

**Quinquennial Inspection Report
St George's Church, Hatfield, Washington
Deanery of Chester le Street
Archdeaconry of Sunderland
Diocese of Durham**



Report prepared by

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30 June 2019

Index

1.0	Background	page 3
2.0	Executive Summary	page 4
3.0	Previous Report	page 5
4.0	Brief Description	page 6
5.0	Plan of the Church	page 6
6.0	Listing Grade	page 8
7.0	Maintenance	page 8
8.0	Limitations of the Report	page 8
9.0	Notes on the Survey Exterior	page 9
9.1	Roof Coverings	page 9
9.2	Rainwater Goods	page 11
9.3	Parapets, Finials, Spire and Chimney	page 12
9.4	Walling and Pointing	page 14
9.5	Windows and External Doors	page 16
9.6	Below Ground Drainage	page 20
10.0	Notes on the Survey Interior	page 20
10.1	Bell	page 20
10.2	Roof	page 22
10.3	Panelling and Doors	page 23
10.4	Floors	page 25
10.5	Internal Wall Finishes	page 26
10.6	Memorials	page 27
10.7	South Porch	page 28
10.8	West End Lobby	page 29
10.9	West End Served	page 29
10.10	Ground Floor Accessible WC	page 30
10.11	Vestry	page 31
10.12	Vestry Corridor	page 32
10.13	First Floor Meeting Room	page 33
10.14	First Floor Kitchen	page 33
10.15	First Floor Boiler Room	page 34
10.16	First Floor Store	page 35
10.17	Second Floor Meeting Room	page 36
10.18	Second Floor WCs	page 37
10.19	Second Floor Landing	page 37
10.20	Boiler House	page 38
10.21	Fixtures, Fittings, Furniture and Moveable Articles	page 39
10.22	Organ	page 40
11.0	Church Environs	page 41
11.1	Boundary Walls and Fences	page 41
11.2	Noticeboard	page 43
11.3	Paths and Landscaping	page 44
11.4	Trees	page 47
12.0	Services Installations and Other Matters	page 48
12.1	Heating	page 48
12.2	Electrical Installation	page 49
12.3	Insulation and Air Leakage	page 49
12.4	Water Supply	page 49
12.5	Sound System and Hearing Loop and Visual Display	page 50
12.6	Fire Protection	page 50
12.7	Lightening Conductor	page 50
12.8	Security	page 50
12.9	Access and use by People with Disabilities	page 51
13.0	Summary of Repairs	page 52
14.0	Routine Maintenance Plan	page 53
15.0	Advice to the PCC	page 56

1.0 BACKGROUND

- 1.1 The Parish Church of St George, Fatfield
4 Vigo Lane
Harraton
Washington
NE38 9AH
- 1.2 Client:
The Parochial Church Council of The Parish Church of St George, Fatfield
4 Vigo Lane
Harraton
Washington
NE38 9AH
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA
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- 1.4 Date of Inspection 30 May 2019 at 2:00pm
- 1.5 Weather conditions - cloudy with light rain
- 1.6 Previous Report 14 October 2013 by Michael Drage, Architect & Designer. The previous inspection was carried out by Martin Orchard in 2008.

2.0 EXECUTIVE SUMMARY

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

This report is larger than the previous mostly due to considerably more description of the Church.

There is a programme of continuous improvement going on throughout the building year on year with an ambitious scheme for an extension currently being considered.

The roof design with hidden valleys makes it essential that the roof is inspected yearly and the gutters cleared.

There are two critical bits of maintenance going unattended. Firstly keeping the drainage in good working order and secondly regular 5 year inspections of the electrical system.

The ongoing maintenance of these buildings and its extensive grounds is currently undertaken by a 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 inspections on 21 June and 1 October 2013 by Michael Drage: Architect & Designer, Lowgate Old School, Lowgate, Hexham, NE46 2NN.

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

Urgent (circa £2000)

Repair missing slates and check/clear hidden valley gutters. **Completed**
Electrical installation test. **Outstanding**
Renew shed roof (ply and felt). **Completed**
Thumb-turn to lobby door lock. **Completed**

Essential within twelve months (circa £2000)

Pointing of most urgent areas. **Completed**
Repair broken airbrick on S side. **Outstanding**
Insulate water pipes in boiler room. **Completed**
Renew broken extractor shutter (N side). **Completed**
Prepare asbestos management plan. **Completed**
Treat/replace rusty radiator in GF WC. **Completed**

Advisable within quinquennium (circa £30,000)

External decoration (woodwork & metalwork). **Outstanding**
Upgrade porch glazing & paint floor. **Completed**
Deal with old font as per relevant faculty. **Completed**
Additional pointing work. **Completed**
Replace window grilles with polycarbonate protection, fitted into tracery. **Outstanding**
Consider turning double lobby doors in direction of escape. **Outstanding**

Future work

Repointing to boundary walls. **Completed**
Replace collapsed fence with hedging. **Outstanding**

Other works carried out since the last report:

October 2013 Construction of Served by Members of Congregation.

15 December 2014 Installation of Sound System by Sound Source.

27 June 2014 Conservation and Mounting of Role of Honour, Newcastle City Council.

19 February 2015 Painting of staircase by M Rhodes.

January 2016 Building and erection of Display Cabinet in Vestibule by Members of Congregation.

