jambs is showing signs of splitting. This should be monitored for possible replacement at a later date.

There is some surface decay to the masonry in the first stage (between the lower plinth course and the higher plinth course below the west window). The loose stone would best be brushed off to prevent accelerated decay through frost action. C

Boiler House:
The timber verge fascia board has flaking stain and redecoration is needed.
The vertical cladding and door would benefit from re-staining. C

Nave north wall:
There is some delamination of the stone faces to the low-level stonework near the Boiler House caused by the hard Portland cement pointing. Raking out and removing the hard cement locally and repointing in lime mortar is required to prevent decay of the adjacent stonework. C

6.7 Windows:

Chancel east window
The central and upper lights were removed for conservation and re-instated in 2018. The stained glass is in a stable condition. There is some surface decay to the tracery on the internal surfaces. This should be monitored. There are open joints in the tracery which need repointing. D

Chancel south window s(ii)
As reported at the last inspection, there has been some settlement in the hood mould and tracery of Chancel south window s(ii) where there is some slight misalignment. The joints would benefit from repointing to prevent water ingress. D

The glazing (diamond leaded quarry glazing with coloured outer margins) is in fair condition, though the vent frame is rusty. Redecoration and easing is recommended. D

Nave south window s(iii)
The stained glass is slightly distorted and bowed due to thermal expansion of the leadwork on this south facing elevation.

Porch window s(v)
The leading and glass are in fair condition.

Tower west window:
The diamond leaded window with plain quarries is in fair condition.

Vestry window n(ii)
The glazing (diamond leaded quarry glazing with coloured outer margins) is in fair condition except for the upper section (within the top of the lancet) is proud of the lower rectangular section. This should be monitored.

Vestry window n(iii)
The original leading and glazing has been removed and re-fitted with reinforced grp (presumably after a past break in). Ideally this should be removed and glazing to match the other Vestry window should be inserted. E

Nave window n(iv)
The joint below the LH hood mould is open and needs repointing. D
Externally there are splits in the lower LH and RH jambs. These should be monitored. Should the splits open up further stone indents may be required.

Nave window n(v)
As reported at the last inspection, the mullion sections above and below the transom are cracked. This is thought to be due to the rusting and expansion of the iron reinforcement. The affected sections will need to the cut out (back to the glass line) along with the rusting ironwork; new stone indents will then need to be inserted using stainless steel fixings. *NB It is important that this work is carried out by an experienced conservation stonemason.* D

6.8 External Doors:

Porch: The oak framed and boarded doors are of robust construction with two mortice deadlocks and a ring latch. The door provides good security.

Vestry: The pine framed ledged braced and battened door is also of robust construction. Ironmongery comprises two mortice deadlocks and a ring latch. The decoration is flaking off the weather-mould.
Re-staining of the door during the quinquennium is recommended. D

Boiler House: The softwood battened and boarded door is adequate. It is recommended that the door be sanded down and stained along with the softwood cladding to the west gable wall during the quinquennium. D

7.0 INTERNALLY:

7.1 Roof voids and ceilings:

Porch The painted fibreboard ceiling appears in fair structural and decorative condition.

Tower The underside of the floor boards to the bell loft have some white marks resulting from past water ingress. The joists appear in fair condition.

Below gallery The plastered and painted ceiling is in fair condition.

Nave The purlins and trusses appear to be in good condition. The fibreboard ceiling fixed to the underside of the rafters appears in fair condition, though there is some staining to the ceiling above the gallery. This will be due to past leaks.

Chancel The rafters, purlins and roof trusses appear to be in good condition. The insulated plasterboard ceiling between the rafters appears to be in fair condition apart from some minor staining on the north slope.

Vestry The rafters and purlin appear in good condition. The section of plaster near the north window has been repaired since the last inspection but needs redecorating. C

Another section of plaster has broken off the laths. This needs re-plastering and once dry, redecorating. The roof slating and flashing need checking for leaks – see 6.1 for actions. C

7.2 Internal doors, door furniture and screens

Nave The oak framed and panelled doors are in good condition.

Tower The pine framed and battened door has a split panel on the Tower side. This is not recent and no action is required.

The painted boarded cupboard door would benefit from redecoration. D

Gallery The pine framed glass panelled door and side screen is in fair condition. However, the glass is thin and not toughened. Ideally it should be replaced with toughened or laminated glass which will break safely. E

Generally Door furniture is appropriate for use.

