

**INSPECTION AND REPAIR OF CHURCHES
CARE OF CHURCHES MEASURE 2018
amended by the Church of England (Miscellaneous Provisions) Measure 2020**

**QUINQUENNIAL REPORT on the
THE CHURCH OF CHRIST CHURCH
HAMSTERLEY**



Diocese: Durham
Archdeaconry: Lindisfarne
Deanery: Lanchester
Job no : 2521 (M674)

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Date of inspection and weather conditions: 21st May 2025 Sunny, dry day, fairly cool with a slight wind and some cloud.

Date of report: 3rd October 2025

Date of previous report: 12th December 2019

Executive Summary.

The church is generally in a sound condition with a very detailed log book outlining many cyclical maintenance tasks, as well as repairs undertaken since the last inspection which is always very encouraging to see. There are, however, a number of issues which would benefit from fairly urgent attention, some of which are listed here.

The most urgent issues relate to roof level works with a number of slipped and damaged slates needing attention ideally before the winter, as well as a repair to one leaking and damaged downpipe. Much of the paintwork has been lost to the fleche and the structure needs inspection and repair along with removal of the accumulated nesting material that can be seen from ground level. While access is available the condition of the timber should be inspected and any required repairs carried out to the timber and leadwork, before repainting. The fleche should also be made bird proof before the next nesting season if at all possible, or clearing of nesting material will become an annual task. Works to point verges and the ridge in various locations are also required, ideally within the next year.

There are two trees whose branches are now very close to the walls of the church and these need trimming to avoid damage to the structure.

Internally there is loose draft proofing and cover strip to the internal double doors. This requires fixing before it becomes further detached, or potentially gets caught by a person/clothing going through the entrance. The vestry carpet is snagging the external door causing it to only partially open – as this door would have to serve as the alternative means of escape if there was an issue with using the main entrance, this door should ideally open by 90 degrees, or as close as is practical.

The oil tank is metal and neither fireproof or bunded, both of which would be needed in this location, and of unknown age. The condition of the tank should be checked if this was not undertaken after the last report and the expected longevity (or otherwise) understood. Any leak could be costly to the environment and church funds. When this does need to be replaced, localised repairs should be planned to take advantage of access which is otherwise limited in this area.

In the churchyard, as mentioned in the last report there is a need to carry out repairs to the boundary walls, with repointing and removal of vegetation a common theme along the length of the wall. The log book indicates a meeting with Durham County Council to discuss this, but the only works undertaken since then appear to have been so minor that they have made an insignificant contribution to the overall repairs required. This needs revisiting with them, not least as there has been damage to one pier which has moved slightly. Railings and gates also need repainting.

The church is heated by an oil boiler with an electric heater to the vestry. The header tank and associated pipework is located in the vestry. Looking forward with a view to meeting the Church of England net zero targets, it would be prudent to start to consider whether any alternative, greener, means of heating could be adopted at Christ Church, either in the near future in conjunction with your current oil-fired boiler, or when that system might become unviable.

Although the Nave is now fully accessible, the two steps up to the altar remain and it would be worth exploring options to improve access to the Chancel for those with more limited mobility. A ramp might not be practical (or potentially desirable), but a handrail might assist some people.

Previous repairs undertaken since the previous report.

The previous report was carried out by Bryony Roff and the 2013 report by Hugh Massey.

2019

December Organ Tuned and repairs to blower undertaken
General cleaning

2020

February Fire extinguishers serviced

March Boiler room ceiling tested for asbestos – Chrysotile (not removed as yet)

July Lightning Conductor tested

September Annual Boiler service

October Gutters cleaned, downpipes remove and cleaned

December General church clean

2021

Jan – March During a further covid closure heating and building checks undertaken.
Organ played periodically

April Fire extinguishers serviced

June Garden weeded and air vents checked

July General church cleaning

August Tree survey by DCC requested again after collapse of oak tree branches

September DCC clearance of tree debris
General church cleaning and garden tidying
Annual Boiler service
Replacement noticeboard installed
Battens for board on external wall replaced in oak

October Arboricultural report received from DCC with works recommended to
three trees
Garden weeded and air vents checked

2022

May Fire extinguishers serviced
August Organ Tuned

October General church cleaning
Vestry step cleared of moss

2023

January Boiler service

February General church cleaning

June Garden tidied

July Fire extinguishers serviced with one new extinguisher supplied
Garden and entrance tidied
General church cleaning

