

Quinquennial Inspection Report

Church of St Oswald

Hebburn

Diocese - Durham

Archdeaconry – Sunderland

Deanery – Jarrow



Report prepared by:

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Executive summary

While some maintenance work has been done since the last inspection there are a number of repairs from the previous inspection which are outstanding and are repeated again in this report. The external condition of the building gives some cause for concern.

Roofs and rainwater goods:

There are a number of broken, missing and slipped tiles to the roofs of the Chancel, Nave and Side Aisles. Some of this may be due to vandalism (e.g. throwing stones) but replacement of broken and missing tiles together with re-fixing of slipped tiles is needed to prevent water ingress to the roof structure. The rafter feet are showing signs of rot. It is strongly recommended that the rafter feet are repaired and redecorated to prevent further deterioration. Some of the gutters, hoppers and gullies are blocked with vegetation making them ineffective. Clearing blockages is needed urgently and then at regular intervals (e.g. twice yearly). Drainage investigations carried out in 2017 revealed that the surface water drain on the south side of the church has been capped off making the system redundant. The rising damp shown on internal columns is thought to be caused by the inadequate surface water drainage. It is strongly advised that the gullies on the south side are taken to new soakaways to replace the previous surface water drains.

Upstand walls and apex crosses:

The water tabling to the gables has open joints between the stones. These need to be pointed up to prevent water ingress. The apex crosses to the Chancel and Nave east gables are missing and the remaining apex cross to the west gable of the Nave is showing signs of decay. The PCC may wish to consider replacement of the missing apex crosses and budget for the inevitable replacement of the remaining apex cross. The water tabling (gable copings) to the Porch and North Aisle west wall have open joints which need repointing.

External walls:

The brickwork is generally in fair condition. However there are a number of open joints which require repointing. The east gable of the Clergy Vestry has open joints in the brickwork which are thought to be the cause of the blistering paint and plaster internally. The Porch gable wall also has a number of open joints in the stonework which need repointing to prevent water ingress.

Windows and external doors:

There are some broken panes to the Nave south clerestory windows (presumably through vandalism) which should be replaced. It is recommended that polycarbonate covers are fitted to these windows to protect them. The mesh grille to the Chancel east window is rusting badly. It is recommended that the mesh be replaced with polycarbonate covers to protect the lovely stained glass. As stated in the 2015 report, the mullion to the easternmost clerestory window to the Nave south wall is deeply eroded and delaminating and ideally should be replaced. The joints to the mullions of the clerestory windows generally require re-pointing. The lower rails to the main entrance doors are split and appear to be decayed. Replacement of these rails with new timber followed by full redecoration is recommended. The Choir Vestry timber windows are badly in need of redecoration to prevent rot and replacement.

Ceilings & internal walls:

Ceilings are generally in fair condition though the Nave ceiling would benefit from redecoration when funds are available. The external walls and window masonry have been painted in eggshell which is crazed and peeling in a number of locations (the worst affected being the masonry to the east window of the Chancel). This type of paint unfortunately prevents moisture migration through the walls. Ideally the eggshell paint should be removed and the walls re-painted in a moisture permeable paint (e.g. distemper or mineral paint). The arches and columns in the Side Aisle arcades together with the font have been coated in masonry paint. The lower levels of the columns and the font base are peeling due to rising damp due. It is recommended that the masonry paint to these areas is removed to allow evaporation of the moisture.

Floors, pews, fixed furniture etc:

As previously reported, the herringbone wood blocks are loose in places and some are raised. Localised levelling and re-bonding is needed for safety reasons. The floor at the rear of the Nave is very uneven where carpeting has been taken over the heating grilles. This is resulting in a tripping hazard. It is recommended that the carpet is removed and the redundant heating grille frames are levelled and the grilles removed and replaced in plywood prior to the carpet being re-laid. It is recommended that a handrail is fitted by the four steps into the pulpit for safety reasons and a handrail is fitted by the Chancel step at the rood screen to assist the infirm.

Churchyard and access:

The grass has not been cut for some time and is now overgrown making the whole external appearance of the church unsightly. Cutting should be carried out as soon as possible and then regularly during the growing season. The rosehip shrubs to the west of the church are badly overgrown and need pruning. The brambles behind the Choir Vestry look unsightly and would best be removed. The railings on the south boundary are rusting in places. Removal of rust followed by redecoration is needed. The railing column base by the main entrance is broken away on one side and repairs are needed. The fence on the north boundary needs to receive a protective stain finish otherwise it will start to rot.

