

Diocese of Durham

**St PATRICK  
HIGH SPEN**  
(22A)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

**QUINQUENNIAL REPORT**  
on the architect's inspection on

**8 May 2018**

Archdeaconry Sunderland

Deanery Gateshead West

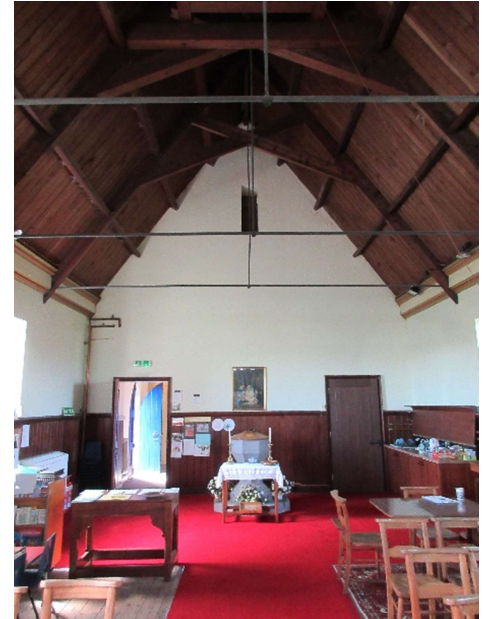
an unlisted building

not in a conservation area

Incumbent Revd John Barron



IAN NESS  
ARCHITECT  
26 GROSVENOR PLACE NEWCASTLE upon TYNE NE2 2RE  
tel & fax  
0191 281 2559



## **PART ONE**

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. An Asbestos Survey, showing no asbestos, is recorded as done. Not seen at the inspection. It would be helpful to future inspections and in case of future building works to have such report available with the Log Book.

### **Brief description**

3. Isolated apart from an adjacent former vicarage and hall, in a large hilltop churchyard continuous with a municipal cemetery. Steep access to a small parking bay.
4. A charming modest solid brick church dedicated 1890 and seating about 200. A Chancel and slightly wider Nave under a continuous steep clay tiled roof. W of the Nave a lower roof over a Vestry, wc and small Porch. A basement boiler room with disused chimney built into the Nave gable.
5. The top of an ornate timber bell turret on the Nave ridge was taken off about 1989 leaving the turret base and an exposed bell among cut and decaying posts.
6. Rectangular windows and brick side buttresses with sloping brick tops. Some simple late gothic detailing gives the church slight Tudor character.



7. Nave simply furnished with carved pulpit, small organ, plain stone font, softwood chairs. Simple tracery in a softwood screen in the stone Chancel arch and fixed choir and clergy benches in the Chancel. A former stencilled frieze between two timber mouldings has been painted over but traces can be seen behind the organ and where Chancel fittings have been removed. The main colour is now the red carpet runner and parts of the frieze moulds picked out in red and gold.



Present frieze colours in chancel with fragment of stencilling



Part of stencilling remaining behind organ

### Recent structural history

8. Little changed apart from removal of part of the bell turret, insertion of a wc for general use in part of the Vestry and addition of a servery in the Nave NW corner.
9. Lighting changed some 25 years ago from pendant glass shades to floodlights at the wall heads.
10. Available past reports record main work:

#### Since 2003

Harrison & Harrison patched organ bellows (mouse damage but also said to be cracked by over drying by former heaters)

Handrails added at the Chancel steps and handholds added at the choir benches for the infirm

#### Since 2008:

Part of Vestry altered to accessible wc with Trench Arch drainage N of the church

Tarmac ramped up to doors for level access

Kitchen fitting added in Nave

Heating changed from Calor gas wall convectors to mains gas central heating

Pointing

Gutter repair at SE of Nave

Roof tile and lead repair after theft

A new Log Book started in 2014 shows main work:

#### 2014

Periodic electrical wiring test (report not in Log Book but recorded repairs and a new Distribution Board)

Main door handle refixed

Asbestos survey (said to say no asbestos but report not with Log Book)

#### 2015

Repainting mainly at buttresses and around main entrance

Shallow inspection chamber added in drain to allow rodding of wc blockages

Keen memorial plaque added in Nave

Cellar flooded (expansion tank had been accidentally switched off)

Low plaster at Porch wall and Vestry N of radiator treated with Ronseal Damp Seal and emulsioned

#### 2016

Repairs at servery due to local decay. Drain blocked and rodded.