October General church cleaning and garden tidied
Boiler house and vestry steps cleaned

December General church clean

2024

January	Gutters cleaned General church clean Garden tidied
September	Boiler house and vestry steps cleaned of leaves Boiler serviced, new nozzle and fire cement Organ serviced. Alterations to blower Fire extinguishers serviced. New CO2 extinguisher supplied
December	General church clean

2025

February	Boiler house and vestry steps cleared Heating water pump replaced Oil gauge replaced
May	Gutters cleaned
Ongoing	Visual check of electrical equipment as advised in ecclesiastical review

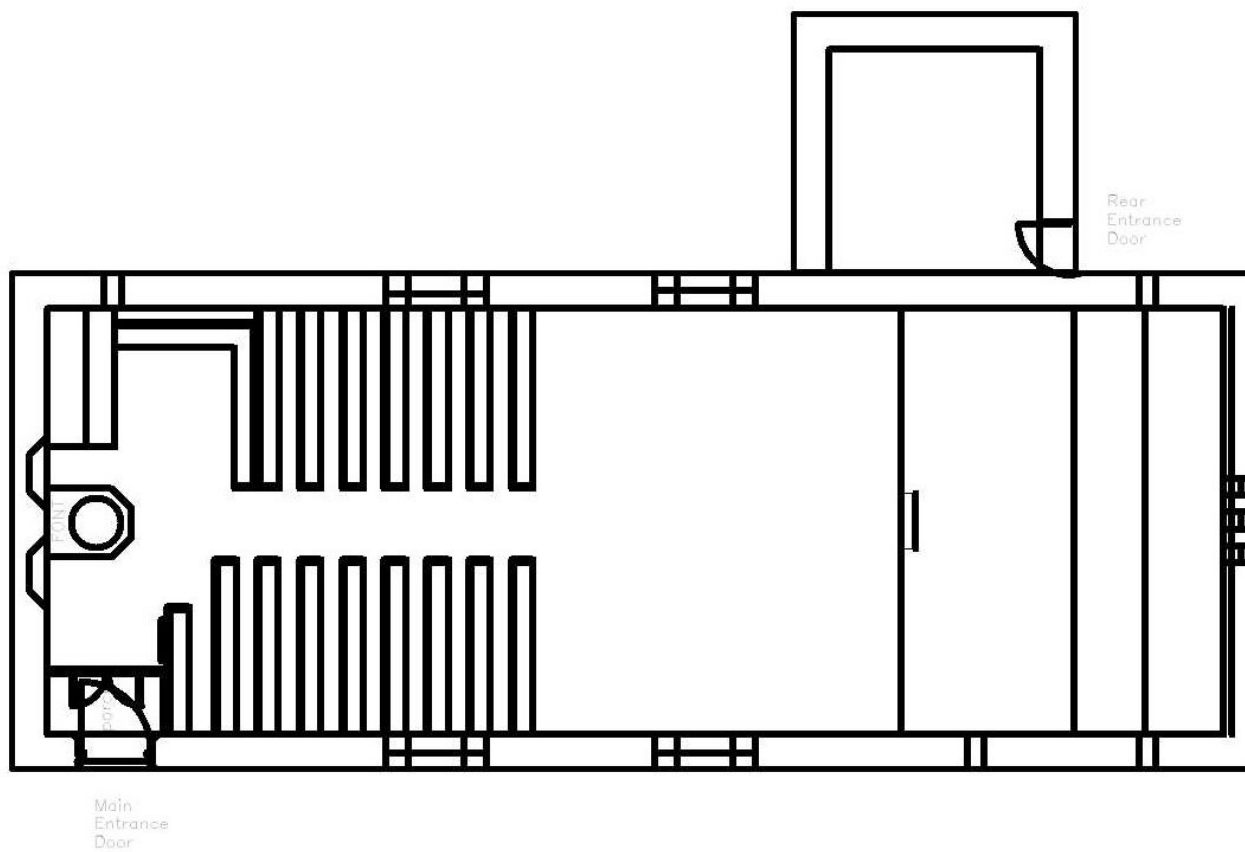
Brief description of the building

Christ Church was built in 1892 – 93 and is fairly simple in plan, with the Nave and Chancel both located within the large rectangular main body of the church. A vestry is located to the North. It had been intended to extend the church to the East and form a Chancel, but this was never carried out. Built of semi coursed squared sandstone with a tooled finish and slate roofs with a fleche bellcote towards the West end of the Church. Walls are plastered internally with timber floors.

