

**Quinquennial Inspection Report
The Church of All Saints', Monkwearmouth
Parish of Monkwearmouth
Archdeaconry of Sunderland
Diocese of Durham**



Report prepared by

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11 October 2018

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1.0 BACKGROUND

- 1.1 The Parish Church of All Saints', Monkwearmouth
Fulwell Road
Monkwearmouth
Sunderland
SR6 0JD

- 1.2 Client:
The Parochial Church Council of The Parish Church of All Saints', Monkwearmouth
Fulwell Road
Monkwearmouth
Sunderland
SR6 0JD

- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA
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- 1.4 Date of Inspection 11 October 2018 at 10:00am

- 1.5 Weather conditions - cloudy and damp with some drizzle, temperature 15 degrees.

- 1.6 Previous Report March 2013 by Peter M Brown, Architect

2.0 EXECUTIVE SUMMARY

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

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

There are problems with damp to the South Porch and Hall Meeting Room which make these areas look unsightly.

The church ceilings are peeling badly which looks unsightly. As there is emulsion paint, most probably over distemper, this will need more than just simple redecorating to make sure the problem does not reoccur.

There are issues of maintenance with some of the boundaries which are minor in themselves, but due to the sale of the boundaries, could easily turn into more major items if not attended to soon.

The Hall should have a Fire Detection System.

At some point the elderly church boiler is going to require replacement and it may well be better to modernise the heating system at the same time.

The ongoing maintenance of these buildings is currently undertaken by a very small number of people with limited funds and these people should to be applauded for their efforts.

3.0 PREVIOUS REPORT

- 3.1 The Previous Report followed the inspection on 13 April 2010 by Peter M Brown, Architect, Hawthorn Cottage, Hawthorn Road, Gosforth, Newcastle Upon Tyne, NE3 4DE.

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

For completion within 6 months

Repoint cracks in coping and render to Hall low wall. **Appears completed but not noted in the Log Book.**

For completion within 6 months

Brush down and wash delaminating stonework. **Appears completed but not noted in the Log Book.**

Other works carried out since the last report:

13 March 2013 Lightening Conductor remedial works carried out, Stone Technical services.

2 September 2013 replaced 2 radiators at front of nave and 1 radiator on LHS of chancel with new, Lowes Heating services.

16 September 2013 4 sycamore tress pollarded and 1 flowering cherry reduced, David Hopper Arborist.

January 2014 fitting of new carpet in Chancel, Nave and Side Aisle, Sunderland Carpet Centre.

November 2014 removal of diseased crab apple tree, David Hopper Arborist.

February 2015 fixing new metal support bracket to front pew centre nave.

August 2016 painting of Church/Vestry rainwater goods/revarnishing of main door/ painting of meeting Room exterior facias, walls and windows, David Turner Contracts.

July 2017 repoint coping stones on nave/chancel roofs, point part of chancel east wall to stop water penetration, strengthen boundary wall on Fulwell Road, MGM Builders Ltd.

October 2017 Chancel windows removed for restoration, refitted December 2017 Iona Art Glass.

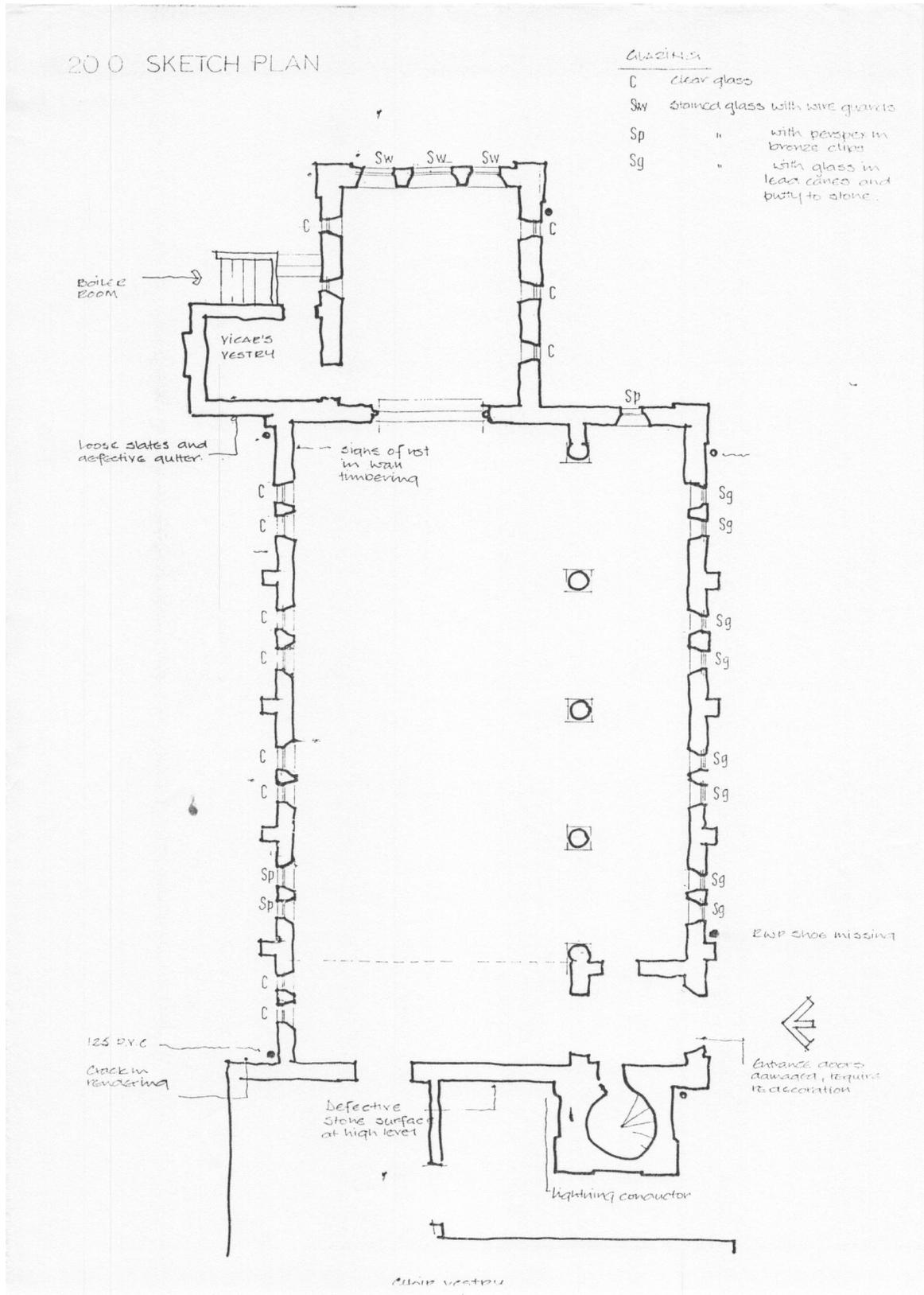
April 2018 remedial works to church spire, Stone Technical Services.