August 2016 Refurbishment of Platform by Members of Congregation.

January 2017 Handrail at ramp at side of Church by Members of Congregation.

May 2018 removal tree from Church Roof and Cleaning of Gutters by Washington Roofing.

4.0 BRIEF DESCRIPTION OF BUILDING

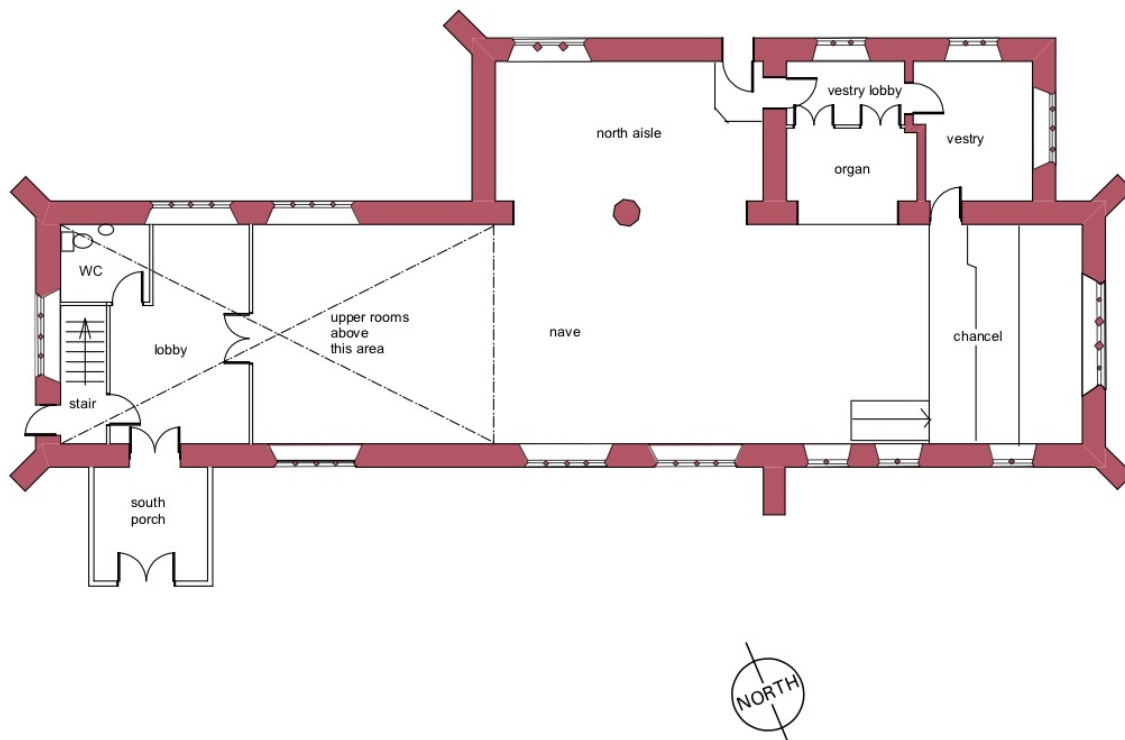
4.1 The church building is in Harraton, one of the Washington township districts, but continues with the historic name, St George's Fatfield. The church faces Vigo Lane to its north. To the west is a 1980s Residential Home. There is housing to the south and the churchyard to the east.

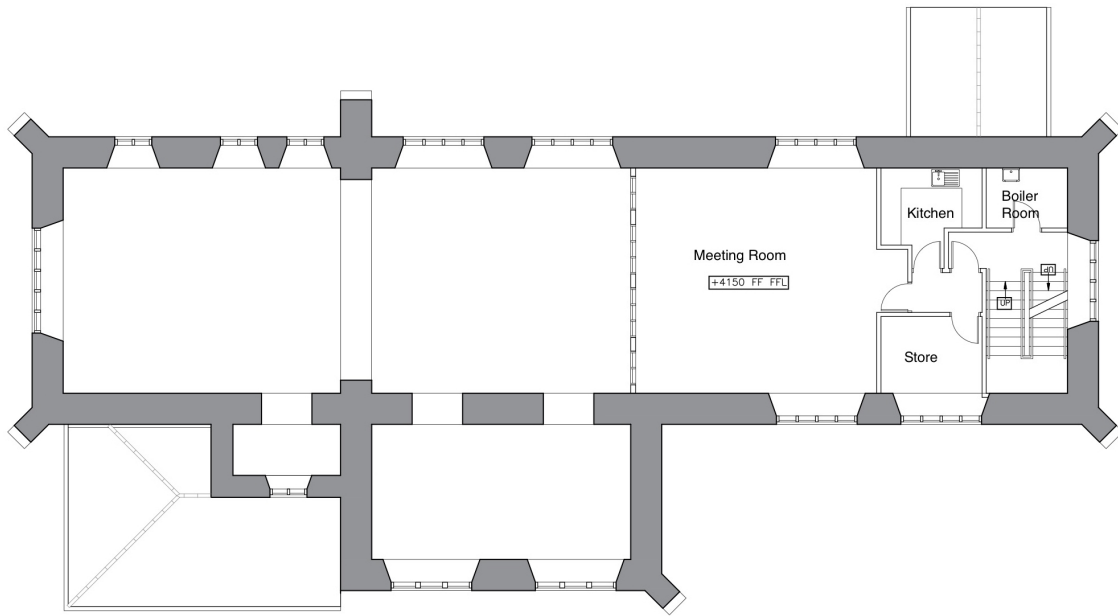
The church was built in 1879, designed by Austin, Johnson and Hicks in the perpendicular style and consisted of a chancel, nave, north aisle, organ chamber and vestry. It is of red brick with dressings of freestone; and the roof is green Westmorland slate. A bell turret rises on the north side from clustered buttresses and takes an octagonal form above. There is a leaded spire, formerly slated. The main roof is level from end to end. The east and west windows are arched, with tracery. The other windows are square headed. The principal entrance is via a formerly open timber and brick porch. Internally, the roof is arched and divided into panels. The walls have timber dado panelling and the upper walls are fairfaced painted brickwork.