Services:

Testing and improvements to the electrical systems have been carried out since the last inspection. New LED floodlights have been fitted in the Chancel and Organ chamber. It is recommended that the Nave floodlights are also replaced with LED fittings to save energy. The external floodlight on the west gable of the Nave has a missing diffuser. Replacement of this diffuser will protect the lamp.

Work carried out since the previous report

2017	Choir and Clergy Vestries – lead valley cleaned and protective paint applied Tower roof – loose and missing slates fixed Organ chamber – loose water tabling re-bedded Organ chamber chimney upstand lowered and rebuilt; air vents fitted to sides. Organ chamber roof – stripped and re-tiled; ridge re-bedded and pointed Choir Vestry roof – new hip irons fitted; hips re-bedded. Roofing repairs to Vestry, Chancel and Aisles Drainage investigations Electrical safety inspection and remedial works, including provision of "CPC/earthing", consumer units, isolator, re-wire vestry lighting and, supply and fit "LED" light to organ
2019	2No new LED floodlights fitted in Chancel to replace halogen fittings

Brief history and description

The main body of the church was constructed in 1882-3 with the Chancel, Clergy Vestry, Organ Chamber and Bell Tower added between 1896 and 1902 all to designs by Charles Hodgson Fowler of Durham. The Choir Vestry is understood to have been constructed after 1911.

The Nave has four bay arcades with clerestories and is flanked by North and South Aisles, the latter with a Porch incorporated into the western bay. The Bell Tower is square in plan and located within the angle between the South Aisle and the Chancel. The Organ Chamber and Choir Vestry are located on the north side of the Chancel with the Choir Vestry extending further to the north.

The roofing comprises plain clay tiles on all but the Bell Tower and Choir Vestry which are slated. The external walls are constructed in a red brick with stone plinth, string and eaves courses and stone window dressings. The Choir Vestry has a pebbledash finish. Internally walls are finished in painted plaster except for the Choir Vestry which has a painted hardboard finish.

The roof structure to the Nave comprises open trusses and purlins with a boarded ceiling all with painted finish. This repeats in the Side Aisles. The Chancel has a faceted boarded ceiling with painted finish. The floor finish in the Nave and Side Aisle comprises herringbone pattern wood block flooring with carpeted passageways. The Chancel is carpeted with wood block flooring in the Choir Stalls. The Choir and Clergy Vestry are carpeted.

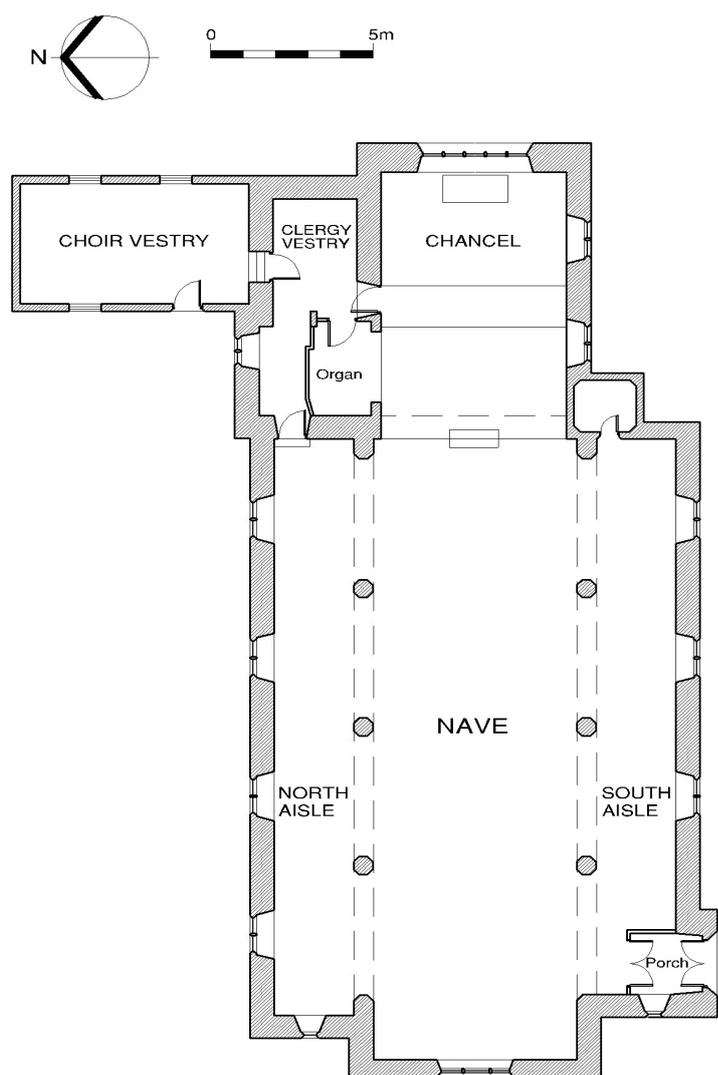
Listing grade:

This church is unlisted.