August 2018 dead cherry tree removed from Church grounds, David Hopper Arborist.

4.0 BRIEF DESCRIPTION OF BUILDING

- 4.1 The church was built between 1846 and 1849 to the designs of John Dobson. It is a church of quiet dignity built of coursed sandstone and Welsh slate roof with a southwest bell-tower with a short spire on an octagonal bell-stage. Accommodation consists of chancel, nave with galleried organ and south aisle. There is a small vestry off the chancel. Through a west door via a link corridor is a large Meeting Room with Kitchen, large Store and toilets and a separate Entrance.

5.0 PLAN OF CHURCH



6.0 LISTING GRADE

The Church is a Grade II Listed Building and the following description is taken from the Listed Buildings Register:

Parish church. 1847-9. By John Dobson. Coursed squared sandstone with ashlar plinth coping, quoins and dressings; Welsh slate roof with stone gable copings and finials; stone spire. Chancel with N vestry; nave with S aisle, SW spire and S porch. Early English style. Buttresses, clasping at corners. EXTERIOR: lower chancel has quatrefoil in E gable over 3 lancets stepped under continuous drip mould; sill string which continues below 3 small lancets with drip moulds on S elevation. N vestry has lancet in stepped external chimney on N gable. Lombard frieze to chancel and N nave elevation which has tall paired lancets with sill string and continuous drip mould. S aisle under continuous roof has S lancet, paired S lights, boarded door in moulded arch of gabled porch. Square SW tower has octagonal short second and third stages, the third with shafted angles and lancet belfry openings, below short spire. Paired W lancets below large vesica; clasping NW buttress rises to square pinnacle with pyramid coping. C20 church hall obscures part of lower W elevation with lancet alongside. INTERIOR: S arcade with hoodstring over chamfered pointed arches on octagonal moulded capitals of round piers; high chancel arch with dogtooth moulding in two orders; west organ gallery; roof on corbelled wall-posts, nave hammerbeam, chancel braced tiebeam with queen struts. Windows have flower-ball stopped drip moulds. Steps up to chancel and sanctuary. Original pews with shaped ends; gothic pulpit; 1926 chancel panelling and clergy prayer-desk and seat; WWII font of polished limestone with fluted bowl on slim pedestal. Stained glass includes possibly original mid-C19 in E windows with geometric bands and some high-quality mid-C20 glass in second pair from E in aisle, and first pair from E on N. Alexander Boddy, vicar from 1886 to 1922, was a founder of the pentecostal movement. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 13).

Listing NGR: NZ3986958254

7.0 MAINTENANCE

Maintenance of the Church lies with the PCC and Parish of Monkwearmouth DCC. The Churchwarden reports that maintenance of the boundary railings and timber fencing to the northern boundary are the responsibility of the new housing development to the north of the site built in the grounds of the former vicarage.

8.0 LIMITATIONS OF THE REPORT

The inspection of the church was visual and made from ground level. Only selected areas were examined in detail. Parts of the structure which were inaccessible, enclosed or covered were not opened up and therefore I am unable to report that any such part of the building is free from defect. The inspection excluded testing of services and organ. The report is restricted to the general condition of the building and is a summary report only as it is required by the Inspection of Churches Measure. It is not a specification for the execution of the work and must not be used as such.

9.0 EXTERIOR

9.1 ROOF COVERINGS

Description Church

The sloping grey welsh slate roofs were all replaced 10 years ago with grant aid from English Heritage and under the direction of Robin Dower Architect. There are lead lined valleys where the Vestry and Entrance Lobby abut the main roof. There are a mixture of mortar fillets and lead flashings where the slate abuts masonry. The ridges are well pointed ridge tiles.

Condition Church



Chancel and Vestry Roofs

Overall the slating appears in excellent condition as are the flashings and ridges.

Description Hall

The sloping grey welsh slate roof to the meeting Room was replaced 10 years ago with grant aid from English Heritage and under the direction of Robin Dower Architect. The ridge is well pointed grey clay ridge tiles. The flat roof areas are Sarnafil to look like lead.

Condition Hall

Overall the slating and Sarnafil appear in excellent condition as are the flashings and ridges.



Hall Roofs

9.2 RAINWATER GOODS

Description

Rainwater goods are cast iron gutters with cast iron rainwater pipes to all areas with the exception of one rainwater pipe to the Hall west wall which is painted UPVC. Rainwater pipes all discharge over gullies with the exception of the Entrance Lobby west wall which discharges over paving.



Vestry and Nave Rainwater Pipes and Gutters

Condition

It was not possible to tell if everything is fully watertight as it was mostly dry at the time of the inspection.

Although the gutters and rainwater pipes to the Hall have been recently decorated there are signs of rust spots.