Change of some wall lights to LED floods

Repair of damaged plaster and decoration

- above the kitchen fitting and the stained glass window
- both sides of the Chancel side of the arch

**2017**

Further drain rodding (twice)

Frame of stained glass window reglossed

Roof tiles replaced, ridge tiles rebedded, bell clapper refitted

Outside light sensor repaired

Low plaster at Porch wall and in its cupboard treated with Ronseal Damp Seal and emulsioned

Fall of plaster from peak of E gable (above altar)

### **Summary of structural condition**

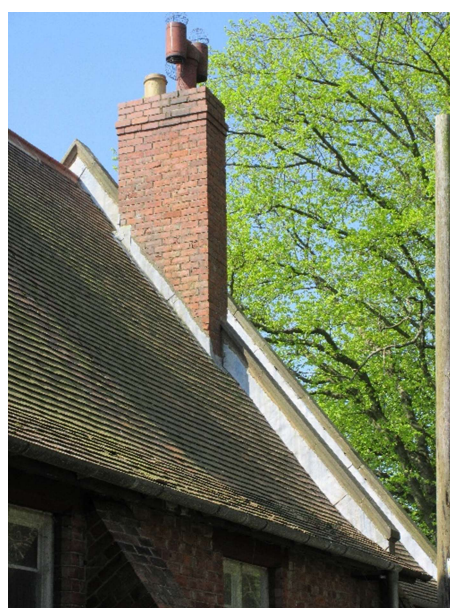
11. Well built, stable and generally in good repair. Former plaster damage both sides of the Chancel arch and at side of W Chancel window has not reappeared.
12. The bell turret remains continue to decay.  
Slight rising damp E of the entry door remains, shown outside by salts on the bottom of the stone arch and inside by paint damage despite two applications of sealer and redecoration  
Fall of perished plaster from inside the E gable peak.

## **PART TWO**

### **DETAILED DESCRIPTION OF THE EXTERIOR**

#### **Roofs**

13. Red clay plain tiles, sprocketed over the overhanging open boarded eaves. Exposed timber at the ends of the eaves cannot be fully protected and will need periodic replacement. Some open joints remaining between the clay ridges are no concern. An inaccessible short lead back gutter at the chimney appears to give no trouble. The tiles are generally good but are aging with scattered breakages. Some modern replacements.
14. On the **main S slope** two tiles at Chancel and three at Nave are broken across and numerous scattered tiles have broken corners or decayed spalled tails especially near the Nave eave.  
**N slope** similar with two broken across under the turret. Several broken tiles close to the E gable upstand and two other Chancel tiles broken.
15. The shady **N side** is further shaded by a large sycamore. Moss and small plants grow in some joints, mainly near the W eave. The plants will not grow much more but tend to build up soil between the tiles and may speed decay. Pruning of the tree may be justified to reduce overshadowing.



16. **Vestry/porch** N side good. S tiles good except scattered broken corners and one broken near ridge.
17. Lead soakers and cover flashings at the gable upstands. Stepped flashings abutting the Vestry to the Nave.  
All seem sound.





### Bell Turret, Bell

18. The former octagonal turret consisted of a tall conical roof over an open cage of two rings of timber posts and beams over a lead clad platform and base. Tracery and mouldings between the posts.

The photo above shows the outer posts were little higher than the remains with exposed tops which must have been lead capped. The roofed inner posts were significantly higher.

A single bell was installed in 1932, hanging on a bar pivoting between two posts.

An internal grill suggests the turret originally also served as a ventilator.



from S



from NW





S side 2013



S side 2018

19. The turret roof has been removed, exposing timbers and bolts meant to be sheltered. The bell and its internal rope remain. The bell is rung, to public approval, after the clapper was refitted since the last inspection. The inner posts appear to be lead capped and not obviously decayed though weathered. Decay in the outer ring of posts and the beams between advances from the exposed end grain. At least one of the outer posts shows past splice repair. Some repair timber lost since the last inspection.
20. The lead clad base and its flashings over the slates appear sound. Its assumed lead top (not seen) must cover the top of the vent and is well dressed up the outer posts.
21. The bell will fail again and the remains will eventually decay away unless all stump timbers are properly capped or, better, the turret reinstated. A drawing of the complete turret was found in records in the vicarage so accurate reinstatement would be possible. The weathercock stands in the basement.