A substantially reordering in 1988 created a worship space with a central platform (since removed) with seating on three sides. Two levels of upstairs meeting rooms were also inserted over the west end of the nave, and a rear narthex area formed.

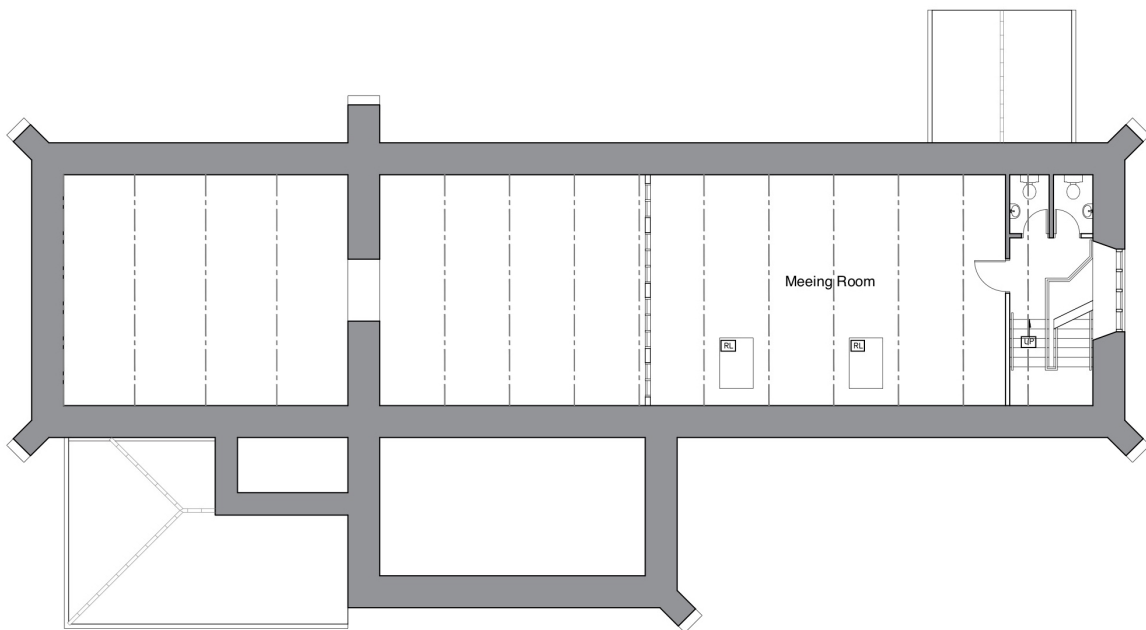
There is a small car park on the north side of the church, with the main entrance porch being on the south side. The Church has a large churchyard; the upper half is closed and therefore maintained by the local council. The lower section is still in use.

5.0 PLAN OF CHURCH





FIRST FLOOR PLAN



SECOND FLOOR PLAN

6.0 LISTING GRADE

The Church is unlisted.

7.0 MAINTENANCE

Maintenance of the Church and lower Churchyard which is still in use lies with the PCC. The upper half of the Churchyard is closed and maintained by the local council.

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

Generally in heavy green Westmorland slate with the nave and chancel under one roof. There are lead lined valleys and gutters over the north aisle and Vestry. There are lead flashings where the slate abuts masonry. The ridges are pointed ridge tiles. The lean to shed to the north side has metal sheet roofing.



North Elevation Roof



North Elevation West End with



Slipped slate to Porch Roof



Slipped slate to Vestry Roof



South Elevation West End slipped slates



Uneven Ridge Tiles

Condition

Several chipped slates and a few missing and slipped slates to all areas. Not all areas are visible from ground level and should be inspected on a yearly basis by a reputable roofing company. The ridge to Porch appears to be have been overclad with flashband. The ridge tiles are generally uneven.

Repair Needs, Category A, Urgent, requiring immediate attention

Replace all loose and missing slates. £750.00.

Category B, Requires attention within the next twelve months

Undertake full roof inspection by reputable roofing company. £250.00

9.2 Rainwater Goods

Description

Rainwater goods are black painted cast iron with new alloy additions. Rainwater pipes all discharge onto lower sections of roof or into gullies. The hidden lead gutter over the north aisle discharges into a hopper head



North Aisle Rainwater Pipe



Vestry Rainwater Pipe



**South Elevation East End
Rainwater Pipe**



**Rainwater Pipe discharging over
Vestry Roof**

Condition

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

The rainwater goods all require redecoration.