Hall West Wall UPVC Rainwater Pipe



Rust spots to Hall Gutters and Rainwater Pipes

Category B, Requires attention within the next twelve months

Sand down to remove rust spots to Hall Gutters and rainwater pipes. Treat rust spots with rust inhibiting primer and redecorate. £100.00

Category E, a desirable improvement with no timescale

Replace UPVC rainwater pipe with cast iron. £200.00

9.3 PARAPETS, FINIALS, TOWER AND CHIMNEY

Description

Stone water tabling with stone kneelers to parapet walls at west and east ends of nave with Stone Finial Crosses. Stone water tabling with stone kneelers to parapet wall at east end of chancel with Stone Finial Cross. Final cross to Nave west end is original, others all replaced with similar as part of re-roofing works. Stone water tabling with stone kneelers to parapet wall at north end of vestry. Stone water tabling with stone kneelers to parapet walls at south end of porch with Stone Finial Cross.

The Tower is topped with a stone spire. The bell has been removed and is stored in the boiler room. Stone chimney to Vestry rebuilt above roofline serves boiler room below. Large buttress to north east corner with stone pinnacle .



Vestry Water Tabling



Nave West End Finial Cross



Tower



Vestry Chimney

Condition

All appear generally sound and in good condition when viewed from ground level.

9.4 WALLING AND POINTING

Description Church

The walls to the Church are of coursed sandstone. The Meeting Room is brickwork with a cement rendering. The remaining new areas of the Hall are roughcast rendering.

Condition

The chancel north wall has a cracking running vertically that has previously had tell-tales now removed.

Nave west wall, north west corner buttress at high level has open joints.

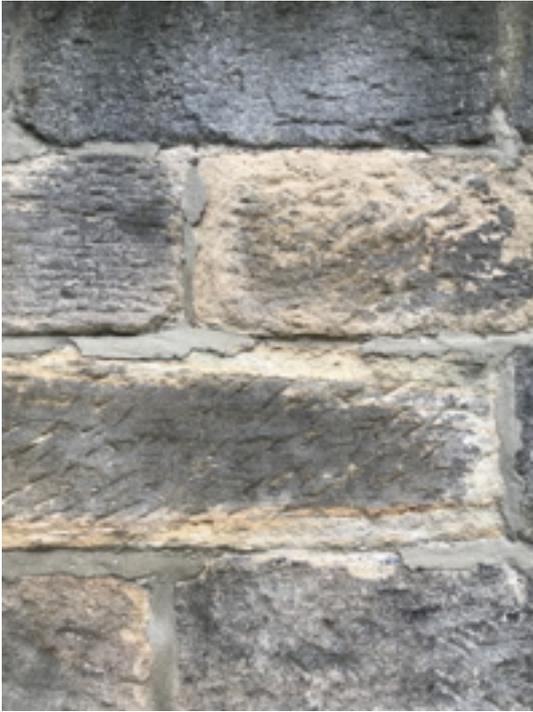
There is evidence of possible cement mortar pointing to small areas of the nave north wall.

The stone is generally sound although there is slight decay in various areas and a few joints starting to open.

The Hall walls are all newly decorated.



Crack to North Chancel Wall



Possible cement Mortar pointing to Nave North Wall



Open Mortar joints to Nave West Wall, North West Corner

Category B, Requires attention within the next twelve months

Repoint cracking to Chancel north wall and open joints to Nave west wall, north west corner in lime mortar. £750.00

Repair Needs, Category M, Routine Maintenance

Monitor areas of possible cement mortar and existing areas of stone decay and slightly open joints. Delaminating stones should be brushed down and washed with clean water as loose and friable stone holds water that can freeze in cold weather accelerating the delamination. £50.00

9.5 WINDOWS AND EXTERNAL DOORS

Description Church

East window three stained glass lancet windows with central stained glass rose window above, all newly repaired by Iona Art Glass. All with polycarbonate protection over the glass.

Chancel three coloured and clear glass leaded lights lancet windows to south elevation and two coloured and clear glass leaded lights lancet window to south elevation with polycarbonate protection over the glass.

South Aisle south elevation, four pairs of stained glass lancet windows with polycarbonate protection over the glass.

South Aisle east elevation, single stained glass lancet window to the memory of Alexander Alfred Boddy, Vicar 1884 - 1922, with polycarbonate protection over the glass.

Nave north elevation five pairs of lancet windows, four with clear and colour glass leaded lights and one with stained glass.

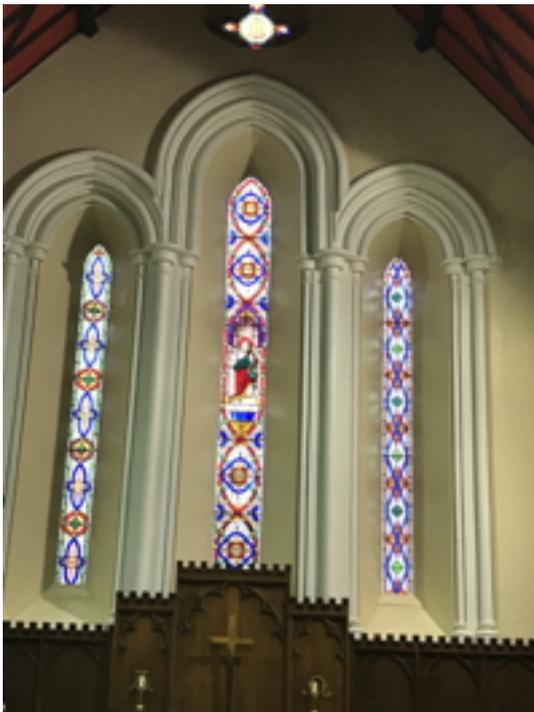
Meeting room four obscure glass windows to west wall and one to south wall all with wire mesh protection externally.

South Porch Doors, timber decorated with brush grained finish and decorative step hinges.

Vestry door, timber decorated with brush grained finish.

Vestry north elevation one lancet window with clear and colour glass leaded lights.

Hall doorway with external roller shutter door with timber glazed doors behind



East Window



Chancel South Elevation Windows



Typical South Aisle South Elevation Windows



Alexander Boddy Memorial Window



Typical Nave North Elevation Windows



Meeting Room West Elevation Windows



South Porch Doors



Vestry Door



Hall Glazed Doorway and Shutter

Condition

All are in good condition with the exception of 4no cracked panes to the North election visible from the organ loft.