from SE



from NE



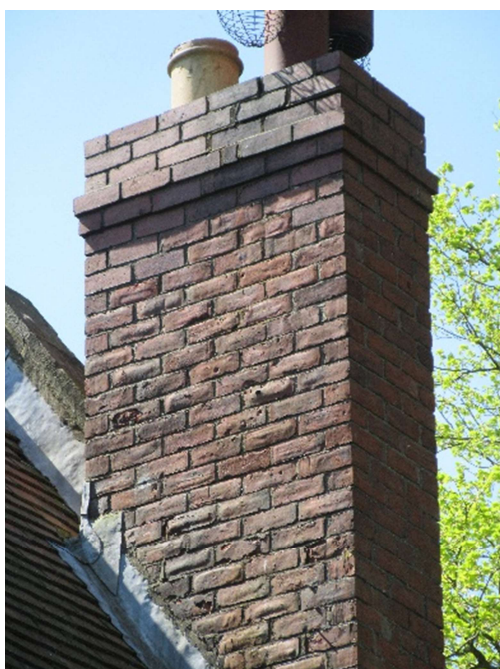
22. The truncated appearance and decay are unfortunate. If left long term the timbers are unlikely to cause injury when they fall but might damage the roof. If decay reaches lead cap level the roof timbers could begin to be affected.  
The church being unlisted limits the charitable trusts which might support such efforts but enquiry might be made if there is local support.

### **Rainwater System, Drainage**

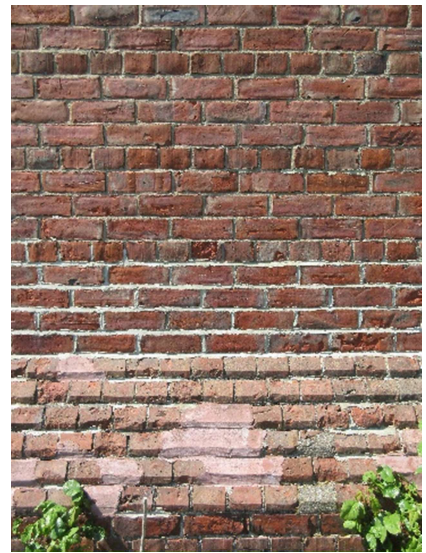
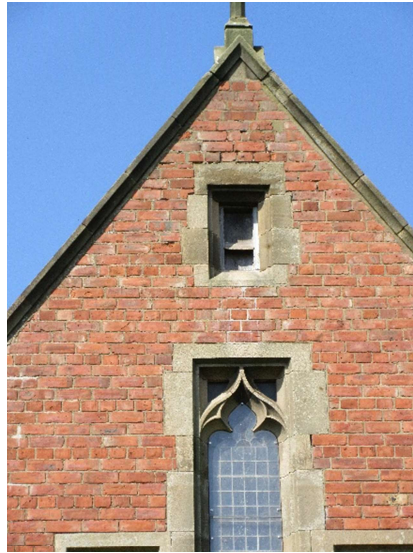
23. The level gutters are round cast aluminium on fascia brackets with large round aluminium straight pipes held off the walls by rusting long steel straps. The Nave SE gutter end was relevelled to prevent it dripping into the buttress.
24. The W pipes have been modified with large plastic pipes including a bend onto the tarmac and horizontally into the top of the Nave S pipe.
25. Some pipes over gullies, others fall straight into the ground, including the SW which may be a factor in the rising damp in the Porch. The NW pipe falls into a water butt with a tap.
26. Leaves choke some gullies. No known gully drainage which may be assumed run to soakaways.
27. Foul drainage to a calculated Trench Arch soakaway along the N side of the Nave, working well but suffers blockage of the drain in the building due to misuse. An inspection chamber has been added to aid rodding.

### **Walls, Buttresses, Chimney**

28. Solid red brick with double course of plinth bricks except six plinth courses around the Chancel. At the buttresses, sandstone setbacks with drips and brick plinth setbacks. The tops of the wide buttresses are tumble-in brickwork leaving large areas of exposed sloping brick on edge which needs to be kept well pointed and as waterproof as possible.
29. Where the narrower Chancel meets the Nave the different sprocket levels are accommodated by stone blocks protruded through the tiles and flashed with lead. This complication has the added weakness of letting a little roof water run over the buttress brick tops instead of into a gutter.
30. Disused brick chimney, two pots and mortar cap seem sound except  
- top two courses at NE have lifted. Perhaps a flue liner fixing is rusting and lifting bricks.  
- minor open joints at the W side



31. Sandstone watertables and kneelers on the three gable upstands with a carved cross at E. Minor spalling of stone on the watertable tops. Some very narrow joints are open.