7.3 Internal walls and wall finishes:

Porch The masonry and pointing are stable. The rising damp previously reported appears to have dried up following work to lower the ground level on the west side.

Tower The walls have flaking and cracked paint above the lower steps. The rest of the wall decoration is looking tired. Removal of loose paint followed by redecoration of the staircase walls is recommended. D

Gallery There are a number of hairline cracks in the pointing to the walls. This may be due to thermal movements but should be monitored.

Nave The rubble stonework and ribbon pointing are generally in fair condition. See section 6.7 for comments on stone dressings to the window.

Chancel The rubble stonework and ribbon pointing are generally in fair condition as the Nave. However, there are vertical cracks by the SE and NE corners resulting from settlement of the gable. This should be monitored for further movement.

The timber wall panelling on the south wall and the war memorial panelling in the sanctuary are in good condition.

Vestry The rubble stonework and ribbon pointing are generally in fair condition as the Nave. There is some staining from past water leaks but the walls now appear dry.

7.4 Floors and floor finishes:

Porch The stone paving is in fair condition.

Gallery The timber boarded floor appears to be in fair condition. The boards weren't lifted so the condition of the structure beneath was not examined. The inspecting architect cannot state that it is free from defect.

Nave The pine floor boards in the area of the pews are in good condition. The carpeted areas to the central aisle and front and rear appear to be in fair condition. The carpets and floor boards were not lifted and the inspecting architect cannot state the floors beneath are free from defect.

Chancel The pine floor boards to the choir stalls are in good condition along with the carpeted areas of the central aisle, front of Chancel and Sanctuary. The carpets and floor boards were not lifted and the inspecting architect cannot state that the floor structures beneath are free from defect.

Vestry Suspended timber floor with rugs. The visible pine boards appear in good condition. The rugs and floor boards were not lifted and the inspecting architect cannot state the areas below are free from defect.

7.5 Fittings, fixtures, furniture & movable articles:

Sanctuary The carved oak altar is in good condition.

Chancel The finely carved oak rood screen, installed in 1907, is in good condition. The pine choir stalls are also in good condition.

Nave The finely carved oak pulpit is in good condition. However, the floor boards squeak and need maintenance. M
See section 10.0 for comments on the safety of the steps.

The brass eagle lectern is in good condition.

The two stone fonts, the oak book cabinet and altar frontal chest at the rear of the Nave are all in good condition.

The varnished pine pews are in good condition.

7.6 Organ and other musical instruments:

The organ was built by Harrison and Harrison of Durham in 1879. The blower was replaced in September 2016. The organ is tuned periodically and is understood to be in good working condition.

8.0 SERVICES INSTALLATIONS:

8.1 Electrical installation:

The church is understood to have been rewired in 1986/87 with Pyro. An electrical installation and condition report was carried out by Burncliffe Electrical Ltd in April 2021. The system was found to be in satisfactory condition. It is recommended that the electrical system is tested again in 2026. Portable electrical appliances should be checked annually.

The Nave and Chancel are lit by floodlights mounted high on the walls. The floodlights have been replaced in LED since the last inspection and give a good level of illuminance. Wall lights illuminate the rear of the Nave below the Gallery and were all working at the time of the inspection.

The Vestry is lit with two fluorescent strip lights mounted on the purlin. Both now working.

External lights are located on the north wall of the Vestry, on the south wall of the Chancel and on the Porch gable wall (with a movement sensor). The Chancel light has been replaced with an LED floodlight (and movement sensor) since the last inspection.

The sound reinforcement system is understood to be in working condition.

8.2 Heating installation:

The heating installation comprises an oil-fired boiler serving large bore heating pipes. A radiator is located on the south wall of the Chancel. The system is understood to provide reasonable levels of thermal comfort.

Two oil tanks are located in an outhouse on the south west corner of the churchyard and the oil line runs underground from there to the Boiler House. The oil tanks are somewhat old and rusty and they are single skinned with no bund wall. The tanks are therefore considered at risk of oil leakage and pollution. It is recommended that the PCC consider installing a new bunded oil tank (ideally behind the Vestry west wall). D

The boiler is approximately 22 years old and while it is functioning satisfactorily it is reaching the end of its expected service life. The PCC are advised to budget for its inevitable replacement. E

The Boiler House sump is full of water and it is recommended that a sump pump be installed to keep the sump dry and prevent water migration through the building structure. D

8.3 Water supply:

The cold water main enters the church in the Vestry. It serves a header tank linked to the heating system together with the Vestry wash hand basin. Consideration should be given to wrapping the header tank and pipework in insulation to protect them from freezing. D

8.4 Lightning conduction system:

The church does not have a lightning conduction system. However, the church is not very large, the bell tower is not particularly tall and the church is not in an exposed location. The risk of lightning strikes is therefore considered low.