The North Aisle rainwater pipe middle section has been over clad with UPVC as a temporary repair.

Category B, Requires attention within the next twelve months

Replace split rainwater pipe to North Aisle. £150.00

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

Redecorate rainwater goods. £2,500.00

9.3 PARAPETS, FINIALS, SPIRE AND CHIMNEY

Description

Stone parapet cappings with stone kneelers at west and east ends with Stone Finial Crosses. Stone parapet cappings with stone kneelers to three north elevation gables.

An octagonal turret supporting belfry and leaded spire, substantially rebuilt in 1979 with steel support structure and belfry framing.

Brick chimney over Organ.



West End Finial



East End Finial



Chimney



Spire

Condition

Parapets, Finials and Spire all appear generally sound and in good condition when viewed from ground level.

There is small tree growing from the chimney.

Repair Needs, Category A, Urgent, requiring immediate attention

Remove tree from chimney and repoint brickwork as necessary. £1,000.00.

Category B, Requires attention within the next twelve months

Undertake full roof inspection by reputable roofing company as above.

9.4 WALLING AND POINTING

Description Church

The external walls are constructed in red smooth faced brickwork generally laid in solid English bond. Window surrounds, cills, string courses, plinth offset courses etc are in dressed sandstone. An injected damp course appears to have been carried out in the past, perhaps along with the 1988 work. Shed and boiler steps surround wall built in a non-matching brick.



Erosion of brick faces to buttress



Erosion of brick faces to North Aisle north wall



Areas requiring repointing to plinth



Unsightly plinth repairs



Staining to Plinth



Erosion to Plinth

Condition

Some erosion of brick faces is visible. This is largely due to the brick being softer than the mortar, hence water is trapped in the bricks and frost action gradually destroys the brick. This will be an ongoing issue but careful attention to pointing and repairs will slow the deterioration. Similarly to stone string courses some of which have had unsightly mortar repairs and an area of staining indicating a leaking gutter above.

Category B, Requires attention within the next twelve months

Repoint areas of plinth brickwork as necessary. £300.00

Repair needs, Category M, Routine Maintenance

Monitor brickwork and stonework deterioration.

9.5 WINDOWS AND EXTERNAL DOORS

Description Church

Most windows are clear glazed apart from the stained glass east window which is a WW1 memorial dating from 1920. The windows all have external ferrements (support ironwork).

There are metal mesh grilles to the east and west windows.

Grille to east window is badly fitted and distorted. It should preferably be replaced in polycarbonate.

Windows have a few vertical sliding hopper vents.

Vestry door and south porch double doors are dark stained oak with decorative hinges to the vestry door. West door is a modern stained timber door. Boiler house door is painted timber.

There are two Velux rooflight to the North elevation.



South Porch Doors



West Door



West Window



North Wall West End Windows



North Aisle Windows



Vestry Corridor Windows



Vestry North Elevation Window



Vestry North Elevation Window



East Window



East Elevation Window Grills



**South Elevation East End
Windows**



**South Elevation West End
Windows**

Condition

The external ferrements is rusting.

Run-off from the grille to west window is staining the brickwork below.

Some distortion to west gable window glazing, and to windows on N side, observe. Also some open joints in west window tracery.

Grille to east window is badly fitted and distorted. Both Grilles should preferably be replaced in polycarbonate.

Some distortion to west gable window glazing, and to windows on N side, observe. Also some open joints in west window tracery.

Broken panes to vestry window east elevation.

Boiler room door requires decoration.

Velux are in satisfactory condition.

Category B, Requires attention within the next twelve months

Repair broken panes to Vestry window. £300.00

Decorate Boiler Room door. £50.00

Undertake full inspection of ferrements by stained glass specialist.

Category E, a desirable improvement with no timescale

Replace wire mesh grills with polycarbonate. £2000.00

9.6 BELOW GROUND DRAINAGE

Rainwater pipes all discharge into gullies which are presumed to run to soakaways.

There are several manholes along the west end of the building which are assumed to take the foul water drainage.



Damaged and Blocked Gully



Blocked Gully



Damaged and Blocked Gully



Inspection Chamber



Inspection Chamber West End



Inspection Chambers West End

Condition

Gullies are mostly blocked and surrounds are damaged.
Inspection chamber covers are satisfactory

Repair Needs, Category A, Urgent, requiring immediate attention

Repair damaged gullies and unblock. £500.00

Repair Needs, Category M, Routine Maintenance

Lift all inspection chamber covers and rod and purge system annually.

10.0 INTERIOR

10.1 BELL

There is a single bell with rope bell pull in the north transept. The bell was not visible either internally or externally.

Condition

It was reported to me that the bell rings when pulled.

10.2 ROOF

Description

Nave, chancel and north aisle ceilings are painted plastered panels framed by the painted exposed roof trusses. Lowered west end ceiling is painted plaster.