Listing Grade

Unlisted but lies within a Conservation Area

Plan of the Church



CHRIST CHURCH HAMSTERLEY

Limitations of the report.

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with no high level access. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible, enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspection by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to Safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or churchyard consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant, and signs of failure should be reported to the Church Architect.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect 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 if these are outside the experience of the PCC. 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. Before starting any works, the PCC should make contact with the insurance company to

ensure that cover is adequate and whether any conditions apply.

Advice to the PCC

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/disaster-prevention-and-management>

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 logbook. PAT testing of appliances should be carried out at recommended intervals.

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 Logbook.

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 Logbook.

Asbestos

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) 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 the HSE website.

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, and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

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. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this include subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. <http://www.hse.gov.uk>

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: <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/bats-churches> and from Natural England.

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 the Church care website. One link is <https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings>

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

Maintenance

Maintenance of the Church is the responsibility of the PCC. The maintenance of the Churchyard is understood to be the responsibility of Durham County Council. DCC have carried out small repairs to the boundary wall adjacent to the road so it is assumed that they are responsible for this too.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or after a period of bad weather.

Report main section

The Internal areas and boiler room were inspected first followed by the external elevations and roofs. External boundary walls were inspected at the end of the survey. In this report external elevations are covered first, followed by roofs, rainwater goods and windows, then internal areas, concluding with external areas. The churchyard was not inspected in full as this is not the responsibility of the PCC, although the condition of external paths leading up to the church and boundaries are noted at the end of the report. It is assumed that most, if not all of these external areas are the responsibility of the Local Authority, but were included as their condition directly impacts the operation of the church or immediate neighbours/public highway.

This survey was carried out from ground level only. No access was made available to inspect the Fleche/bellcote.

Where works are required, these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

- 1 - Urgent, requiring immediate attention
- 2 - Requires attention within 12 months
- 3 - Requires attention within the next 18 – 24 months
- 4 - Requires attention within the quinquennial period
- 5 - A desirable improvement with no timescale
- M - routine maintenance (i.e., clearing leaves from a gutter). This can generally be done without professional advice or a faculty

Summary of report

Location	Description	Condition	Repair needs	Category
External				
1. South Elevation	Semi coursed sandstone	There is level access to the church as the paths have been altered up to the main door.	Monitor area near the Western downpipe after rainfall and if issues with dampness persist carry out remedial works.	Ongoing /2
		Isolated open joints were noted along this elevation, including near the main door, to the door head and window heads and string, with greater concentration at lower level, where weathering of stonework was also visible. As noted in the previous report, in some case where mortar has fallen the joint left exposed is fairly full of mortar. Some cracking was also noted to the right of the Western window with slight cracking near the second window from the West also. Both these areas would benefit from repointing and visually monitoring. One section of the string course has been repaired in the past with a mortar repair, which is fairly sound, although slightly cracked.	Remove areas of loose and failed pointing and repoint these areas, areas along with areas of open joints and cracks with lime mortar. Visually monitor areas of repointed cracking to assess whether there are ongoing issues with movement.	3
		Roses are planted near the base of the wall, and it is important to ensure that soil does not build up above vent level – this is currently not an issue, but soil level is fairly close in places.	Remove battens if no longer serving a purpose	4
		The presence of a number of battens still attached to the wall was also noted in the last report (assumed to have been used to attach a noticeboard which is no longer in situ). Although these are not a significant issue, if these are no longer used it would be preferable for them to be	Check all low-level vents are above soil level and not covered by planting or clogged by soil or debris	M