Limitations of the report

- The inspection was carried out from ground level only. The inspection was purely visual. Concealed spaces (e.g. sub floors and ceiling voids etc.) were not inspected. Access was not gained to the Bell Tower or former Boiler House. The inspecting architect cannot state that these areas are free from defect.
- As with previous reports, this report excludes the Church Hall located behind the Church.
- The inspection was carried out in dry weather and it was therefore not possible to see whether there were any leaks in the rainwater goods or whether they were free flowing.
- 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.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report (with the exception of some minor maintenance items) may be subject to Archdeacon's certificate or Faculty jurisdiction. Early contact with the DAC secretary is recommended for guidance on the approvals needed.

Floor plan (not to scale)



The Report

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

F – Requires monitoring

M – Routine maintenance (i.e. clearing leaves from a gutter). This can be done without professional advice or a faculty

1.0 Exterior:

<p>1.1 Roof coverings</p>	<p>Clay tiles to Chancel, Nave, Side Aisle, Organ Chamber, Vestry. Welsh slates to Tower and Choir Vestry.</p>	
<p>Condition</p>	<p>Roofing repairs have been carried out since the last inspection including:-</p> <ul style="list-style-type: none"> - Slating repairs to the Tower spire - Choir Vestry ridge and hips re-bedded - Organ Chamber roof re-tiled and ridge re-bedded - minor repairs to Chancel, Aisle and Vestry roofs - lead valley between vestries coated in liquid membrane <p>However there are a number of roofing defects which need attention. These are as follows:-</p> <p><u>Chancel:</u> Open perpend joints to ridge stones 1No slipped tile to south slope 2No missing tiles on north slope Vegetation growing out of valley gutter to tower</p> <p><u>Nave:</u> 16No missing tiles on south slope 6No missing tiles on north slope</p> <p><u>South Aisle:</u> Has been re-tiled in past but currently over 25No tiles are either missing or broken.</p> <p><u>North Aisle:</u> Some missing tiles. Lead apron flashing to Nave wall abutment has lifted in places.</p> <p><u>Organ Chamber:</u> In fair condition following re-tiling works in 12017</p> <p><u>Clergy Vestry:</u> No access to inspect</p> <p><u>Choir Vestry:</u> Some open joints to ridge and hips. Missing bedding to ridge on west slope. 1No rotated slate and 1No broken slate on west slope. Eaes fascia board has flaking paint.</p>	

Repair needs	Repairs are needed as follows:- <ul style="list-style-type: none"> - re-bedding and re-pointing of hip and ridge tiles to Choir Vestry - re-fixing of all slipped tiles and slates - re-tiling of all missing tiles and slates - flattening the lead apron flashing on the North Aisle roof - redecoration of rafter feet 	B B B B D
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1.2 Rainwater goods and disposal systems		
Condition/ repair needs	<p>A number of the gullies and hoppers are blocked with vegetation which needs to be cleared.</p> <p>The North Aisle gutter is blocked at the east end and 1No gutter section is detached causing leakage. Clearing of blockages and re-attaching the detached section is needed.</p> <p>The South Aisle gutter has a back fall at the west end. Realigning the gutter so it flows towards to the downpipe is needed to prevent leakage.</p> <p>The rainwater goods would benefit from redecoration within the quinquennium.</p> <p>The eaves fascia boards to the Choir Vestry are in need of redecoration.</p> <p>The surface water drainage on the south side of the church has been capped off near the former vicarage dwarf wall. This will result in the backing up of water in the drains. The gullies on the south side of the church should be taken to new soakaways to arrest the rising damp and potential for rot to floor joists.</p>	M M M D C B