8.5 Fire-fighting equipment:

Fire extinguishers are located at the rear of the Nave and adjacent to the Organ. The appliances are serviced annually.

9.0 DISABLED ACCESS AND PROVISION:

There is no toilet within the church. However, a fully accessible toilet is located in the adjacent Church Hall.

Level access is afforded from the footpath into the Porch and Nave. The Nave floor is level through to the Chancel steps.

The Porch and Nave entrance doors are of sufficient width for wheelchair users. The area at the rear of the Nave and the Nave Aisle are wide enough for manoeuvring of wheelchairs.

10.0 WELFARE, HEALTH AND SAFETY:

There is no kitchen provision within the church. However, a fitted kitchen and social facilities are provided in the adjacent Church Hall.

The pulpit has no handrail and one is recommended for safety reasons. D

Likewise, the steps to the Boiler Room have no handrail and one is recommended for safety reasons. D

11.0 BATS:

No bats were found roosting in the Tower. It is not known whether bats roost in the roofs and their presence should not be discounted. However, it should be noted that bats are a protected species and should not be disturbed. (See section 14.00 – advice to PCC).

12.0 CURTILAGE:

12.1 Paved areas:

The stone paved footpaths around the church and the tarmac footpath at the west side of the Hall are in fair condition. The footpaths were partly covered in snow at the time of the inspection and the inspector cannot state that they are free from defect.

12.2 Grassed areas:

It is understood that the grassed areas are cut regularly during the growing season.

12.3 Boundary walls, gates and fences etc.:

Walls The churchyard boundary walls are generally constructed in dry stone walling with the exception of the east boundary adjacent to the Hall which is bedded and pointed in mortar. Generally, the walls are solidly constructed and in a good state of repair. However, the south boundary wall has missing copings and the south boundary wall abutting the tree belt has collapsed in two places due to trees. It is understood that these sections of walls are soon to be rebuilt by a dry-stone wall team as a training event.

Gates The oak entrance gate on the east boundary wall is in good condition. It is recommended that the oak is oiled during the quinquennium to protect it from the damp and maintain its appearance. D

The gate to the south west corner of the new churchyard and the gate to the wooded area to the west of the old churchyard are both in fair condition.

Fences The metal fence and gate around the Boiler House are in fair structural and decorative condition.

The metal balustrade and handrail to the Vestry external door would benefit from cleaning of algae and redecoration during the quinquennium. D

12.4 Trees and shrubs:

Trees Several large trees in the wooded area west of the churchyard and one near the oil storage house were blown over during Storm Arwen in January 2022. Removal and disposal of the trees will be a difficult and costly exercise. D

Three pine trees on the south boundary of the church were also blown over by Storm Arwen. The trees have been removed from the churchyard.

The two mature holly trees on the south side of the church need reducing in height and width. D

Shrubs The shrub bed adjacent to the Porch has been cut back and the soil lowered since the last inspection.

12.5 Headstones and tombs:

Headstones The headstones generally appear to be vertical and in a stable condition. However, it is recommended that bi-annual checks are made on the stability of the older headstones for safety reasons. M

Tombs The grade II listed Greenwell tomb to the north east side of the Vestry was partially obscured by snow and the inspecting architect cannot state it is free from defect.

View from Tower showing fallen trees (12.4)

The Greenwell tomb (12.5)

13.0 RECOMMENDATIONS:

Category scale

A – Urgent, requiring immediate attention
B – Requires attention within 12 months
C - Requires attention within the next 18-24 months
D – Requires attention within the quinquennial period
E – A desirable improvement with no timescale
M – Routine maintenance (i.e. clearing leaves from a gutter). This can be done without professional advice or a faculty