1. South Elevation cont'd		The stone work near the downpipe to the East of the door shows signs of deterioration/impact of prolonged dampness and in the previous survey this area was noted as being visibly damp. At the time of this survey there were no signs of any similar issues, but that might be due to the dry weather experienced at the time. This should be monitored after rainfall and if there are ongoing issues, remedial works undertaken promptly.		
2. East Elevation	Semi coursed sandstone	The branches of the tree near the East wall are very close to the wall and need to be trimmed back fairly urgently so they don't touch the wall (or indeed interfere with cables). Pointing to the verge is failing and requires repointing. The security of fixing to the cross should be checked at the same time as access is available to carry out verge repointing As noted previously, condition of pointing is similar to that noted on the South Elevation although probably less affected by temperature differences. A number of open joints were visible including to the string course and window surround, with a concentration of issues to stonework noted at high level near the peak/gable. There were also open joints to the projecting stonework of the gable. Very slight cracking is visible to the lower left-hand side of the window running diagonally down into the wall below. Mesh to the slit in the gable appears to be failing	Trim back branches of the tree that are getting close to the East wall Repoint verge and check and rectify any issues with the security of fixing of the cross. Repoint open and hungry joints, areas of failed mortar and cracking using lime mortar. Check and replace mesh to slit opening if required	2 2 3 3

3. East Elevation of Vestry	Semi coursed sandstone	Low wall to boiler Room steps – rusting metal to railings which are also very sharply pointed at the top. As noted in the last report, these have been like this presumably since the church was built, but are something to be aware of in respect of safety, especially if work is carried out on the roof above. There are open joints and cracking to the copings below the railing and the external section of the wall beneath this has deteriorated and requires fairly comprehensive pointing. Some open joints were noted to the side walls. Main Vestry wall – there are some areas of failing mortar, but condition is generally fair at present. Some areas of fallen mortar have left behind joints that are still fairly fully filled with mortar and there are only a few isolated open joints. Slight cracking to one stone to the right-hand side of the lintel.	Repaint railings	3
			Carry out repairs to the walls around the basement steps	3
			Remove loose sections of mortar and repoint any resultant open joints to main wall.	3
			Remove any further loose sections of mortar and repoint any open joints to main wall	4
			Be aware of the sharpness of the spikes on top of the railings especially if work is carried out to the roof over – consideration could be given to an appropriate solution to this as there is concern over how sharp they are generally.	Ongoing

4. North Elevation of Vestry	Semi coursed sandstone	The oil tank is located right next to the wall so the lower sections are not visible. There is an end section designed to prevent unauthorized access but as noted in the last report, the tank itself is an old metal tank which is not bunded or fire proof. Both are requirements given the location and the tank is rusting, but the exact condition of the tank is not known	Take advice about the condition of the existing oil tank (it may need to be inspected underneath) and timescales for replacement. Note that stonework repairs are required when the tank is removed and access is available	1 for advice and ideally for replacement - 2
		Some open joints are visible to the plinth and eaves stones with some cracking or loss of mortar to the verge. To the west of the tank an area of stonework has weathered back behind the mortar, with some isolated smaller stones possibly warranting replacement when access is available to this area. The areas concealed by the tank may also require work, but this can only occur when the tank is replaced and access is available.	Repoint and defective mortar to verge	3
			Repoint walls where required and replace severely damaged stonework using lime mortar	3
5. West Elevation of Vestry	Semi coursed sandstone	Some open joints are visible to the base of the wall. with isolated open joints elsewhere. One damaged vent has mesh over it, which is effective to present but may need replacement in due course.	Repoint open joints, areas of failed mortar and cracking using lime mortar	4
			Replace vent to match existing elsewhere	4

6. North Elevation	Semi coursed sandstone	A number of open joints are visible to the Eastern section of the wall which would benefit from repointing when other similar works are undertaken elsewhere. To the Western section of wall there are different generation of pointing visible, some of which is buttered over the face of the stonework and other areas are dark in colour. There are a number of open joints to this section of wall including at plinth level and to window heads and possible cracking to the Western end of the wall near the central and Western windows. The yew is growing close to the wall and roof near the end of this elevation and should be trimmed. Vents at low level would benefit from repainting.	Trim back branches of the tree that are getting close to the East wall	2
			Repoint open joints, areas of failed mortar and cracking using lime mortar. Visually monitor areas of repointed cracking to assess whether there are ongoing issues with movement.	3
			Repaint vents	4
7. West Elevation of the Nave	Semi coursed sandstone	Open joints and issues with weathering stone are visible including to the top of the gable, although similar isolated issues exist across the elevation. There is slight cracking over the right-hand window and possibly to the right of the circular/rose window. Two low level vents are rusting and may require replacement, but in the meantime, mesh would help ensure these remain vermin proof. In common with the South elevation, it is important to keep soil levels down below vent level.	Repoint open joints, areas of failed mortar and cracking using lime mortar. Visually monitor areas of repointed cracking to assess whether there are ongoing issues with movement.	4
			Replace vents – as a temporary measure mesh could be added to the vents	4