Cracked glass panes visible from organ loft



Cracked glass panes visible from organ loft

Category E, a desirable improvement with no timescale

Replace broken panes. £1,000.00

9.6 BELOW GROUND DRAINAGE

Rainwater pipes all discharge over gullies with the exception of the Entrance Porch west wall which discharges over paving and the nave north elevation which discharges over concrete but not necessarily towards a gully. The gullies are connected to the Local Authority drainage system.

Foul water is all connected to the Local Authority drainage system.

Condition

All appears to be in working order although 3 sumps have the first signs of vegetation growing around the gullies.



Vegetation starting to grow around gully



Vegetation starting to grow around gully



Debris around gully and rainwater pipe discharging over concrete.

Repair Needs, Category A, Urgent, requiring immediate attention

Clean vegetation and debris from gullies. £0.00

Category B, Requires attention within the next twelve months

Reform concrete so that Nave north elevation rainwater pipe discharges to gully. £100.00

10.0 INTERIOR

10.1 BELLS

Description

The single bell has been removed from the bell tower and now sits on the Boiler Room floor. There was no access to the Belfry.

Condition

There is no working bell.

10.2 ROOF

Description

The roof structure is a very complicated cantilever open truss with timber purlins with painted plaster panels between timber rafters, all timber is stained dark brown finish.



Nave Ceiling

Condition

No visible defects to roof timbers.

Paint is peeling in many areas between the timber rafters which is probably due to emulsion paint having been applied over the original distemper.

The solution may be to remove all the loose areas of paint/distemper and then seal prior to redecoration. However more emulsion paint may destabilise the remaining areas of distemper and

the problem will continue. Given that it is a lot of work to satisfactorily seal the distemper it may be as easy to remove it prior to redecorating.

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

Decorate church ceilings. £5,000.00 - £10,000.00

10.3 Panelling and Doors

Description

There is oak panelling to the Sanctuary which has a castellated head moulding.

The South Aisle Lady Chapel has the same castellated oak panelling applied to the wall behind the altar.

There is timber wainscoting to the nave and south aisle external walls.

There is similar panelling to the Meeting Room and this has recently been extended into the corridor that links the Church to the Meeting Room as a response to rising damp affecting the plaster.

The two south Porch doors are all painted timber with the doors between the Porch and nave being part glazed. The Vestry door is similar. Similar double doors lead from the Church to the Hall.

The Hall doors are modern flush doors, all painted and some part glazed.



Sanctuary Panelling



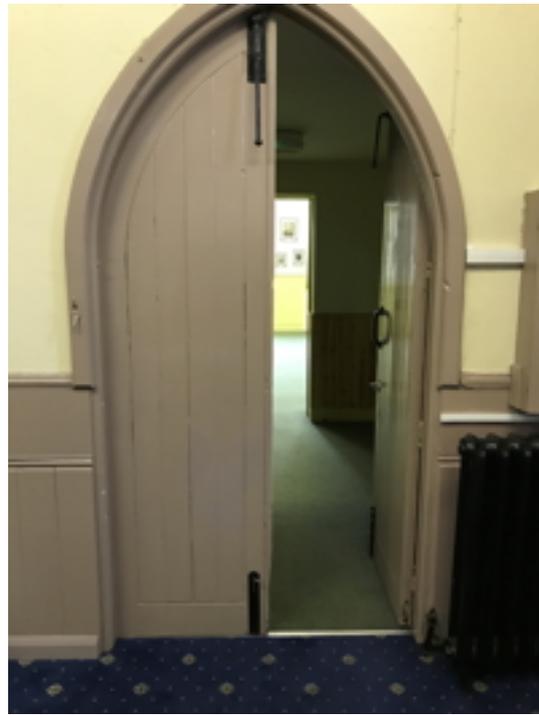
Lady Chapel Panelling



South Aisle Panelling that extends throughout the Nave



South Aisle/Porch Door



Nave/Hall Doors



Porch/Tower Staircase Door



**Meeting Room/Entrance Lobby
Doors**

Condition

All are in satisfactory Condition.

10.4 FLOORS

Description

Suspended close boarded timber floors below the nave pews and choir pews. The circulation areas are laid with fitted carpet.

The chancel is also fitted with carpet.

There are mosaic tiles laid to pattern to areas of the choir.

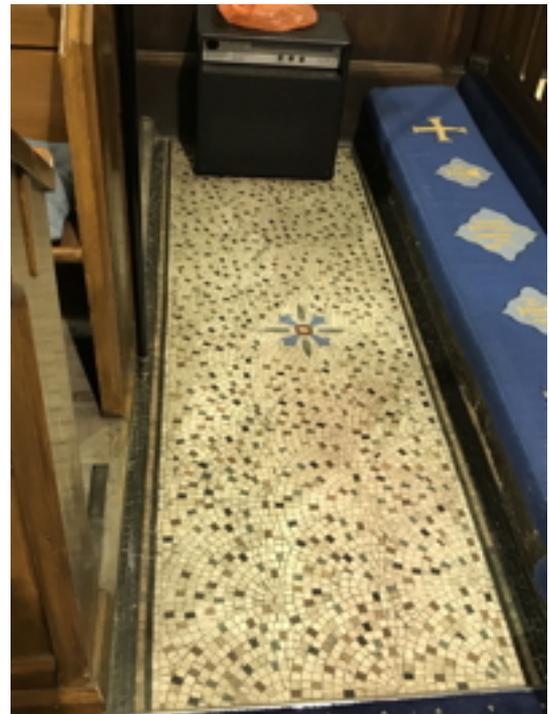
The Sanctuary is patterned tiles.

Floor finish to the Vestry is carpet laid on the suspended timber floor.

The Meeting Room and Link Corridor are carpeted. The remain areas of the Hall are finished with sheet vinyl flooring.



Typical Nave carpeting and timber flooring to pews



Choir mosaic tiles and timber flooring to pews



Sanctuary tiles



Hall carpeting and sheet vinyl flooring

Condition

All are in satisfactory Condition.