32. The bricks and lime pointing (original or early) are in good condition except:
- E end** a few joints at the peak above a former louvred opening are open. Many plinth bricks are patched with coloured cement mortar. Five courses above are pointed in cement mortar.
  - S side** fair after recent repointing at buttresses and W end of Chancel. All walls weathered lime pointing sound enough.
  - W gable of Nave** (above Vestry roof) weathered but sound.
  - W gable** and buttresses fair after low level repointing.
  - NW Nave buttress** has been minimally patch pointed. Still some open joints on the E side.
  - NE Nave buttress** is wetted by run off from the capped protrusion through the roof. Recent pointing.
  - N Chancel** fair, some plinth bricks are cement patched especially at the exposed NE corner.
33. Decayed bricks at the damp brick retaining wall at the boiler room steps have been patched over with mortar and repointed. Wall sound.

### Window and Door Openings

34. Three E lancets with minor tracery in squared stone surrounds, in good condition. Narrow joints weathering. At top of E gable a rectangular opening with one remaining timber louvre, blocked by a board. Stone Porch door arch good except minor surface decay at bottom W, salts from rising damp at bottom E.



35. Painted lintels at side windows seem timber baulks in good condition. Stone cills good.
36. At W end a blocked circular upper opening and large stone rectangular Vestry window all good. The long lintel may get support from a hidden angle or from the stout timber window frame.



### External Iron and Wood

- 37. Pair plain painted board arched entrance doors have metal weathermoulds at bottom. Doors need paint.
- 38. The side and W windows have heavy moulded mullioned wooden frames. Painted timber appears sound. Flaking paint at sunny S side looks poor but is protected by polycarbonate.
- 39. The boiler room has a modern powder coated metal security door and frame with draught strips and overhead stay. Two mortice deadlocks. At boiler steps good painted cast iron railing and galvanised tube handrail.

### Lightning Conductor

- 40. None, which seems reasonable despite the hill top site because of the large close trees and the lack of a turret.

## DETAILED DESCRIPTION OF THE INTERIOR

### Roof timbers

- 41. Exposed scissor trusses with iron tie rods, two in Chancel, seven in Nave. Turret on frame between two thickened trusses for stiffness. Ridge and three purlins each side. Vertical sarking boards. All varnished softwood and seem sound.
- 42. Over W rooms one concealed truss, purlins, sarking boards and ceiling joists, no visible defect.

### Ceilings

- 43. Exposed sarking in church. In Vestry, wc and Porch sound painted plaster with insulation quilt but part of the quilt close to the Nave turned back and not relaid.



Insulation quilt not relaid over ceiling N of the wc steels at boiler ceiling

- 44. Boiler room ceiling is vaulted in-situ concrete on two steels whose bottom flanges are rusting.