8. Roofs including Fleche	Welsh slate roofs with fleche comprising an octagonal timber louvred turret with a slated spire all sitting on a timber base. A lightning conductor runs down the west side of the fleche	Fleche – bird activity was noted during the survey and there appears to be no or inadequate mesh to the louvres. Some nesting material, possible a fairly significant build up is visible that needs to be cleared before the start of the next nesting season, and mesh or other protection added. If there is a bell, it may well soon (if not already) be difficult to operate. While access is made available for this, a closer inspection of the general condition is advised including of the timber, cross and lead. The paint finish has deteriorated exposing bare wood, and while general condition appears to be satisfactory, there are some areas of concern that need closer inspection.	Remove all nesting material before the next nesting season and provide additional protection to the louvres	1
			Inspect the fleche generally while access is available to tackle the bird nesting issue, taking note of the cross, timber and lead. Carry out any timber repairs and repaint the fleche.	1 – 2
			Carry out roof works to replace slipped and damaged slates	1
			Remove debris from valley between vestry and nave roofs and check over area generally for any defects which may be leading to possibly ongoing issues with water ingress	1
		South Slope of the Nave/Chancel – open joints are visible to the ridge with some cracking to the mortar bed. There are a number of slipped or missing slates along this roof slope and some further damaged slates. South Slope of the Nave/Chancel – a number of raised, slipped to damaged slates are visible along this slope, including near the junction with the vestry roof.	Repoint open joints to ridge tiles and replace missing or faulty mortar bedding	2
		Vestry – isolated open joints to the ridge tiles and loss of mortar bedding. Mortar over the flashings to the chimney and abutment with the church walls is starting to fail in some locations. Debris has built up in places to the valley on the upper section of roof and this area should be checked generally due to possible dampness internally in this area.	Repoint any areas of sailed pointing over lead flashings Repoint open joints to chimney using lime mortar	2 3

Roofs including Fleche cont'd		Cracking and looser sections of mortar were noted to the chimney especially at higher level. In common with other slopes there are a number of slipped and cracked slates.		
9. Rainwater Goods	Aluminum gutters and downpipes with some cast iron downpipes on the North side of the church	The paint finish to many areas of aluminum rainwater goods has become faded and matt/dull. Cast iron downpipe to the West of the Vestry is rusty and one section has become cracked and needs replacing. As noted previously, the right-hand end of the gutter on the east slope of the vestry is sloping the wrong way and may require additional support Guards over gullies have reduced issues with leaves.	Replace damaged section of downpipe. Straighten vestry gutter and provide additional support if required Repaint cast iron rainwater goods Consider redecorating all rainwater goods (if aluminum sections are powder coated advice may be needed as to the best system to use) Clear gutters of vegetation and debris	1 3 3 5 M

10. Windows		To all windows on both the Southern and Northern elevation there is noticeable build up of dirt, leaves and cobwebs between the glass and external protection which should be cleaned when the opportunity arises. Some of the external protection may need cleaning as well as some panes appears to have got fairly dirty. Advice from a specialist may be needed to understand how best to carry this out. A number of the saddlebars have been painted, but some rust is starting to show through in places. Nave windows North – the central and right hand window have vents that are assumed to be rusted closed. If they could be made operational these would be ideal for providing some ventilation into the main body of the church. Chancel window – North – cracking to one or two panes and possible bowing of glazing. Southern windows to nave – The right hand light of the eastern window to the right of the organ is slightly bowed/distorted. One pane/leading has been lost to the opening light, but this appears to be an old issue, with a similar issue noted to the Chancel window. Vestry window – the vent is rusted and fixed shut and saddlebars are also rusty. Leaf build up is visible between the external protection and window	Clean external protection and the gap between the windows and external protection where debris has built up. Specialist advice may be required before embarking on this task if it is not carried out by a glazing specialist	3
			Paint rusting vents to windows - consider reopening rusted vents (if not operational) to provide ventilation	4
			Paint rusting saddlebars	5