10.5 INTERNAL WALL FINISHES

Description

Painted plasterwork to church and hall generally.

Condition

There is a crack to the south wall at high level towards the west end.

Signs of damp to Porch have now become pronounced. It may be that the raised paving in this area has breached some form of damp proof course and the rainwater pipe to the west wall that discharges over the paving cannot help matters.

Signs of damp to Meeting Room lower level plaster walls. Here it is possible that the new extensions that have made the original external Meeting Rooms into internal walls are forcing moisture up the walls.

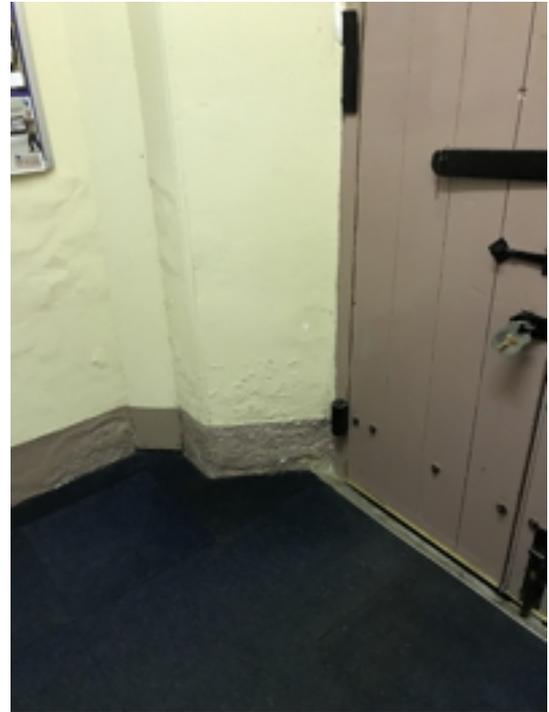
All others areas are satisfactory.



Crack to South Wall



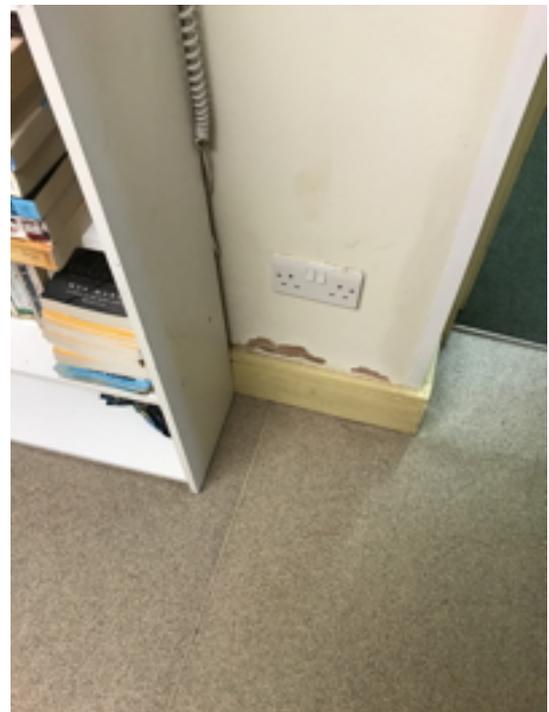
Porch West Wall Damp



Porch South East Corner Damp



Typical Hall Damp



Typical Hall Damp

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

Hack off plaster to low level vestry walls, re-plaster with lime plaster and re-decorate with breathable, not modern emulsion, paint. £1,500.00.

Extend wainscoting to cover damp areas to Hall walls. Alternatively hack off low level plaster and finish with cement based board on treated timber battens with a ventilated cavity behind. £1,500.00.

Repair needs, Category M, Routine Maintenance

Monitor crack in south wall. £0.00

10.6 MEMORIALS

Description

There are two internal memorials on the west wall of the Church, both to commemorate the fallen in the 1914-18 war, one in marble, the second in brass. There is also an internal memorial on the west wall of the church to commemorate the fallen in the 1939-45 war.

There are various other memorial plaques.



Memorial to the fallen of the 1914-1918 War in Marble



Memorial to the fallen of the 1914-1918 War in Brass



**Memorial to the fallen of the
1939-1945 War**



Memorial to Alfred and May Taylor



**Memorial to F W Brown
Churchwarden**



**Memorial to John Robert Lindsay
Vicar**



Memorial to Mary Boddy, wife of Alexander Boddy Vicar



Memorial to Robert Humphrey Organist



Memorial to Robert Wilson



Memorial to William Ramshaw



Memorial to William Phayer, Youth Leader

Condition

All memorials are in good condition and well cared for.

10.7 VESTRY

Description

The vestry has a carpeted floor. The walls have boarding in cherry veneered finish. The ceiling follows the slope of the roof and is panelled and strapped.



Condition

The vestry is all in fair condition.

10.8 CHURCH HALL

Description

The main Meeting Room is formed from the former Choir Vestry. It is link through a short corridor to the west end of the nave. To the north and south sides of the link corridor are new male and female access WCs. To the north of the Meeting Room is a Kitchen and large Store. To the South of the meeting Room is an Entrance Lobby.

The Meeting Room has a carpeted floor and painted plaster walls above timber wainscotting. The ceiling is suspended ceiling panels in a 600 x 1200mm grid.

All other areas are Vinyl sheet flooring with the exception of the Link Corridor which is carpeted. Other walls are all plastered with some timber wainscotting to the Link Corridor and Entrance Lobby. All other ceilings are painted plaster.



**Meeting Room looking towards
Kitchen and Large Store**



Access WC

Condition

With the exception of the damp mentioned previously all areas are in satisfactory order.

10.9 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

Description

The pews are constructed in pine and finished with brush graining. They have been adjusted at some time to accommodate alterations to the heating pipework and a nave altar arrangement.

The pulpit is carved hardwood sitting on a hardwood plinth.

The high altar is Oak with a castellated head moulding. The altar rail is in oak with two central gates.

The Lady Chapel has an oak altar with carved face panel. There is a simple oak altar rail on metal supports.