East End Ceiling



North Aisle Ceiling



West End Ceiling



Lower West End Ceiling

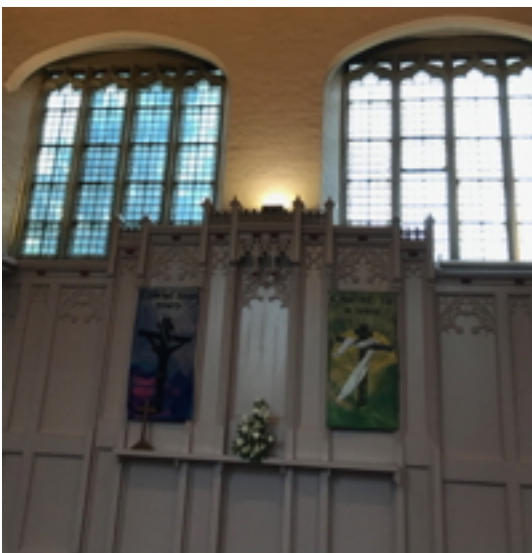
Condition

All appear in good condition.

10.3 Panelling and Doors

Description

There are hardwood doors to the south porch. There is large modern varnished glazed screen that separates the nave form the West end entrance. A similar screen from the entrance from the North Aisle to the Vestry Corridor. There is panelled door to the vestry cancelled with the north wall panelling. There is a painted timber dado panelling around the church to all walls.



South Wall Panelling



Typical Shrinkage Cracking to Panelling



South Porch Doors



West End Screen and Doors



Vestry Corridor Screen and Door



Vestry Door

Condition

Doors and screens are all in satisfactory condition. The panelling shows signs of shrinkage cracking as mentioned the last report.

10.4 FLOORS

Description

Ground floor all carpeted over timber parquet. East end raised areas also carpeted.



Raised East End Floor



West End Floor

Condition

All are is generally in satisfactory Condition.

10.5 INTERNAL WALL FINISHES

Description

Exposed Painted brickwork.



North Aisle Brickwork Wall

Condition

All is in satisfactory condition.

10.6 MEMORIALS

Description

There is one internal memorial on the north wall west end of the Church to commemorate the fallen in the 1914-18 war in marble. There are also two Rolls of Honour in timber frames beside it.



1914-1918 Memorial



Roll of Honour



Roll of Honour

Condition

All memorials are in good condition and well cared for.

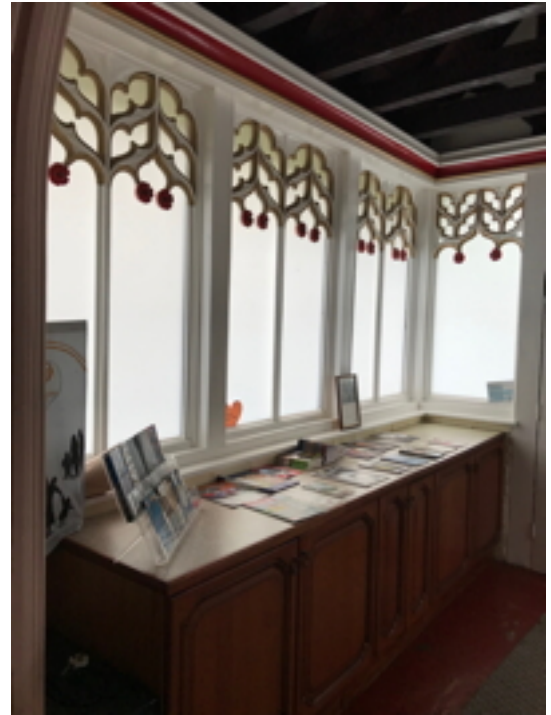
10.7 SOUTH PORCH

Description

The ceiling is painted timber trusses with exposed V jointed timber boarding to the soffit. The walls are painted brickwork and the floor red painted concrete. The windows are timber with polycarbonate glazing. There is built in storage under the windows



South Porch South Wall



South Porch East Wall

Condition

The South Porch is all in satisfactory condition.

10.8 WEST END LOBBY

Description

Plastered ceiling, painted brickwork walls and carpeted floor. Modern timber staircase leads to upper floors. Staircase is carpeted with varnished handrails.



Condition

The West End Lobby is all in satisfactory condition.

West End Lobby Staircase

10.9 WEST END SEVERY

Description

Plastered ceiling, painted brickwork walls and tiled floor built 2013



Condition

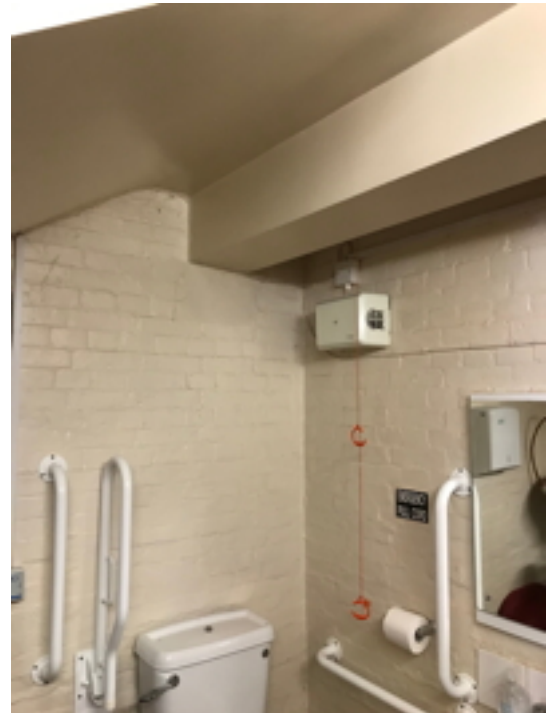
The West End Servery is all in satisfactory condition.

