

Inspection and Repair of Churches

Care of Churches Measure 2018

## QUINQUENNIAL REPORT

*For the Parish Church of  
St. Matthew's Church, Newbottle*

**Report Date:** 24<sup>rd</sup> September 2025



Inspecting Architect:  
Becky Smith BA(Hons), MArch, ARB RIBA CR

*xsite architecture*  
14, Quayside, Albion Row  
Newcastle Upon Tyne  
NE1 2NP

*Diocese of Durham*  
*Archdeaconry of Sunderland*  
*Deanery of Chester-Le-Street*

## **OVERVIEW:**

### *Date of Inspection & Weather Conditions:*

Wednesday 18<sup>th</sup> June 2025. Bright, sunny and clear day.

Date of report: 24<sup>nd</sup> September 2025

Date of previous report: August 2020

### *Executive Summary:*

The parish continues to demonstrate a high level of commitment and responsibility in the management and maintenance of the church building. It is evident that the challenges presented by the exposed location of the church are well understood, including the impact this has on the building's condition, particularly the slate roof. The church implements a maintenance log both internally and externally (RAG reports) which assists with programming of works required.

During recent storm events there was a significant impact on the slate roof with loss of slates as well as slipped and cracked slates and the parish have responded promptly intending to have this repaired imminently. However, they are aware that there is a longer term need to plan for the replacement of the north roof as issues with slipped slates have been a longstanding problem. Discussions are underway regarding this future project and a drone survey has been commissioned to provide an overview of the roof's current condition. When the roofing contractor is carrying out remedial works it has been advised that they take closer photographs of affected areas especially those not visible from ground level to add to recording and help inform ongoing maintenance planning.

Significant moisture ingress is visible within the North Transept. The cause of this requires further investigation, beginning with repairs to the roof. It is likely that a series of works will be required to properly identify all sources of moisture ingress before any internal repair works can commence.

Since the last Quinquennial Inspection, the vestry office has been replaced and now presents very well, contributing to the overall improvements to the facilities.

The church would also like to consider and programme redecoration of the internal nave area but are aware consideration should be given to paint types and works to this area should follow after the roof works are complete.

Beyond the specific issues highlighted above, it is clear that considerable effort and attention is devoted to the ongoing care of the church. The parish should be commended for their proactive approach despite the challenges faced due to the setting of the church.

Previous repairs undertaken since the previous report:

The previous report was carried out by David Beaumont of Beaumont Brown Architects LLP.

Since the previous report there has been some repair works to cills undertaken and the boiler room has undergone a repointing scheme.

**Services:**

Log Book Record:

The church were in the process of updating the log book at the time of the inspection. The church are considering using an electrical version to store this information.

**Water:**

Services enter from the south underground with a stop tap within the vestry which services a basin then onwards to the accessible WC.

**Lightning Conductor:** Installed to Fleche in November 2013. An inspection is overdue of this and is planned to be undertaken.

**Electricity:** The supply enters the building via overhead electric cable to south west corner of the building and the distribution panel and meter are below it. Remedial works quote was obtained in June 2025 to supply and install replacement main distribution board (DB) surge protection, upgrading of the Lady Chancel DB to allow for extra breakers, full refurbishment of the boiler room electrics to meet specifications, earth bond to main gas supply in cellar from main DB and main earth inspection box. This has since passed inspection.

**Lighting:** The lighting comprises of three lamp chandeliers with LED spotlights at high level. Chancel has all LED spotlights and floodlights. All other lighting has been upgraded to use LED's for efficiency.

**Sound System & Visual:** There is a sound loop installed. The sound system comprises two fixed mics, two lapels and one handheld with flat panelled speakers and independent CD player. Freestanding screen on wheeled frame. PAT testing for all appliances was undertaken 1<sup>st</sup> May 2025 and due again 30<sup>th</sup> April 2026.

**Bells:** There is a single tolling bell in the fleche. Cast, 6 CWT dates approximately 1885 and rung from the nave/transept 'crossing'. Currently the bell rope is dislodged and will be repaired when remedial work is performed on the Fleche. An electronic clock chime bell was installed in November 2018.