The stone font stands on a stone plinth centrally on the west wall of the Church.

The nave altar is a simple oak table. There is a simple oak altar rail on metal supports matching that to the lady Chapel.

The clergy seats are in carved oak positioned at chancel level three steps above the nave. The choir pews are constructed in pine and finished with brush graining

There is a carved wooden lectern which forms one of a number of assorted pieces of furniture including chairs, Prie-Dieu, tables and flower stands around the Nave and Lady Chapel.



Pews



Pulpit with Oak Nave Altar Rail in Front



High Altar



Lady Chapel Altar



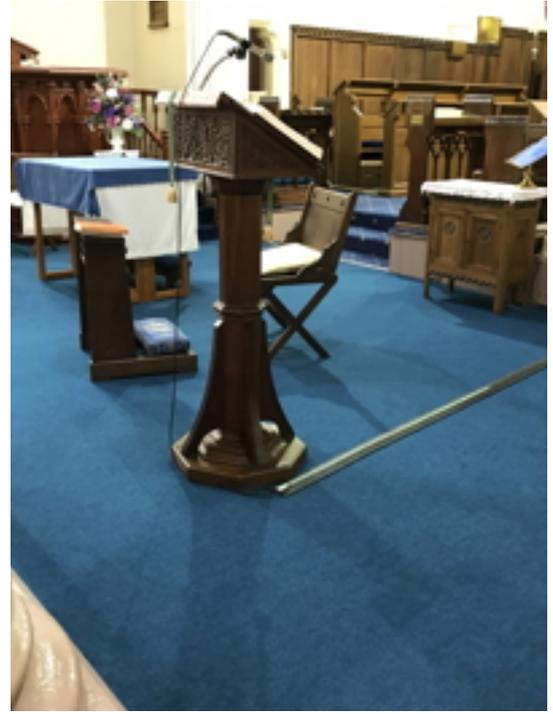
Font



Nave Altar Table



Choir Pews with Clergy Seat to Foreground



Lectern and assorted Nave Altar Area Furniture

Condition

All are in satisfactory condition.

The rail to the front of the pews, on which hangs a heavy radiator, leans alarmingly forward but has been secured to the pew behind by a heavy metal bar which appears to be effective.

The assorted furniture to the Nave and Lady Chapel Altar areas creates a cluttered and somewhat makeshift feel.

10.10 ORGAN

Description

Organ is situated to the gallery over the west end and is imposing, to say the least. It is by J.J.Binns of Leeds (1902) and was originally built for the John Knox Presbyterian Church, Newcastle.

It was bought for £650 and transferred to West gallery replacing 1886 Vincent organ divided either side of Choir, which itself replaced an earlier organ of 1854. It was last reported as tuned on 28 April 2017 by David Roberts Organ Builder. Further details at <http://www.npor.org.uk/NPORView.html?RI=N15166>



Condition

The Organ Tuner's Book was not available but the Churchwarden reported that everything was in working order.

10.11 BOILER CHAMBER

Description

The boiler chamber is accessed by stone steps to the east wall of the vestry and sits directly below the vestry. The ceiling is a cement particle board which the Churchwarden reported had been tested and did not contain asbestos. The flue to the elderly boiler is asbestos cement. The area is remarkable dry for a basement. There is a padlocked steel grill over the door.



Boiler Flue and Boiler Chamber Ceiling

Condition

All is in satisfactory condition.

11.0 CHURCH ENVIRONS

11.1 BOUNDARY WALLS AND FENCES

Description

The western boundary is a three metre high stone wall, formally the wall of a Rope Works now demolished.

The north boundary is black painted metal railings approx two metres high except the north west end. This is timber fencing approx two metres high and the side elevation of a detached Garage which is part of the adjoining residential development built on the site of the former Vicarage.

The south boundary is a two and a half metre high stone wall which drops to approx one and a half metres high at its east end and forms a retaining wall to the adjacent residential development.

The eastern boundary to Fulwell Road is two metre high brickwork to the north west corner. Along Fulwell Road the boundary is a base of one metre of stone capped with approx 600mm of brickwork.

The gates to the south east corner are double wrought iron and lockable with brick piers.



West Boundary Wall



North Boundary Railings



North Boundary Fencing and Garage



North East Corner Brickwork Wall and Stone and Brickwork East Boundary Wall



South Boundary Wall East End



South Boundary Wall West End



South East Corner Entrance Gates

Condition

West walls in reasonable condition.

North Wall rails showing signs of advanced rust in places. Churchwarden noted that responsibility for this boundary lies with the adjoining residential development.

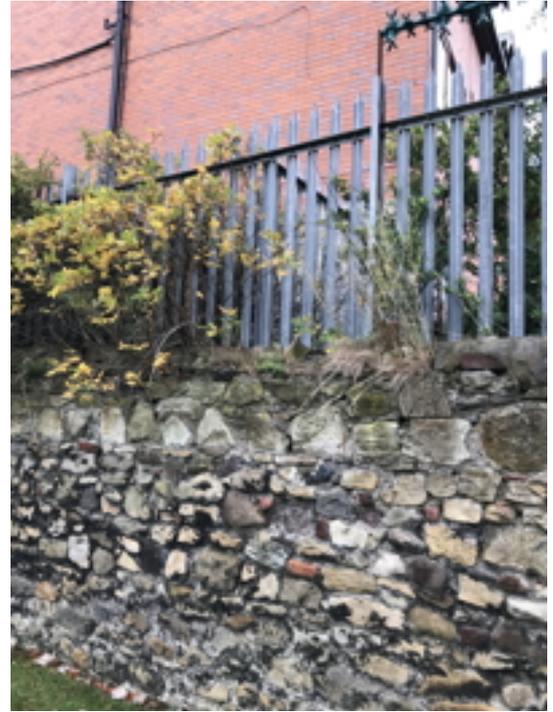
South wall, east end has vegetation growing from its copings.

The east boundary brickwork is all in good condition. The lower sections of stonework however are in need of patch pointing.

Gates require redecoration.