1.3 Tower		
Condition/ repair needs	<p><u>Externally:</u> The slating is in fair condition following the repairs in 2017.</p> <p>The louvred openings don't appear to have any mesh to keep out the pigeons. Fitting robust mesh is strongly recommended.</p> <p>The external brickwork is generally in fair condition.</p> <p><u>Internally:</u> Internal access to the bell tower was not gained due to the loose and structurally light access ladder. The ladder should be replaced with a stronger ladder fixed more securely to allow safe access.</p> <p><i>NB The inspector cannot state that the interior of Tower is free from defect.</i></p>	C C

1.4 Chimneys, apex crosses and upstand walls		
Condition/repairs	<p><u>Chimney to Organ Chamber:</u> In fair condition following repairs in 2017.</p> <p><u>Apex crosses:</u> The apex crosses to the Chancel east gable and Nave East gable are missing. Their replacement is desirable. The base to the Chancel east gable cross has open joints with the adjacent water tabling – these need to be pointed up to keep water out of the gable wall. The apex cross to the west gable of the Nave is weathered. The circular stonework is eroded away completely leaving only the returns into the cross. Replacement of the cross should be considered in the long term.</p> <p><u>Upstand walls:</u> The water tabling to the Porch gable and North Aisle west gable have open joints which require repointing to prevent water ingress.</p>	E B E B

1.5 External walling		
<p>Condition</p> 	<p>The external walls are in reasonable condition. However attention is needed to the following areas:-</p> <ul style="list-style-type: none"> - Porch – some open joints to gable stonework; open radial joints to arched lintel stones; open brick joints below. hopper – all require raking out and repointing. - Nave north side – a few spalling bricks to monitor. - North Aisle – some open joints require re-pointing. - Organ Chamber – some open joints above window opening; some decay to stone faces. - Chancel south – some open joints to string course - Chancel east gable - some decay to window jambs; some open joints in window tracery and arch. - Clergy Vestry – east gable wall has open joints above the window. This is allowing water ingress and is causing blistering plaster and paint. 	
Repair needs	Repointing of open joints as noted above. Monitor stone decay and spalling bricks for future action. Repointing east gable wall of Clergy Vestry	D F B

1.6 External doors and surrounds		
Condition/ repair needs	<p>The bottom rails to the porch external doors are split and decayed. Replacement of these rails is recommended.</p> <p>The Porch and Choir Vestry doors would both benefit from redecoration during the quinquennium.</p>	C D

1.7 Windows:		
<p>Condition</p>  <p>Nave south clerestory window</p>	<p>The window masonry is generally in good condition but attention is needed in the following areas:-</p> <ul style="list-style-type: none"> - Chancel south window stone dressings - open joints - Chancel east window – jambs are eroding along the bedding plane; open joints in tracery and arch. - Nave south clerestory westernmost window – eroded and delaminating mullion. Mullion joints are open. - Nave north clerestory window - mullions joints open - Clergy Vestry – some decay to stone jambs, cill and lintel <p>The glazing and leading is generally in fair condition but there are some broken and cracked panes to some of the Nave south clerestory windows (see photo).</p> <p>The mesh to the Chancel east window is rusty and weathered.</p> <p>The timber window frames to the Choir Vestry are in poor decorative condition.</p>	
<p>Repair needs</p>	<p>Replacement of delaminating /eroded mullion to Nave south clerestory westernmost window</p> <p>Raking out and repointing of open joints as above.</p> <p>Eroded stone window dressings require monitoring</p> <p>Glazing – replacement of broken panes to Nave south clerestory windows.</p> <p>Consider fitting polycarbonate covers to Nave south clerestory windows to protect them from future vandalism.</p> <p>Chancel east gable - Consider replacing the rusty mesh grilles with polycarbonate to protect the stained glass window.</p> <p>Redecoration of Choir Vestry window frames</p>	<p>C</p> <p>C</p> <p>F</p> <p>B</p> <p>E</p> <p>E</p> <p>C</p>