### Chancel Arch, Masonry

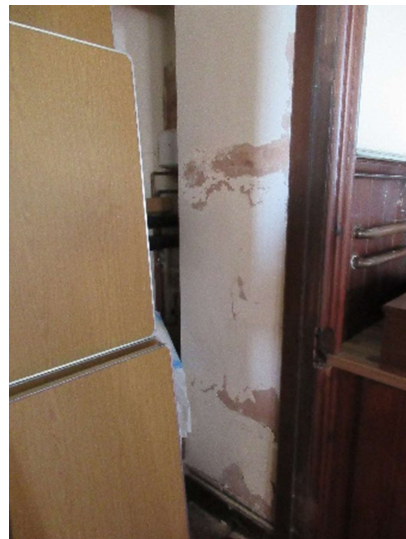
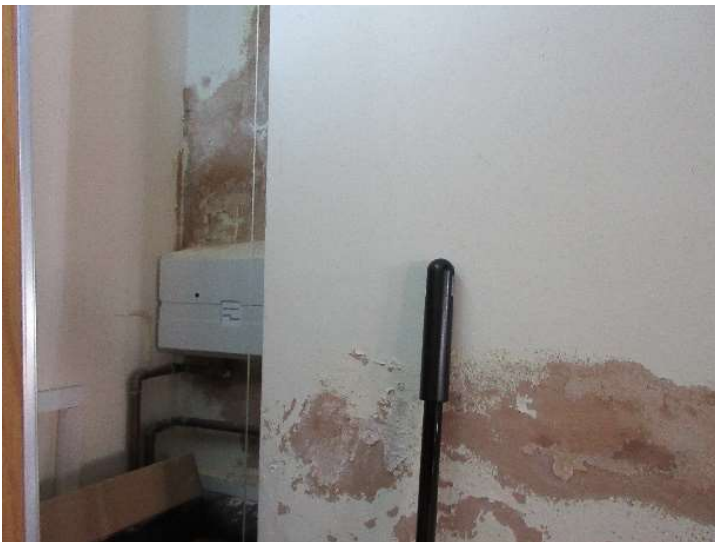
- 45. Stone arch and reveals in two chamfered courses. Arch sound but some reveal stones lost their surface when the adjacent walls were damp (due to poor pointing).

**Plaster, Decoration**

46. Chancel plaster fair. Slightly hollow at the NE corner and mid N side. At high level at the E gable some plaster now missing at the peak (para 31, 32).



47. Nave fair after plaster repairs at pulpit and kitchen. Plaster and paint damage remains in the Store next to the kitchen, including behind the instantaneous water heater which may become damaged if damp persists. Outside the buttress pointing and gutter need to be kept in good condition and clear.



48. Plaster damage remains unchanged at the inaccessible walls behind and left of the organ. It appears the gutter and buttress repairs may have stopped the damage but observation should continue.



between chancel arch and organ





49. Porch fair but slight rising damp damage persists at the S wall E of the outer doors. The causes could be a combination of:
- the raised tarmac level outside, needed for level access
  - damp from the nearly adjacent high soil level in the planting bed against the W bay of the Nave
  - poor drainage from the nearest rainwater pipe which goes directly into the planting bed
- If plaster damage persists and cannot be solved by reducing soil level or clearing a blocked soakaway there could be an argument to cover the lower wall with simple dado panelling and capping on the same principle as the dado in the church, which was a precaution against similar damp damage

50. Boiler house walls painted brick.

### **Partitions, Doors, Panelling, Screens**

51. Sound plastered brick partitions at Vestry and Porch, new stud partition at wc.
52. Varnished or stained softwood batten doors, framed and ledged with chamfers. Moulded architraves.
53. An open pine Chancel screen includes simple moulding and carved tracery. Cut outs for former iron gate hinges have not been filled. The gates are retained loose in the Choir.
54. High softwood dado panelling throughout with a large moulded cap. Varnished except the short cap in the Porch is painted with the walls and the cap in the Chancel which is painted mustard with a red stripe in one mould similar to the wall head frieze.

### **Ventilation**

55. The suspended floors seem well ventilated by large air bricks in each Nave and Choir bay. There may be through ventilation by ducts in the solid walkways. Higher ground on the N side risks blockage if not kept away from the vents.

No visible air bricks either side of the Nave W bay although most of the floor is suspended. There may be no air bricks (because parts of the floor are solid for the font) but simple digging to check as well as some reduction of ground levels may be wise.

56. As usual in Victorian public buildings the interior is excessively ventilated by modern standards and loses heat especially when windy. As well as the ridge vent which may be sealed, vertical ducts on the Nave walls bring air from further large air bricks above floor level to top of dado level where hinged wooden flaps do not control the winter winds well.



57. Three Chancel windows, twelve in Nave and two in Vestry have steel framed opening hoppers in the leaded glass, whose cords are missing. One in the Vestry is kept open for an outside light cable to pass around the ventilated glazing protection.
58. No visible discharge for the flexible duct from the wc fan which may end in the roof void.

### Glazing, Protection

59. E lights plain clear leaded glass with minor coloured glass in the cusped heads.  
Dirty inside glass and inside polycarbonate.
60. One S Nave window is stained S George between painted cast diaper glass, 1931 Coulson memorial, sound.