Rust to North Boundary Railings



Vegetation to South Wall Copings



Loose Pointing to East Wall Stonework



Gates Requiring Redecoration

Category B, Requires attention within the next twelve months

- Arrange redecoration of north boundary railings by adjoining owners, £0.00.
- Remove vegetation and repoint south boundary wall with lime mortar as necessary, £500.00.
- Repoint sections of east boundary stonework as necessary with lime mortar, £250.00.
- Redecorate gates, £150.00.

11.2 NOTICE BOARD

Description

At the east approach a good Noticeboard behind the boundary wall.

Condition

The Noticeboard is in good condition.



11.3 PATHS AND LANDSCAPING

Description

A paved driveway of square flags leads from the entrance gates towards the south east corner of the church. Paving continues with rectangular flags along the south elevation of the church leading to the South Porch and towards the Hall Entrance. Around the west and north elevations is a grey gravel driveway meaning that there is continuous vehicular access around the church. To the north east corner of the site is a tarmaced parking area.

The remaining areas are all grass with the exception of a planting bed along the south elevation of the church.



Paving to South East Corner and Planting Bed to South Elevation



Gravel Driveway to North West Corner



Gravel Driveway to North Elevation



Tarmaced Parking Area to North East Corner

Condition

All is in good condition and well maintained with the exception of a small area of paving leading from the entrance gates which has become loose and uneven.



Area of Loose Paving on Driveway to South East Corner

Category B, Requires attention within the next twelve months

Relay area of loose paving. £500.00

11.4 TREES

Description

There are four sycamore trees to the west elevation that were pollarded in September 2013. There are a number of flowering cherry and other trees to the east of the site including one near the north boundary, five in total, four of which were trimmed in 2017.

Condition

All in satisfactory condition.

Repair Needs, Category M, Routine maintenance

Maintain the trees generally with regular pruning as advised by qualified tree surgeon.

12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

12.1 HEATING

Description

The heating comprises an elderly gas-fired floor mounted boiler in the boiler room below the vestry with a flue through the chimney to the vestry north wall. This serves cast iron pipework and radiators of various ages around the perimeter walls of the church and up the centre aisle with radiators fixed to the front of the first pews. The gas meter is in the boiler chamber. There is a thermostat the north wall of chancel.

The hall is on a separate heating system with a wall mounted Worcester Bosch 28Si combi boiler in the Large Store serving low surface temperature radiators and providing hot water.



Front Pew Radiator



Perimeter Heating Pipework



West End Nave Radiator



Chancel Radiator



Hall Boiler



Typical Hall Radiator

Condition

The Log Book notes the Church boiler and Hall boilers serviced in September 2018.

Category E, a desirable improvement with no timescale

Replace boiler and consider upgrading radiators. £10,000.00 - £30,000.00

12.2 ELECTRICAL INSTALLATION

Description

The electrical supply comes in to the Boiler Chamber with a modern meter. There are distribution boards with RCCB protection in the nave on the west wall south corner and in the chancel north side.

Visible wiring to Church is mineral insulated copper covered with 13A metal surface mounted sockets. Wiring to Hall is concealed with MK Logic flush mount sockets.

In the nave and chancel there are high level spotlights.

Fluorescent lights to the Vestry and Hall. Security lights externally to Church and Hall.



Nave Lighting



West End Distribution Board

Condition

All wiring apparently in good order.

A lamp has failed and need replacing to the nave north elevation.

The lighting is adequate, as are the number of sockets.

The servicing record shows the system last inspected 28 June 2016.

Category B, Requires attention within the next twelve months

Replace broken lamp. £50.00

12.3 INSULATION AND AIR LEAKAGE

Description

There is no insulation to the Church. The entrance Porch to the church provides a draft lobby.

It is assumed that the Hall, having been recently refurbished, benefits from insulation and draft proofing, mostly to current Building Regulations Standards.

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

Consider whether insulation could be provided. £0.00

12.4 WATER SUPPLY

Description

The incoming mains supply was not located but is assumed to be in the Hall and serving the Combi Boiler.

Category B, Requires attention within the next twelve months

Establish position of water supply pipe and confirm that it is blue alkathene. £0.00

12.5 SOUND SYSTEM AND HEARING LOOP

There is a Sound System in the choir with a fixed lecture microphone, facilities for radio microphones and a Hearing Loop.



Sound System

Condition

All appears to be in working order.

12.6 FIRE PROTECTION

Description

Fire protection is provided by fire extinguishers which appear to be serviced annually by inspection of the Log Book, most recently November 2017. There is no fire detection system evident to the Hall.

Repair needs, Category C, Requires attention within the next 18 to 24 Months

Provide Fire Detection System to BS5839 Part 1 to Church Hall. £3,000.00

12.7 LIGHTENING CONDUCTOR

There is a lightening conductor terminating on the Bell Tower, which was last serviced August 2018 by inspection of the Log Book.

Repair Needs, Category M, Routine maintenance

Lightening Conductor should be serviced every five years and a copy of the test certificate kept with the Log Book.

12.8 SECURITY

The locks to church all appear satisfactory. There is an intruder alarm covering both the church and hall last serviced March 2018. Wall safe in vestry.

Condition

All appears to be in working order.

12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES

Description

Permanent level access is provided to the church through the south porch and to the hall through its Entrance Lobby which is level with the nave. There is a step up to nave alter and further steps up to the choir and vestry.

The WC are wheelchair accessible. There is hearing loop system. The internal decor to the church provides reasonably contrasting colours which is helpful for the visually impaired. The doors to the hall do not contract well with the walls which is unhelpful for the visually impaired. The artificial lighting is satisfactory so that those who are visually impaired should not experience too much difficulty in this area. Large print copies of service sheets and hymn books should be provided for the visually impaired.