Category	Action item	Estimated cost (£)
A	None	
B	Roof - re-pointing ridge stones. (6.1)	750
B	Rainwater goods - removal of blockages from hoppers (6.2)	50
B	Chancel east gable water tabling – repair defective bedding (6.5)	150
B	External walls - repoint large open joints to Tower north & east facing walls (6.6)	750
C	Porch - fitting rainwater goods (and soakaways) (6.2)	750
C	Nave north downpipe - install gulley and soakaway to (6.2)	500
C	Tower roof access ladder – remove rust and repaint (6.3)	100
C	Tower - re-decorate flagpole (6.3)	100
C	External walls – localised repointing works as noted (6.6)	250
C	Tower west wall – brush off loose surface decay (6.6)	100
C	Boiler House - verge fascia and cladding - sand and stain (6.6)	150
C	Vestry ceiling – localised replastering and redecoration (7.1)	150
D	Removal of moss from roof slating (6.1)	600
D	Chancel window masonry – localised repointing (6.7)	100
D	Chancel south window – redecorate and ease vent (6.7)	100
D	Nave north window n(iv) – repoint open joint beneath hood mould (6.7)	50
D	Nave north window n(v) – masonry repairs (6.7)	3,500
D	Vestry door – redecoration (6.8)	75
D	Sand and stain Boiler House external door (6.8)	75
D	Tower cupboard door – redecorate (7.2)	50
D	Tower staircase walls – redecorate (7.3)	250
D	Replace & relocate rusty oil tanks with double skinned tank (8.1)	2,000
D	Fit sump pump to Boiler House (8.2)	250
D	Fit insulation to cold water tank and pipework in Vestry (8.3)	150
D	Fit handrails to pulpit and Boiler House steps for safety reasons (10.0)	400
D	Re-oil oak entrance gates (12.3)	75
D	Redecorate metal balustrade by Vestry door (12.3)	75
D	Removal of felled trees from churchyard (12.4)	?
D	Reduce length of holly tree branches (12.4)	?
E	Consider replacing grp glazing with leaded glazing to Vestry window n(iii) (6.7)	1,500
E	Consider replacing Gallery door & screen glass with toughened or laminated (7.2)	2,750
E	Consider replacing ageing boiler (8.2)	7,500
M	Decorate gutters and downpipes (6.2)	500
M	Clear rainwater gullies bi-annually (6.2)	DIY
M	Clear debris from bell loft floor (6.3)	DIY
M	Decorate bell louvres (6.3)	100
M	Lubricate bearings to bell headstock (6.3)	DIY
M	Pulpit – ease floor boards to prevent squeaking (7.5)	75
M	Check older headstones for stability bi-annually (12.5)	DIY

14.0 GENERAL ADVICE

Rainwater disposal systems
Clean out gutters and gullies twice per year – late spring, late – Autumn after leaves have fallen.

Painting rainwater goods
Paint every five years min.
Scrape and wire brush to remove rust.
Apply primer/undercoat.
Top coat with 2 coats gloss paint to match stonework.
Use bituminous paint on inside of gutters.

Ironwork to Towers and Belfries
Paint similarly every five years except for bronze bells.

Roof coverings
Check frequently and repair as necessary.

Pointing of masonry
Must be done under the direction of the Church Architect who will advise on the correct mortar mix and method of application. (NB the wrong mortar mix can do more harm than good).

Plasterwork
Loose plaster is a problem in many churches and can be dangerous if large sections fall off the walls or plaster and lath ceilings. Loose sections are not always visible and sometimes can only be identified by tapping. It is advisable to check suspect areas from ladders where possible.

Fire extinguishers
Obtain advice from Local Fire Prevention Officer on the correct type and location.
Fire Safety Advice can be found at www.churchcare.co.uk/building.php?CDE
Enter into a contract for annual maintenance with the supplier.

Electrical Installation
Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book. For further details including who is qualified to undertake the inspection please see www.churchcare.co.uk/building.php?CDT

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

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.

Organ
Enter into an annual contract for maintenance and tuning.

Asbestos
A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on www.churchcare.co.uk/building.php?CDA. The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

Disability Discrimination Act
The PCC should ensure that they have understood their responsibilities under the Disability Discrimination Act 1995. Further details and guidance are available at www.churchcare.co.uk/legal.php?GL.

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 on www.churchcare.co.uk

Sustainable buildings
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on www.churchcare.co.uk and www.shrinkingthefootprint.cofe.anglican.org.

Insurances
Ensure adequate cover is maintained for the full cost of re-building and replacement of contents and ensure this is index linked to cover inflation.

APPENDIX - Selected photographs taken during the inspection.

View of Nave and Chancel roofs from Tower

Tower – large open joints (6.6)

Nave north window n(v) – cracks to mullions (6.7)

Wall staining from leaking Nave south hopper (6.2)

Flaking paint to flagpole (6.3)

Trees felled by Storm Arwen (12.4)