West End Servery

10.10 GROUND FLOOR ACCESSIBLE WC

Description

Plastered ceiling, painted brickwork walls and vinyl flooring. Includes Baby Change Unit.



Condition

The Ground Floor Accessible WC is generally satisfactory condition.

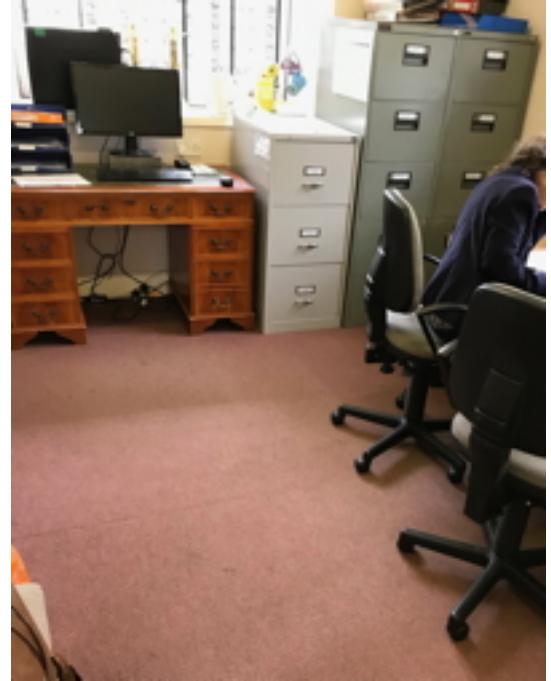
10.11 VESTRY

Description

Suspend ceiling tiles, plastered walls and carpeted floor.



Vestry North Wall



Vestry Floor



Staining to Vestry Ceiling

Condition

There are signs of staining to the ceiling but it was reported to me that the was due to a recent leak that has since been fixed. This is an area below a valley gutter that is always vulnerable. The Vestry is all in satisfactory condition.

10.12 Vestry Corridor

Description

Plastered walls and ceiling and carpeted floor. The distribution boards are in a cupboard in the north east corner. There are built in cupboards along the south wall.



Vestry Corridor North Wall



Vestry Corridor Floor



Vestry Corridor South Wall



Vestry Corridor North East Corner

Condition

The Vestry Corridor is all in satisfactory condition.

10.13 FIRST FLOOR MEETING ROOM

Description

Plastered ceiling, a mixture of plastered and painted brickwork walls and carpeted floor.



First Floor Meeting Room Looking North East



First Floor Meeting Room Looking North

Condition

The First Floor Meeting Room is all in satisfactory condition.

10.14 FIRST FLOOR KITCHEN

Description

Plastered ceiling, a mixture of plastered and fair-faced brickwork walls and vinyl floor.



Condition

The First Floor Kitchen is all in satisfactory condition.

First Floor Kitchen

10.15 FIRST FLOOR BOILER ROOM

Description

Plastered ceiling, a mixture of plastered and fair-faced brickwork walls and vinyl floor.



First Floor Boiler Room



Unsatisfactory Grill to Boiler Room Door

Condition

The Office is all generally in satisfactory condition. However the boiler room has a fire door but the air grilles cut into it are not fire resistant, defeating its purpose. They should be replaced with intumescent grilles of half-hour fire resistant standard.

Repair Needs, Category A, Urgent, requiring immediate attention

Replace grills to First Floor Boiler Room Door with intumescent grilles of half-hour fire resistant standard. £75.00

10.16 FIRST FLOOR STORE

Description

Plastered ceiling, a mixture of plastered and fair-faced brickwork walls and carpeted floor.



Condition

The First Floor Store is all in satisfactory condition.

10.17 SECOND FLOOR MEETING ROOM

Description

Ceiling is painted plastered panels framed by the painted exposed roof trusses. Original painted timber panelling to lower sections of walls and carpeted floor.



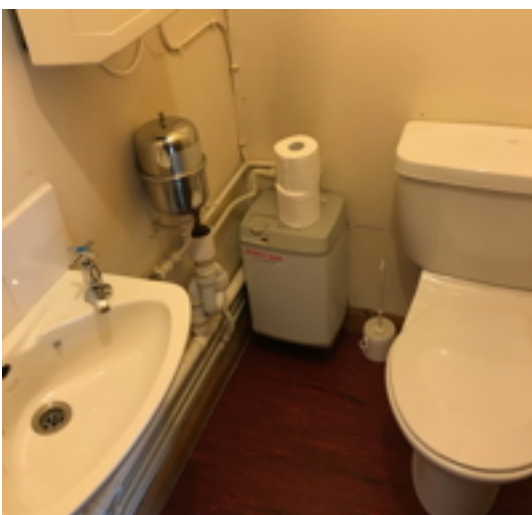
Condition

The Second Floor Meeting Room is all in satisfactory condition.