13.0 SUMMARY OF REPAIRS WITH APPROXIMATE COSTS

Repair Needs, Category A, Urgent, requiring immediate attention

Clean vegetation and debris from gullies. £0.00

Category B, Requires attention within the next twelve months

Sand down to remove rust spots to Hall Gutters and rainwater pipes. Treat rust spots with rust inhibiting primer and redecorate. £100.00

Repoint cracking to Chancel north wall and open joints to Nave west wall, north west corner in lime mortar. £750.00

Reform concrete so that Nave north elevation rainwater pipe discharges to gully. £100.00

Arrange redecoration of north boundary railings by adjoining owners, £0.00.

Remove vegetation and repoint south boundary wall with lime mortar as necessary, £500.00.

Repoint sections of east boundary stonework as necessary with lime mortar, £250.00.

Redecorate gates, £150.00.

Relay area of loose paving. £500.00

Replace broken lamp. £50.00

Establish position of water supply pipe and confirm that it is blue alkathene. £0.00

Repair needs, Category C, Requires attention within the next 18 to 24 Months

Provide Fire Detection System to BS5839 Part 1 to Church Hall. £3,000.00

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

Decorate church ceilings. £5,000.00 - £10,000.00

Hack off plaster to low level vestry walls, re-plaster with lime plaster and re-decorate with breathable, not modern emulsion paint. £1,500.00.

Extend wainscoting to cover damp areas to Hall walls. Alternatively hack off low level plaster and finish with cement based board on treated timber battens with a ventilated cavity behind. £1,500.00.

Category E, a desirable improvement with no timescale

Replace UPVC rainwater pipe with cast iron. £200.00

Replace broken panes. £1,000.00

Replace boiler and consider upgrading radiators. £10,000.00 - £30,000.00

Consider whether insulation could be provided. £0.00

Repair Needs, Category M, Routine Maintenance

Monitor areas of possible cement mortar and existing areas of stone decay and slightly open joints. Delaminating stones should be brushed down and washed with clean water as loose and friable stone holds water that can freeze in cold weather accelerating the delamination. £50.00

Monitor crack in south wall. £0.00

Maintain the trees generally with regular pruning as advised by qualified tree surgeon.

14.0 Routine Maintenance Plan

General maintenance should be carried out on a seasonal basis following the list below. Further advice is available in *SPAB Property Maintenance Guide* at http://old-iwight.onthewight.com/living_here/planning/images/2SPABMaintenanceGuide.pdf.

14.1 RAINWATER GOODS AND DRAINS

Gutters and Downpipes

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

Gullys

Clean gullys regularly and remove any silt and debris.
Clear any blockages using drain rods.
Empty any silt traps every three months.

Soakaways

Check for silting or contamination every few months or so.
Remove any silt deposits when the soakaway chamber is empty.

14.2 ROOFS

Natural Slate

Record the location of slipped slates and tiles before having them replaced.

Ridges

Use mastic or repair tapes as an emergency measure until a proper repair can be carried out.
Consider having heating tapes fitted in inaccessible gutters.

Roof Valleys and Parapet Gutters

Clear debris from roof valleys and parapet gutters at least twice a year.
Clear away snow from parapet and valley gutters in the winter.

Flashings

Remove leaves and other debris that has become trapped underneath duckboards.

Bellcote

Consider commissioning a steeplejack to inspect the bell tower once every five years.

14.3 WALLS

Structural Issues

Note down the position of any existing cracks, bulges or other such defects in your logbook. Take advice from your architect or surveyor about whether monitoring is required.
Report significant changes in any cracks to your architect or surveyor.

Masonry

Clean gullys regularly and remove any silt and debris,
Clear any blockages using drain rods.
Empty any silt traps every three months.

Timber

Ensure that the integrity of paint finishes is maintained by repainting external timberwork every few years.

Plants

Clear away plant growth from around the building.
Consider removing ivy and other climbing plants.

Ground levels, Air bricks and Ventilators

Clean air bricks or ventilators if necessary.
Consider fitting fine mesh behind the ventilator to exclude rodents and insects.

14.4 DOORS AND WINDOWS**Doors**

Lubricate door ironmongery.
Check the security of any locks.

Timber Windows

Ensure that the integrity of paint finishes is maintained by repainting timber windows every few years.
Make sure that windows can be opened easily so that the building can be ventilated.
Lubricate window ironmongery.
Check the security of any locks.

Metal Windows

Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years.
Make sure that windows can be opened easily so that the building can be ventilated.
Lubricate window ironmongery.
Check the security of any locks.

Leaded Windows

Make sure that windows can be opened easily so that the building can be ventilated.
Clear away any dirt from condensation drainage channels,

Ferramenta

Check for silting or contamination every few months or so,
Remove any silt deposits when the soakaway chamber is empty.

External Joinery

Ensure that the integrity of paint finishes is maintained by repainting external joinery every few years.

14.5 INSIDE THE BUILDING**Bells and Bell Frames**

Consider preparing and implementing a maintenance plan for the bells and bell frame.

Ceilings

Consider carrying out an inspection of the roof covering if you observe any new stains.

Internal Walls

Identify and address the cause of any dampness indicated by patches of staining or peeling paint.
Open windows and doors on dry days during the summer months to allow water vapour to escape.

Organs

Consider keeping a tuner's logbook.

14.6 SERVICES

Plumbing

Fix dripping taps and leaks immediately to prevent moisture seeping into nearby timber or masonry and causing decay.

Electrical Systems

Commission an electrical inspection by a qualified person at least once every five years.

Heating Systems

Shut down the heating system once a year and have the boiler serviced.

Fire Safety

Test and clean smoke alarms regularly.

Arrange for fire extinguishers to receive an annual maintenance check and service.

Consider having your lightning conductor system tested at least once every five years.

15.0 ADVICE TO THE PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.) Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **Fire Safety Advice** can be found at <http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance/index.aspx>
- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book. For further details please see <http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance/electrical-wiring/index.aspx>.
- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.
- **Lightning Protection**

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

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on asbestos are available at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>. The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.
- **Equality Act 2010**

The PCC should ensure that they have understood their responsibilities under the The Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/guidance-advice/making-changes-to-your-building/detailed-advice/disabled-access>
- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**
The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats>.
- **Sustainable buildings**
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available at <http://www.churchcare.co.uk/shrinking-the-footprint>.