Missing roof tiles – see para 1.1

2.0 Interior:

2.1 Roof structures, ceilings		
<p>Condition / repair needs</p>  <p>Nave roof structure & ceiling</p>  <p>Chancel ceiling</p>	<p><u>Porch</u>: painted boarded ceiling – in fair condition</p> <p><u>Nave</u>: comprises king post trusses, purlins, rafters and boarded ceiling. Some of the decoration to parts of the structure is flaking and there could be some rot beneath. Closer inspection is needed. The boarding and beams would benefit from redecoration when funds are available.</p> <p><u>Side Aisles</u>: comprises trusses, purlins, rafters and boarded ceiling in fair condition though there is evidence of past water leaks.</p> <p><u>Chancel</u>: segmental timber boarded ceiling with profiled beading. The decoration is in fair condition.</p> <p><u>Passage</u>: painted boarded ceiling – in fair condition.</p> <p><u>Choir Vestry</u>: painted boarded ceiling – in fair condition.</p> <p><u>Clergy Vestry</u>: glazed hardboard finish to a curved profile. The decoration is fairly good.</p> <p><i>NB the voids above the ceilings to the Chancel and Choir Vestry were not inspected. The writer cannot state that these areas are free from defect.</i></p>	<p>B</p> <p>E</p>
2.2 Presence of bats and other protected species		
<p>Comments</p>	<p>No bat droppings were present inside the building at the time of the inspection but the presence of bats cannot be discounted. Please refer to Section 6 for advice regarding bats.</p>	
2.3 Internal doors		
<p>Condition / repair needs</p>	<p><u>Porch</u>: Double glazed panelled timber doors. In fair condition.</p> <p><u>Chancel</u>: Timber framed and boarded with arched head. In fair condition structurally and decoratively.</p> <p><u>Passage</u>: Timber framed and boarded with arched head. In fair condition structurally and decoratively.</p> <p><u>Choir Vestry</u>: Flush door panelled with imitation oak panelling on Choir Vestry side. In fair condition.</p>	

2.4 Floors, Platforms			
Condition/ repair needs	 <p>Loose and uneven block flooring</p>	<p><u>Porch:</u> The floor level is uneven. The heating grille which runs through the centre of the floor north south, is on a slight slope and the flooring either side reflects this slope. The concrete is cracked in places indicating the settlement movements which have occurred. The concrete is painted with maroon floor paint. No structural actions are required but filling the cracks and re-decoration would improve the appearance. Alternatively matting could be installed.</p> <p><u>Nave:</u> The floor beneath the carpeting is very uneven at the rear of the Nave adjacent to the heating grille. This poses a tripping hazard. The carpet should be lifted for examination and further advice sought from the architect on how the floor could be levelled.</p> <p><u>Nave, Side Aisles and passage behind organ:</u> Some of the herringbone wood blocks are raised and others un-bonded. Levelling and re-bonding is recommended.</p> <p><u>Clergy Vestry:</u> the rug is in fair condition. The concrete floor is cracked in places. Repair of the cracked section is recommended.</p> <p><u>Choir Vestry:</u> the timber floor is carpeted. The carpet was not lifted and the writer cannot state that the floor beneath is free from defect.</p>	<p>D</p> <p>D</p> <p>D</p> <p>D</p>
2.5 Internal wall finishes			
Condition/ repair needs	 <p>Rising damp and blistering paint to Nave columns</p>	<p><u>Porch:</u> Eggshell paint on plaster.</p> <p><u>Nave:</u> The walls have been painted with eggshell which is badly crazed and preventing moisture vapour migrating through the wall. When the church is next decorated it is recommended that the eggshell paint is removed prior to redecoration in a mineral paint or distemper which is breathable.</p> <p>There is a large depression in the plaster in the north wall above the arcade. The cause of this is not clear but removal of the unsound plaster followed by localised re-plastering and re-painting is recommended.</p> <p>The stone columns and arches to the north and south arcades have been decorated with masonry paint. The paintwork is blistering at the base of the columns due to rising damp. The rising damp is thought to be associated with inadequate surface water drainage on the south side of the building and past flooding in the Boiler House. See section 1.2 for actions on surface water drainage. Removal of the masonry paint to the columns to 1.2m above floor level would allow the masonry to breath and the damp to evaporate.</p> <p><u>Side Aisles:</u> Again the walls have been painted with eggshell which is badly crazed. Removal of the eggshell and redecoration in mineral paint or distemper is recommended.</p>	<p>D/E</p> <p>D</p> <p>D</p> <p>B</p> <p>D/E</p>