61. Remaining S Chancel, Nave and Vestry all plain rectangular glass in wooden frames, dirty like E.  
In Nave one pane cracked in SW light and three cracked on N side.
62. All glass is well protected by ventilated polycarbonate fixed across the whole of each wooden frame or to stone at E. Inevitably dirt gets inside and begins to show and to reduce daylight a little.  
The sheeting should be removed periodically for cleaning of glass and polycarbonate, using very clean water and gentle washing to avoid scratching the soft polycarbonate.

### Floors, Rails, Stair

63. The altar stands on a low sandstone plinth with mixed colour encaustic tiles on solid floor at the rest of the Sanctuary. Minor holes at the E edge where pipe brackets have been removed. Carpeted communion step.
64. The Choir has good carpet on a solid floor in the centre walkway and stone steps and softwood platforms each side under the benches.
65. The Nave has solid floors at the ends and at a wide centre walkway with suspended softwood boards under the seating each side. Bare concrete at the far E end.  
Fitted carpet on the walkway, solid W end and part of the suspended floors.
66. In Vestry recent laminate on apparent boards on a shallow concrete vault over the boiler room. Vinyl sheet in wc. The lower concrete Porch floor has been covered by clean off carpet on a new timber floor flush with the Nave and outside tarmac.
67. All floors and carpets appear sound through access is partial due to the furniture and carpets.
68. The communion rail is stout stained pine with the bottom rail fixed down, good condition. Brackets for the lift-out middle. Black painted curved handrails at the Chancel steps.



### **Reredos, Monuments, Furnishings, Organ**

69. Plain panelled reredos with some painted carving, pine altar with frontals. Pine choir benches and clergy stalls all sound except some boards in backs of both back benches have slipped out of the framing.
70. Three wall plaques good.
71. In the Nave sound hexagonal pine pulpit without handrail at the short steps. Paler chairs with kneelers, modern lectern in centre walkway.
72. At W end a stone 1944 memorial font, octagonal with concave sides. Large monolithic bowl with fixed metal insert and drain. Short pedestal with two joints, large stone base. Wooden cover.
73. Small one manual pipe organ built and maintained by Harrison & Harrison. Plain softwood case, blower in box in Nave. Recently tuned and in regular use.
74. Kitchen fitting in Nave NW corner. Box lids to hide the taps and worktop. Sound after refurbishment.

### **Heating**

75. A modern mains gas supply and meter with large external case at NW, two wall condensing boilers in the basement with balanced flues, pressure vessel and condensate drains to a tank with a sump pump, said to be working well.  
Controlled by room thermostat and 7 day timer in Vestry. An optimiser control is not used. Froststat.
76. Densely spaced radiators and a fan convector at back of Nave. Coils under stalls.  
Said to be effective and convector not noisy.
77. In wc small radiator and two electric tube heaters for frost protection when no heating.
78. Basement well ventilated by added airbricks. Filling with storage.  
In the basement thin lagging on pipes to Vestry radiator and none on the larger circuit pipes.



Scope for economy by more lagging at boilers

### **Electrical**

79. Single phase overhead supply from pole to Vestry wall. Distribution board with RCCBs and multiple surface cables rising to the roof void. Recorded as rewired in 1993. Orange sheathed surface PYRO cables are reasonably discrete.
80. No reported faults. Last test report January 2014 not seen (recommended to be kept with the Log Book).  
A new periodic test report will be due January 2019 (see Addendum).
81. Surface metal twin 13A sockets at the Chancel S side, Nave W end dado, at the E and W ends of the S wall. Recessed plastic sockets in the Vestry and surface plastic at the kitchen fitting.
82. Chancel lighting by two wall head 30W LED floods and three spots. Slight emphasis on the altar and reredos. One on the screen not working seems meant as a pulpit reading light.

83. Nave lighting all fixed above the wall heads. PAR spots on the font and lectern, LED floods for general lighting. Enough light but limited control for liturgy. A simple improvement might be to reuse the pendant glass shades (stored in vestry) in part of the church to soften the light and spread some into the roof.
84. In Vestry a fluorescent tube. In Porch and wc round low energy ceiling lights. In boiler room pyro wiring, surface metal switch and good fluorescent light.
85. Emergency lighting in Porch and over the single Nave door.