Internal				
1. Internal porch	Timber internal porch. Timber walls on three sides and boarded ceiling. Timber floor with mat well.	When only one leaf of the internal double doors is used/opened, the width of the useable opening is fairly narrow – this is obviously not a defect, but may impact ease of access for some if both doors are not opened as a matter of course. The cover strip to the fixed leaf was coming loose at the bottom, as was the brush seal/draughtproofing along the base of one of the doors, both of which require fixing. Slight gaps are visible between the skirting and boarded walls but generally sound. Some open joints are visible to the head of the stone arch and possible cracking. Finish to the main external door is starting to fail. Paint at higher level is crazing and may need attention when the church is next redecorated.	Carry out repairs to the draft proofing strip and cover strip to the internal doors	1
			Repaint main external door	2
			Repoint open joints and cracking using lime mortar. Monitor any areas of repointed cracking for signs of any issues with ongoing movement.	3
			Attend to any defects in the paint finish to walls when the church is next decorated	5

2. Nave and Chancel	Painted plastered walls with exposed quoins. Dado to small internal 'porch'. Vaulted boarded ceiling with exposed roof timbers with metal ties. Carpeted floor to aisles and main areas and level exposed boarding between pews. Terracotta tiles in Sanctuary with raised dais with stone edging	West Wall – some cracking and open joints were present to the central stonework between the two main lights, most notably at higher level, with isolated open joints to the reveals. As noted previously, there may also be some open joints to the rose window, although this was hard to assess from the ground.	Repoint open joints and cracking to walls and window surrounds using lime mortar. Monitor any areas of repointed cracking for signs of any issues with ongoing movement.	4
		North Wall – evidence of water staining and slight cracking is visible at higher level over the vestry door. There are open joints/hairline cracking visible to both windows mainly at window head level. Slight opening up is visible between the plaster and quoins to the openings and the plaster finish is slightly rough in some locations including towards the Eastern end of the wall, but generally appears sound.	Repoint open joints to the steps and floor using lime mortar	4
		East Wall – plaster finish is rough in some places most notably at lower level and uneven finish at floor level where heating pipes prevent access, with a gap between floor and wall. Some cracking is visible to the window surround at high level to the window head and Southern side of the arch. with isolated minor open joints elsewhere. As noted previously there is some cracking visible between the outer arch and inner area of plaster which should ideally be attended to before the church is next decorated.	Monitor the area over the vestry door to ascertain whether the staining is the result of an ongoing issue with water ingress. If an ongoing problem is suspected, investigate issues at roof level and carry out any required repairs.	Ongoing
		South Wall – slight opening up is visible between the plaster and quoins to the openings, with open joints to the Eastern window surround including the sill. Slight cracking was also visible	Fill gaps between stone surrounds and plaster before the church is next decorated.	5
			Consider whether the addition of a handrail to the steps up to the Chancel would be advantageous to any member of the congregation with more limited mobility.	5