 <p>Step to organ passage</p>  <p>Clergy Vestry east wall</p>	<p>The stone window dressings have also been painted in eggshell which is flaking in places.</p> <p>The paint and plasterwork are blistered at low level on the North Aisle east wall adjacent the passage door and by the Chancel step (see photo opposite). Removal of the blistering material, localised re-plastering and painting is needed.</p> <p><u>Chancel</u>: wall decoration and plaster as Nave and Side Aisles. See previous comments for re-decoration.</p> <p><u>Passage</u>: wall decoration and plaster as Side Aisles. See previous comments for re-decoration.</p> <p><u>Clergy Vestry</u>: as before eggshell finish on plaster. The paintwork is badly blistered on the east wall (see photo opposite). This is thought to be caused by open joints in external masonry. See para 1.5 for actions on repointing. It is recommended that the damp plaster is removed to aid drying out before re-plastering and repainting are attempted.</p> <p><u>Choir Vestry</u>: the wall substrate appears to be glazed hardboard. The paint finish is eggshell which appears to be in good condition.</p>	<p>C</p> <p>D/E</p> <p>D/E</p> <p>C</p>
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<p>2.6 Kitchen and toilets</p>		
<p>Comments</p>	<p>No toilet or kitchen exists within the church. The PCC should give consideration to installing these to benefit users of the building. If a toilet is installed it is recommended that it fully accessible to benefit wheelchair users.</p>	<p>E</p>

<p>2.7 Disabled access and provision</p>		
<p>Comments</p>	<p>There is a level tarmac footpath to the Porch with two steps into the Porch. A portable metal ramp is used when needed to allow wheelchair access.</p> <p>The external door and lobby door are both double leafed, providing sufficient width for wheelchair entry.</p> <p>See item 2.6 above regarding the recommendation for the installation of an accessible toilet.</p> <p>Fitting a handrail adjacent to the step by the rood screen would benefit the infirm.</p>	<p>E</p>

2.8 Fittings, fixtures, furniture and moveable articles		
<p>Condition</p> 	<p><u>Chancel:</u></p> <ul style="list-style-type: none"> - Carved oak reredos and adjacent panelling - Choir stalls with carved oak front panel - Carved oak rood screen and fretwork behind choir stalls <p>All are in good condition.</p> <p><u>Nave:</u></p> <ul style="list-style-type: none"> - Carved oak pulpit – there is no handrail to the steps (see photo). One should be fitted for safety reasons. - Stone font and base – (painted with masonry paint). The paint work to the base is blistering. Removal of the paint to allow the stone to breathe is recommended. - Stained pine pews – decoration is poor. Re-staining is recommended. 	<p>B</p> <p>C</p> <p>E</p>

2.9 Organ		
<p>Condition</p>	<p>The organ is builder was Harrison and Harrison of Newcastle. The organ is tuned periodically and is understood to be in fair working order. However it is believed that some major work is required when funds permit.</p>	<p>E</p>



View of Nave from Chancel



Chancel

3.0 Churchyard and environs:

3.1 Paths and access issues		
Condition & repair needs	Tarmac drive and footpath to main entrance – in fair condition.	
3.2 Gates and railings		
Condition & repair needs	<p>The metal railings to the south boundary are showing signs of rust and resulting blistering paintwork especially at the bases. Localised wire brushing to remove rust followed by priming of bare metal and then full redecoration is recommended.</p> <p>The RHS concrete base to the railings by the entrance drive are damaged and localised repair is needed.</p>	<p>C</p> <p>C</p>
3.3 Boundary walls		
Condition/ repair needs	<p>The dwarf brick wall on the east boundary with the former vicarage is in fair condition.</p> <p>The 1.5m high brick wall on the west boundary is in fair condition. However there are some open joints in the copings which need re-pointing.</p>	D
3.4 Fencing		
Condition/ repair needs	The 1.8m open boarded timber fence to the north boundary is in fair condition but it needs a stain protection to prolong its life.	C
3.5 Churchyard		
Condition/ repair needs	The grassed areas have not been cut for some time and the grass is badly overgrown (see photo below left). The grass should be cut as soon as possible and then regularly during the growing season.	M
3.6 Trees and shrubs		
<p>Comments</p> 	<p>Trees: The elder trees on the north boundary are relatively small. There do not appear to be any problems with tree roots and there are no issues with overhanging branches.</p> <p>Shrubs: The rosehip shrubs adjacent to the west gable of the Nave are overgrown and need pruning (see photo opposite).</p> <p>The brambles on the north east corner of the churchyard adjacent to the Choir Vestry are overgrown and unsightly and would best be removed.</p>	<p>M</p> <p>M</p>