### **Fire Precautions**

86. Extinguishers last serviced February 2018:

Organ	2kg CO <sub>2</sub>
W nave	two 6 litre foam

In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

### **Water and Sanitary facilities**

87. Stainless sink and drainer at kitchen fitting. Basin at wc. Hot water from a shared Redring instantaneous electric heater in the furniture store.  
Trench Arch foul drainage at N side (which is a simple composting soakaway and suitable for limited use only) is said to work without problems but there have been pipe blockages – hence the added inspection chamber.

### **Access and use by people with disabilities**

88. The steep approach and limited car parking was improved by widening the tarmac. Good standard of 'level' access from the raised roadway across the raised Porch floor to the Nave and new accessible wc which has an alarm, contrasting colour rails and mixer tap.
89. Use of the Chancel by the infirm eased by handrails at the steps and handholds in the Chancel.

### **Security**

90. Isolated and not overlooked. A simple deadlock at the entrance. After past thefts police advice has been not to risk damage by securing any interior part. No safe. Minor silver is kept in a cupboard.

### **Churchyard, boundaries, sign, paths, trees**

91. A closed hilltop churchyard continuous with the adjoining municipal cemetery with which it seems to share maintenance. Cleared of most stones, grassed and well maintained.  
At the road hedges and cast iron gate posts without gates.
92. The main feature is a granite war memorial obelisk and cross between the road and church. It appears to have been heightened by adding a base for 2<sup>nd</sup> war names. Cleaned and repaired by the local authority some 15 years ago. Good condition. Round it loops the short steep tarmac access.





93. Painted timber notice board is now decaying. Might be replaced with new timber on the existing aluminium legs or with a new longer lasting printed metal sign.
94. Large sycamore between the N side of the church and the former vicarage garden, overhanging the church a little. A horse chestnut by the access and tall limes by the war memorial.
95. The few headstones, mainly at E and N are in fair condition.  
 An isolated 'Stewart' stone S of the church entrance will eventually be overturned by a tree growing tight against it.  
 A tall 'Wilson' celtic cross S of the Chancel leaned at the last inspection, perhaps due to the roots of a fir tree close by. Now lying flat. Not known whether it was laid down deliberately. It now impedes grass cutting and is a loss to the quality of the churchyard.



2013



2018

### Archaeology

96. Consultation with the local authority archaeologist indicates that the church and its site are not of archaeological importance.

### General comments

97. A well kept and attractive church and grounds. Access improvements well done.
98. If the parish finds the lighting is inflexible for some occasions simple improvements might be made.
99. It would be easy to remake the covered stencilled frieze if the parish wanted to reintroduce a little colour in this simple building.
100. A decision on the turret and bell (further removal and lower capping, further protective capping to arrest decay or full rebuilding) should not be put off too long.

## **PART THREE**

### RECOMMENDATIONS in order of priority

#### **For immediate action**

Clear gutters and gullies where needed	26
Excavate at least the SW downpipe, clear the drain and assumed soakaway	25, 26, 49
Paint entrance doors	37

#### **For completion within 18 months**

Point E gable watertables and peak brickwork	12, 31, 32
Replace broken roof tiles	14, 16
Check all E gable plaster, repair and decorate	46
When due obtain periodic electrical installation test report	80 and Addendum
Replace sign board	93

#### **For completion within five years**

Prepare and paint rusting straps at downpipes	23
Wire brush and paint steels at boiler room ceiling	44

#### **Desirable improvements**

Relay disturbed insulation quilt over part of the W end	43
Reduce soil level in the bed nearest the entry door	49
Consider adding dado boarding in the Porch	49
Clean between the glass and polycarbonate and inside the glass	59, 61, 62
Improve hot pipe lagging in boiler room	78
Re-erect Wilson cross on relevelled base	95

#### **Recommendations on Maintenance and Care**

Consider pruning the sycamore N of the church	15
Decide policy at the former turret and bell	18-22, 100
Clean gutters and gullies at least once a year	23, 26, 47
Keep low N side airbricks unobstructed	55
Check no W bay airbrick has been covered	55



## **ADDENDUM to the SURVEY REPORT**

### **Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991**

**PURPOSE OF REPORT** This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

**LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

**MAINTENANCE** Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

**HEATING INSTALLATION** A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

**ELECTRICAL** The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see [www.electricalsafetyregister.com](http://www.electricalsafetyregister.com)

**LIGHTNING CONDUCTOR** Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

**CHURCH WARDENS' INSPECTION** Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

**PEOPLE WITH DISABILITIES** 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

**INSURANCE** The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.