Nave and Chancel cont'd		to the head and reveal of the central window with a section of cracked stonework. One section of pews towards the back of the church have been covered with a board to provide storage and a setting out area. Some open joints are visible to the altar dais and slight cracking between tiles and stone, with cracking also visible to the steps up to the altar. No handrail to the two steps up to the Chancel area. Treads are fairly shallow, but it would be sensible to monitor whether anyone struggles with the steps and consider installing a suitable handrail. Slight markings on the ceiling possibly from old fixings as there are unused sockets under most of these areas		
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3. Vestry	Painted plastered walls with dado, flat ceiling. Vinyl and carpet to floor	Most walls are partly concealed with storage so difficult to inspect. There is some evidence of possible damp to the North wall including to the head of the window – the last report noted that some works had been undertaken to this area to remedy issues, but it would be prudent to continue to monitor the area to assess if issues have been fully remedied. The external vestry door catches on the carpet – as this is the alternative means of escape in an emergency this should really be able to open by 90 degrees. If the carpet was cut back appropriately this should make it easier to operate. Some rust to hinges was also noted. West wall – as noted in the last report there is slight damage to plaster noted which should be attended to before the vestry is next redecorated. Hairline cracking is visible to the ceiling which should be checked before the room is next decorated and any remedial work carried out ahead of decoration.	Amend carpet to allow the external door to operate correctly. Repaint hinges to the door Continue to monitor area of dampness on the North wall to ensure repairs already carried out have been effective. If the situation does not improve carry out further works to remedy the issue. Inspect and repair as required the plaster in various areas before the room is next redecorated	2 3 Ongoing /4 5
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4. Boiler house		The steps down to the boiler house were clear of debris, although there was some leaf build up in the gully at the top of the steps. Some of the stonework near the entrance is fairly rough and weathering, and may require attention in the future. The paint to the handrail is starting to fail and redecoration will be required fairly soon. The boiler-room itself was fairly dry at the time of the inspection, no doubt helped by a fairly long dry period beforehand, although there were a few wet patches and some water in the sump. Dampness seemed to be most noticeable near the old coal chute and below the area where the water pipes pass through the floor/wall. Very minor open joints were noted, but not sufficient to justify attention at this point in time and some rusting of electrical items. There has been some isolated deterioration to the floor, but this is not a high traffic area.	Asbestos is understood to be present to the ceiling boarding (testing occurred in 2014), which has not been removed – any contractor working in this area should be informed of the issue. Clear gully of leaves Repaint handrail Monitor stonework to steps /retaining wall and entrance and carry out remedial work if condition dictates intervention ahead of the next survey Continue to check safety of rusty electrical boxes when electrics are next checked	Ongoing 1/M 3 Ongoing Ongoing
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External areas including graveyard				
Churchyard	The churchyard is closed and Durham County Council is understood to be responsible for all maintenance. The condition of areas of immediate concern are noted here for the PCC to discuss further with Durham CC	The noticeboard has been replaced since the last inspection and looks very smart. Some rust is showing to the metal at the base.	Carry out repairs to the one damaged pier and impacted railings	2
		The tarmac path to the main door is in sound condition. The tile edging to the rose bed has possibly been hit by mowers and should be monitored and any loose or damaged sections replaced	Contact DCC again regarding an ongoing programme of repair to the walls and request more major intervention than have occurred previously as the very minor and isolated repairs undertaken so far have not made any impact on the condition of the wall. Ensure that they prioritise issues with vegetation.	2 for discussion
		The churchyard contains a number of mature trees and the log book records that DCC have undertaken a specialist tree survey since the last inspection. It is assumed that they have undertaken all necessary works since, although trees close to the building need trimming so that branches don't cause damage.	Repaint metal to the base of the new noticeboard.	3
		Some gravestones are laid down and others are leaning - it is assumed that Durham CC carry out cyclical inspection on condition. There has been fairly recent clearance of brambles encroaching into the churchyard from the top of the bank (assumed by DCC), but there are issues with vegetation impacting graves in various locations.	Repaint the main gates and railings	3
		Southern Boundary – The gates and railings are all rusting and require painting. As noted in the last report, works are required to the boundary walls and further discussion is needed with DCC to facilitate a programme of repairs (the log	Monitor condition of tile edging to the rose bed and replace any damaged sections	Ongoing

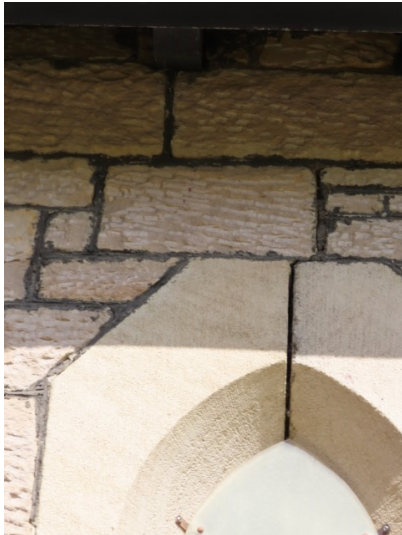
Churchyard cont'd		book recorded a meeting since the last inspection but any works undertaken since Then have been very minor). To the Eastern side of the gates there is little mortar left to the wall on the churchyard side in places and some stones have fallen from the wall. Issues with vegetation growth are visible along the wall. To sections of the wall with railings there are open joints to copings and piers, some cracking and one pier that appears to have moved (presumably hit by something, possibly by a mower) which appears vulnerable and needs further inspection and repair. In some areas there has ben damage to copings from rusting metal, but this is not a new issue. To the West of the gates condition of railings and wall under is much the same as is recorded above. To the wall there is significant vegetation growth to some sections with sapling regrowth in areas which have previously been cut back and which require monitoring and further intervention. Ivy is creeping over graves and trees adjacent to the wall. Along for a section of the wall beyond the central trees there are more isolated issues with vegetation, in one area there are at least 2 saplings which are causing concern and at the far West end there is more significant issues with vegetation. Mortar is recessed in many areas with some loose stones below the capping		
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Churchyard cont'd		External face of the Southern boundary is alongside the pavement. Isolated areas at the Western side are deteriorating with issues with vegetation, cracking and some loss of pointing. To the Eastern side there are a number of open joints below the railings and some loss of stonework below. To the main section of wall there are issues with vegetation (mainly grass) which is starting to cause issue with the mortar, some general loss of pointing and areas of failing mortar, which as stated elsewhere needs planned programme of work to be agreed to start to address the defects especially in areas that might impact public safety. One section of railings appear to be bent inwards possibly related to the issue noted internally with the pier. Northern side the churchyard - some vegetation growth impacting gravestones and a significant level difference with a drop beyond the tree line.		
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Photographs