4.0 Services, installations and other matters:

4.1 Heating		
<p>Condition/ repair needs</p> 	<p>The heating system comprises 4No wall mounted gas fired boilers located opposite the organ chamber (see photo). The boilers serve a combination of convector heaters and radiators via small/medium bore pipework. Electric warm air 'curtains' are located above the entrance lobby door.</p> <p>The system was installed approx. 12 years ago and is serviced annually.</p> <p>The heating system is understood to provide good thermal comfort levels and heat the building relatively quickly.</p>	
4.2 Electrical	<p>In 2017 an electrical safety inspection and remedial works were carried out. These included the provision of "CPC/earthing", consumer units, isolator and re-wiring of vestry lighting. New LED lights were fitted to the organ and Chancel.</p>	
<p>Comments</p>   <p>New consumer units and distribution boards</p>	<p><u>Power supply:</u> The electric meter is located in the porch with a sub-meter in the Clergy Vestry and there is considerable surface cabling both in MICC and PVC cable.</p> <p><u>Lighting:</u> The lighting installation comprises the following:- Porch: pendant fitting with circular shade Nave: combination of flood lights and spot lights Side Aisles: pendant fittings with compact fluorescent bulbs Chancel: new LED flood lights Passage: pendant fittings with circular shades Clergy Vestry: suspended fluorescent fitting with diffuser Choir Vestry: suspended fluorescent fittings with diffusers</p> <p>The floodlights in the Nave are mounted at the top of the wall heads making access for re-lamping difficult. Consideration should be given to lowering the fittings. The floodlights are not energy efficient and replacement with modern LED lights is recommended. 2 of the floodlights in the Nave were not working at the time of the inspection.</p> <p><u>External lighting:</u> The floodlight on the Nave west gable has a missing diffuser cover. It is recommended that one is fitted to protect the lamp.</p> <p><u>Mains power:</u> Socket outlets are distributed throughout the church. These were not tested during the inspection.</p> <p>It is recommended that the electrical system is tested every five years and the results kept with the log book.</p>	<p>D/E</p> <p>D</p>

4.3 Water supply		
Comments	A water supply feeds the central heating system but there are no sinks or basins. See section 2.6 for comments on toilets and kitchen.	
4.4 Sound system		
Comments	A sound reinforcement system is provided in the church. This comprises both fixed and clip-on microphones linked to speakers in the Nave. The system was not tested during the inspection but is understood to be in good working order.	
4.5 Fire protection		
Comments	Fire-fighting appliances are located throughout the building. These include CO2 and dry foam. The appliances and are serviced annually. The last inspection was in October 2019.	
4.6 Lightning protection		
Comments	A lightning conduction system is installed on the Tower. It is recommended that the lightning conduction system is tested at least every five years and the results kept with the log book.	
4.7 Security alarm		
Comments	A security alarm is fitted to the building. The key pad is located in the Choir Vestry with an external bell attached to the north wall of the Organ Chamber. The system was not tested but is understood to be in working order. It is recommended that the alarm system is checked by an electrician or specialist annually.	

5.0 Summary of repairs

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

F – Requires monitoring

M – Routine maintenance (i.e. clearing of gutters). These can be done without professional advice or a faculty.