10.18 SECOND FLOOR WCs

Description

Plastered and panelled walls and vinyl floor.



Condition

The Second Floor WCs are all in satisfactory condition.

10.19 SECOND FLOOR LANDING

Description

Painted Brickwork and plastered walls and carpeted floor.



Condition

The Second Floor Landing is generally in satisfactory condition. However there paint peeling from the top of the west window.

Category B, Requires attention within the next twelve months

Locally brush down and decorate peeling section of window paintwork. £10.00

10.20 BOILER HOUSE

Description

Brick vaulted ceiling and brickwork walls and concrete floor. The Boiler House is accessed externally.



Condition

The Boiler House is generally in satisfactory condition. It is however also used as a store for petrol driven lawnmowers and strimmers.

Repair Needs, Category A, Urgent, requiring immediate attention

Confirm with Insurers whether they are happy with storage of petrol driven lawnmowers and strimmers in the Boiler House. £0.00

10.21 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

Description

The nave seating is of loose modern wooden chairs with some matching tables to the west end. There are various other assorted screens and tables.

A loose modern communion table is used in the nave and there is a modern timber lecturn.

The remnants of pews sit along the east end and across the front of the organ.



Nave Seating



Communion Table



Lecturn



Assorted Screens and Table

Condition

All are in satisfactory condition.

10.22 ORGAN

Description

Organ is situated to the north east end of the nave. It is a 1888 2 manual organ by Harrison and Harrison restored in 1997 by B. Brighton of Durham.

It was last reported as tuned on 19 December 2019 in the Organ Tuners Book. Further details at <https://www.npor.org.uk/NPORView.html?RI=D06406>.



Condition

I was informed that everything was in working order.

11.0 CHURCH ENVIRONS

11.1 BOUNDARY WALLS AND FENCES

Description

The northern boundary west end is a brickwork wall with turns into a stone wall to its east end. There is metal arch over the pedestrian entrance.

The south eastern boundary is timber fencing.

The western boundary south end is brickwork with timber panelled fence sections above.

The southern boundary west end is a brickwork wall.



North Boundary West End



North Boundary East End



South Boundary West End



South Boundary East End



South Boundary Entrance



West Boundary South End



South Boundary South End

Condition

The brick and stonework walls are in satisfactory condition. As noted in the last quinquennial the timber fencing is partial and collapsing and could best be removed and a hedge established along this boundary.

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

Replace timber fencing with hedging. £1,000.00.

11.2 NOTICEBOARDS

Description

At the north and south approaches are Noticeboards.



North Entrance Notice Board



South Entrance Notice Board

Condition

The Noticeboards are in satisfactory condition.

11.3 PATHS AND LANDSCAPING

Description

The access to the site from the north is block paved with a wide driveway along the west elevation and parking to the North elevation all in block paving.

A concrete ramp at the boiler room position leads to block paved path towards the south entrance and around the south and east elevations of the church.

There is further pathway that separates the closed and open graveyards.

The areas to the immediate south of the church is grass. Running downwards to the east is the open graveyard which is grass with some shrub planted areas close to the boundaries.



West Elevation Driveway



North Elevation Parking



Pathway Separating Open and Closed Graveyards



Pathway to open Graveyard



Open Graveyard



Closed Graveyard

Condition

All is generally in satisfactory condition and well maintained. The separating pathway between the open and closed graveyards should be cleared of fallen leaves.

Repair Needs, Category M, Routine maintenance

Clear leaves from separating pathway between the open and closed graveyards.

11.4 TREES

Description

There are numerous mature trees to the boundaries of the site. It is not know if any of the trees are the subject of Tree Preservation Orders.

There is coniferous tree, possibly a yew, immediately to the south elevation of the church and adjacent to this large shrub with a sycamore seeding growing through it.



Typical Mature Trees to the East



Coniferous Tree and Shrub to the South Elevation

Condition

The trees generally all appear is satisfactory condition. However the sycamore seeding should certainly be fully removed before it causes damage to the church structure which could be significant if left. The trees should all be inspected by a qualified tree surgeon every five years and pruned in accordance with their recommendations. They should specifically advise on the conifer to the south elevation.

Repair Needs, Category M, Routine Maintenance

Maintain the trees generally with regular pruning as advised by qualified tree surgeon and arrange tree survey on a 5 yearly basis by qualified tree surgeon. £0.00

12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

12.1 HEATING

Description

The main church heating comprises a Hamworthy Purewell floor mounted boiler in the basement below vestry reported as circa 16 years old at the last quinquennial. The flue appears to be through the chimney. It was last noted in the log book as serviced 12 September 2018. The Gas meter is in Boiler Room.

The boiler feeds a series of radiators generally around the perimeter of the building through large bore pipework. There is Honeywell room thermostat in the nave.

The upper floors of the West End have a separate heating system with a wall mounted gas boiler in the first floor Boiler Room which again feeds a series of radiators. It was last noted in the log book at serviced 2 March 2018

Heatrae Sadia Multipoint hot water heaters in the first floor boiler room and second floor WCs provides hot water.