Cracking /open joints to the South Elevation and soil level close to vents



Open joint to Southern window head



Loss of pointing to Eastern verge



Damaged mesh to eastern slit



Cracking/open joints to chimney



Weathered stone to Vestry



Yew tree branches close of North wall



Damaged vent and high soil level



Nesting material and loss of paint finish to the fleche





Slipped and missing slates to various roof slopes (above and below)



Failing mortar bedding to Southern Nave roof slope



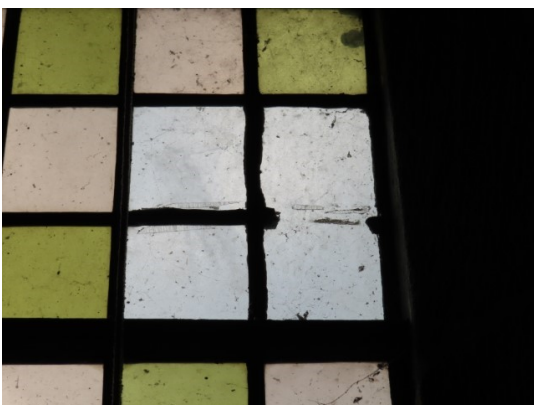
Damaged downpipe to North Elevation



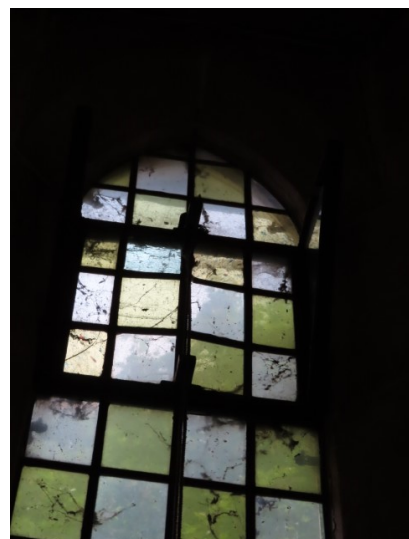
Uneven surface and leaves to Vestry gully



Yellowing protection to window (left) and cobwebs and debris to void between window and outer protection (right and below right)



Loss of lead to window



Bowed vent



General view of Nave looking East



General view of Chancel looking East



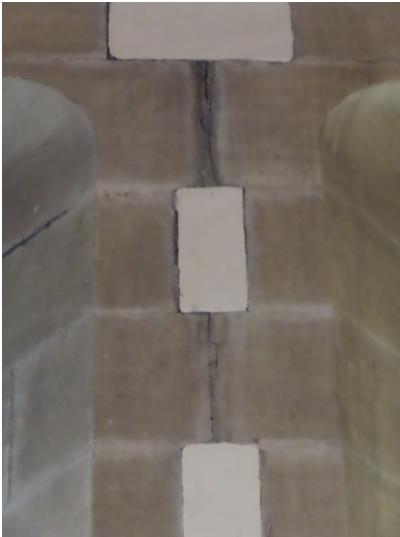
General view of the Nave from the Chancel looking West



Loose cover strip to internal double doors



Loose draft proofing strip to the same doors



Cracking to stonework to Western window Damp staining over the vestry window



Damp staining on North wall by Vestry



Cracking within window reveal



Steps up to Chancel (no handrail)



Open joints to altar dais (left) and Chancel step (right)



External views of the Southern boundary showing minimal previous repairs



Damaged pier to Eastern side of Southern boundary



Vegetation growth to internal side of the Southern boundary (above and below)





Grass growth to wall below capping on South boundary



Grass and ivy growth to external face of the Southern boundary