Category	Comment	Broad Budget Costs (excl. VAT and fees)
B	Bedding repairs and re-pointing of open joints to ridge of Choir Vestry (1.1)	£350
B	Roof tiling repairs to Chancel, Nave and Aisles (1.1)	£4,500
B	Flattening of lead flashing to North Aisle roof/wall upstand (1.1)	£150
B	Install soakaways and connections from rainwater gullies (1.2)	£3,000
B	Re-pointing adjacent Chancel east gable apex cross base (1.4)	£150
B	Re-pointing of water tabling to N. Aisle, Porch and Chancel gables (1.4)	£1,000 - £1,500
B	Repointing of east gable wall of Clergy Vestry (1.5)	£1,500
B	Replace missing glass panes to Nave south clerestory windows (1.7)	£1,000
B	Inspect Nave roof structure for possible rot (2.1)	?
B	Removal of flaking masonry paint to lower section of Nave columns (2.5)	£500 - £750
B	Fitting handrail to pulpit steps for safety reasons (2.8)	£350 - £450
C	Redecoration of eaves fascia boards to Choir Vestry (1.2)	£350
C	Fitting mesh to Tower louvre openings (1.3)	£1,000
C	Re-placement of Tower access ladder (1.3)	£500
C	Replacement of rotten bottom rails to Porch external door (1.6)	£500
C	Raking out and repointing of open joints to window dressings (1.7)	£350
C	Redecoration of Choir Vestry window frames (1.7)	£500
C	Replacement of eroding mullion to Nave south clerestory window (1.7)	£2,500 - £3,000
C	Removal of blistering paint/ and plaster to Clergy Vestry (2.5)	£350
C	Removal of masonry paint from base of font (2.8)	£100
C	Removal of rust and redecoration of railings to south boundary (3.2)	£750
C	Repair to base by entrance railings (3.2)	£100
C	Staining of open boarded fence to north boundary (3.4)	£350
D	Redecoration of rain water goods (1.2) and rafter feet (1.1)	£500 - £900
D	Re-pointing of Porch gable (1.5)	£1,500
D	Redecoration of external doors (1.6)	£350
D	Repairs / redecoration to Porch floor (2.4)	£250
D	Levelling of Nave rear aisle floor (2.4)	£1,500 - £2,500
D	Levelling and bonding of wood block floors (2.4)	£1,500
D	Repair to cracked floor of Clergy Vestry (2.4)	£150
D	Repair of depression to Nave north arcade wall/ redecoration (2.5)	£2,500
D	Repointing of copings to west boundary wall (3.3)	£150
D	Replace missing cover to external floodlight (4.2)	£350
D/E	Removal of paint/ re-decoration of Chancel, Nave, Aisles, Passage walls (2.5)	£15,000
D/E	New lighting scheme to Nave energy efficient lamps (4.2)	£5,000
E	Replacement of missing apex crosses to Chancel and Nave east gables (1.4)	£8,000
E	Replacement of eroded apex cross to Nave west gable (1.4)	£4,000
E	Consider fitting polycarbonate covers to Nave south clerestory windows (1.7)	£5,000
E	Redecoration of Nave ceiling (2.1)	£7,500 - £10,000
E	Installation of kitchen and accessible toilet (2.6)	£25,000
E	Provision of handrail at Chancel step near rood screen (2.7)	£400
E	Re-staining of pews (2.8)	£1,200
E	Overhaul of organ (2.9)	?
F	Monitor stone decay and spalling bricks (1.5)	-
F	Monitor eroded window dressings (1.7)	-
M	Unblocking of gutters, hoppers and gullies (1.2)	£750
M	Re-alignment of gutter falls etc. (1.2)	£150
M	Cutting of grass to churchyard (3.5)	DIY
M	Pruning of rosehip shrubs/ removal of bramble (3.6)	DIY

6.0 Maintenance recommendations and general advice

Accessibility and disabled people

The Equality Act 2010 bans unfair treatment and helps achieve equal opportunities in the work place and wider society. Duties under the Act are placed on 'service providers', which include churches and the service they provide for worship and wider activities either in the church or a church hall. The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at http://www.churchcare.co.uk/images/Accessibility_Sept2017

Asbestos

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. 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.

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 <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats>

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, latest edition, and an inspection certificate obtained in every case. The certificate should be kept with the church log book.

Fire extinguishers

Obtain advice from Local Fire Prevention Officer on the correct type and location. Enter into a contract for annual maintenance with the supplier.

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.

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.

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.

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.

Maintenance and restoration of church bells

This guidance is given by the Church Buildings Council to all parochial church councils. From 1st January 2016, it will be possible to carry out a range of works to bells without a faculty: see List A and List B in Schedule 1 to the Faculty Jurisdiction Rules 2015. Carrying out works in List A or List B is subject to conditions set out in the list. It is a condition of carrying out any works to bells under List A or List B that regard is had to this guidance. Additionally, in the case of List B works, the approval of the archdeacon must be obtained before they are carried out and the archdeacon may apply additional conditions. Further information can be found on http://www.churchcare.co.uk/images/Guidance_Notes/Bells.pdf

Organ

Enter into an annual contract for maintenance and tuning.

Painting rainwater goods

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

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.

Rainwater disposal systems

Rainwater goods include the gutters and downpipes which are key to the survival of a church building. Together with a watertight roof, they ensure that rainwater is directed safely away from the building. As water is the greatest cause of damage to buildings, it is vital to keep these elements well maintained. Clean out gutters and gullies twice per year – late spring, late – autumn after leaves have fallen. See Church Care website under http://www.churchcare.co.uk/images/Guidance_Notes/Rainwater.pdf

Roof coverings

A roof keeps out water and prevents the deterioration of the building and its contents. It needs to be carefully maintained in order to retain its weatherproof properties. Check frequently and repair as necessary. See Church Care website under http://www.churchcare.co.uk/images/Roofs_August_2016.pdf

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 <http://www.churchcare.co.uk/shrinking-the-footprint>



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