Typical Nave Radiator



Typical Radiator to other Areas

Condition

All appears to be in satisfactory order but it is noted that the main boiler is old and will require replacement in the not to distant future.

Repair Needs, Category M, Routine Maintenance

Plan for future replacement of boiler. £0.00

12.2 ELECTRICAL INSTALLATION

Description

The electrical supply comes in to the Vestry Corridor wall cupboard with 2 meters. There are distribution boards with RCCB protection adjacent to the meters and further distribution boards in the ground floor accessible WC.

In newly constructed areas wiring is general concealed but in original areas of exposed brickwork wiring is surface fixed.

In the church there are wall mounted spotlights and to the west end ceiling mounted fittings. There are fluorescent lights to other areas. There are external LED security lights.

Condition

According to the log Book various electrical repairs have been undertaken since the last quinquennial. However the last electrical test is still dated May 2008 on the DB boards and there is no record in the Log Book of an electrical test being undertaken since the last quinquennial when it was over due.

Repair Needs, Category A, Urgent, requiring immediate attention

Electrical system must be tested immediately and then every five years and a copy of the test certificate kept with the Log Book. £300.00

12.3 INSULATION AND AIR LEAKAGE

Description

It is not apparent that there is any insulation to the building. The entrance lobbies provide draft lobbies.

The building does not appear unduly drafty.

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

Consider whether insulation could be provided and/or upgraded.

12.4 WATER SUPPLY

Description

The incoming mains supply could not be located.

Condition

All appears to be in working order.

Category B, Requires attention within the next twelve months

Confirm water entry position.

12.5 SOUND SYSTEM AND HEARING LOOP AND VISUAL DISPLAY

There is a Sound System in the church with fixed lecturn microphones, facilities for radio microphones, a Hearing Loop and mixer desk and multiple microphones to the east end.

There is a visual display system with projector and pull down screen on the church south wall.

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 Log Book, most recently 27 November 2018 by Firepoint Services Ltd. There is a fire detection system which appear to be serviced annually by inspection of the Log Book, most recently 27 November 2018 by Firepoint Services Ltd.

Condition

All appears to be in working order.

12.7 LIGHTENING CONDUCTOR

There is a lightening conductor terminating on the spire and coming to ground on the north elevation.

Condition

Last tested November 2018

12.8 SECURITY

The locks to church all appear satisfactory. Floor safe in Vestry.

Condition

All appears to be in satisfactory.

12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES

Description

Permanent level access is provided to the building through the south and west entrances. There is a ramp up to sanctuary.

There is a wheelchair accessible WC. There is a hearing loop system. The internal decor to the building generally provides reasonably contrasting colours which is helpful for the visually impaired. However the west end doors are part of a screen and are not visually separated. 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.

Repair Needs, Category M, Routine Maintenance

Decorate west end doors in contrasting colour for screen. Note this may require a faculty.

13.0 SUMMARY OF REPAIRS

Repair Needs, Category A, Urgent, requiring immediate attention

Replace all loose and missing slates. £750.00.
Replace split rainwater pipe to North Aisle. £150.00
Remove tree from chimney and repoint brickwork as necessary. £1,000.00.
Repair damaged gullies and unblock. £500.00
Replace grills to First Floor Boiler Room Door with intumescent grilles of half-hour fire resistant standard. £75.00
Electrical system must be tested immediately and then every five years and a copy of the test certificate kept with the Log Book. £300.00

Category B, Requires attention within the next twelve months

Undertake full roof inspection by reputable roofing company. £250.00
Repoint areas of plinth brickwork as necessary. £300.00
Repair broken panes to Vestry window. £300.00
Decorate Boiler Room door. £50.00
Undertake full inspection of ferrements by stained glass specialist. £0.00
Locally brush down and decorate peeling section of second floor landing window paintwork. £10.00
Confirm with Insurers whether they are happy with storage of petrol driven lawnmowers and trimmers in the Boiler House. £0.00
Confirm water entry position. £0.00

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

Redecorate rainwater goods. £2,500.00
Replace timber fencing with hedging. £1,000.00.

Category E, a desirable improvement with no timescale

Replace wire mesh grills with polycarbonate. £2000.00
Consider whether insulation could be provided and/or upgraded.

Repair Needs, Category M, Routine Maintenance

Monitor brickwork and stonework deterioration. £0.00
Replace wire mesh grills with polycarbonate. £2000.00
Lift all inspection chamber covers and rod and purge system annually. £0.00
Clear leaves from separating pathway between the open and closed graveyards. £0.00
Maintain the trees generally with regular pruning as advised by qualified tree surgeon and arrange tree survey on a 5 yearly basis by qualified tree surgeon. £0.00
Plan for future replacement of boiler. £0.00
Decorate west end doors in contrasting colour for screen. Note this may require a faculty. £0.00

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.

14.1 RAINWATER GOODS AND DRAINS

Gutters and Downpipes

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

Gullys

Clean gullys 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 bells 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 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 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 please see <http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance/electrical-wiring/index.aspx>.
- **Heating Installation**
A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.
- **Lightning Protection**
Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.
- **Asbestos**
A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on asbestos are available at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>. 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.
- **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>.
- **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 at <http://www.churchcare.co.uk/shrinking-the-footprint>.