Brief Description of the Building:

The church is within a former medieval village. The church, as it stands today was built on the site of the former church at Newbottle. The former church was built in October 1850 as a Chapel of Ease for the mother church at Houghton-Le-Spring with the land been given by the Earl of Durham. The church eventually became too small and therefore was demolished in 1885. The current building had it's foundation stone laid in

1885 and was completed within a year. It was built to the designs of Oliver and Leeson, Newcastle and built by Hurst of Sunderland and Hartlepool. It is built with rock faced Penshaw quarry, grey sandstone and recovered stone from the demolished church.

The design is early English style with a four bay nave, groups of 3 lancets, north and south double transepts with paired lancets, chancel with paired lancets in 3 bays and 3 sided apse and vestry. The south porch with cusped arch and niche over, was added in 1888. The church has a fleche and a tolling bell and was built to accommodate 530 people.

A new accessible porch and WC was added to the south elevation in 2001 when stone and glass restoration was carried out. Stained glass at the north transept came from the previous church.

The community the church originally served is now smaller and the building is therefore no longer in proportion to its congregation, but the enclosure of the south transept and memorial chapel has increased the function and flexibility of the spaces.

*Listing Grade:*

Grade II

*Previous Inspections:*

2025 (Becky Smith) - This is the first time the architect has inspected this church.

2020 (David Beaumont)

2014 (David Beaumont)

Official List Entry:

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1184890

**Date first listed:** 15<sup>th</sup> July 1985

**List Entry Name:** Church of St Matthew

**Statutory Address:** Church of St Matthew, Front Street

**District:** Sunderland (Metropolitan Authority)

**Parish:** Non Civil Parish

**National Grid Reference:** NZ 33980 51569

**Details:**

NZ35SW HOUGHTON-LE-SPRING FRONT STREET (north side) Newbottle. 4/41 (Inset)  
Church of St. Matthew.

G.V. II

Parish church. 1885-6 by Oliver and Leeson of Newcastle; porch 1888. Rock- faced sandstone; Welsh slate roof. Nave with south porch, north and south double transepts, apsed chancel. Early English style. 4-bay nave has groups of 3 lancets; paired lancets in each transept gable; paired lancets in 3-bay chancel and 3-sided apse; south porch has cusped arch with niche over. Roofs high-pitched; fiat stone coping at east end of nave; small slate-covered fleche over crossing has gablets over alternate louvres in the octagonal belfry; cross-finials of stone at west, iron at east and on fleche. Interior plain apart from west window: first World War memorial (in 3 paired lancets) depicts the Call of Matthew, the Transfiguration and the Raising of the Widow's Son. Other stained glass includes two windows in the north transept which came from the previous church on the site (built in 1850 and demolished to make way for the present building). Source: C.W. English, Diocese of Durham: Parish Church of St. Matthew, Newbottle Centenary 1850 - 1950. Manchester 1950.

## **LIMITATIONS OF THE REPORT:**

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

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

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

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

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

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

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional advisor on problems with the building if these are outside the experience of the PCC. The repairs recommended in this report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance of whether particular work is subject to faculty can be obtained from the DAC. Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

## **ADVICE TO THE PCC:**

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website:

<https://www.churchofengland.org/more/church-resources/churchcare/advice-andguidance-church-buildings/disaster-prevention-and-management>

### Electrical Installation:

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No.3, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook. PAT testing of appliances should be carried out at recommended intervals.

### Heating Installation:

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Logbook.

### Lightning Protection:

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

### Asbestos:

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is likely to be present in the premises. Further details of making an assessment are available on the HSE website.

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

### Equality Act:

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

### Health and Safety:

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this includes subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for clients. <http://www.hse.gov.uk>

### Bats and Other Protected Species:

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at the below link and Natural England.

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

### Sustainable Buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on the Church care website. One link is:

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings>

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

### Maintenance

Maintenance of the Church is the responsibility of the PCC, but the churchyard is closed and the responsibility of the Local Authority.

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

## REPORT MAIN SECTION

The interior of the church was inspected first. Followed by a review of the roof from ground level and the external churchyard area.

An additional visit was made to the Church on the 21<sup>st</sup> August to review the external walls, windows and doors of the building.

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

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

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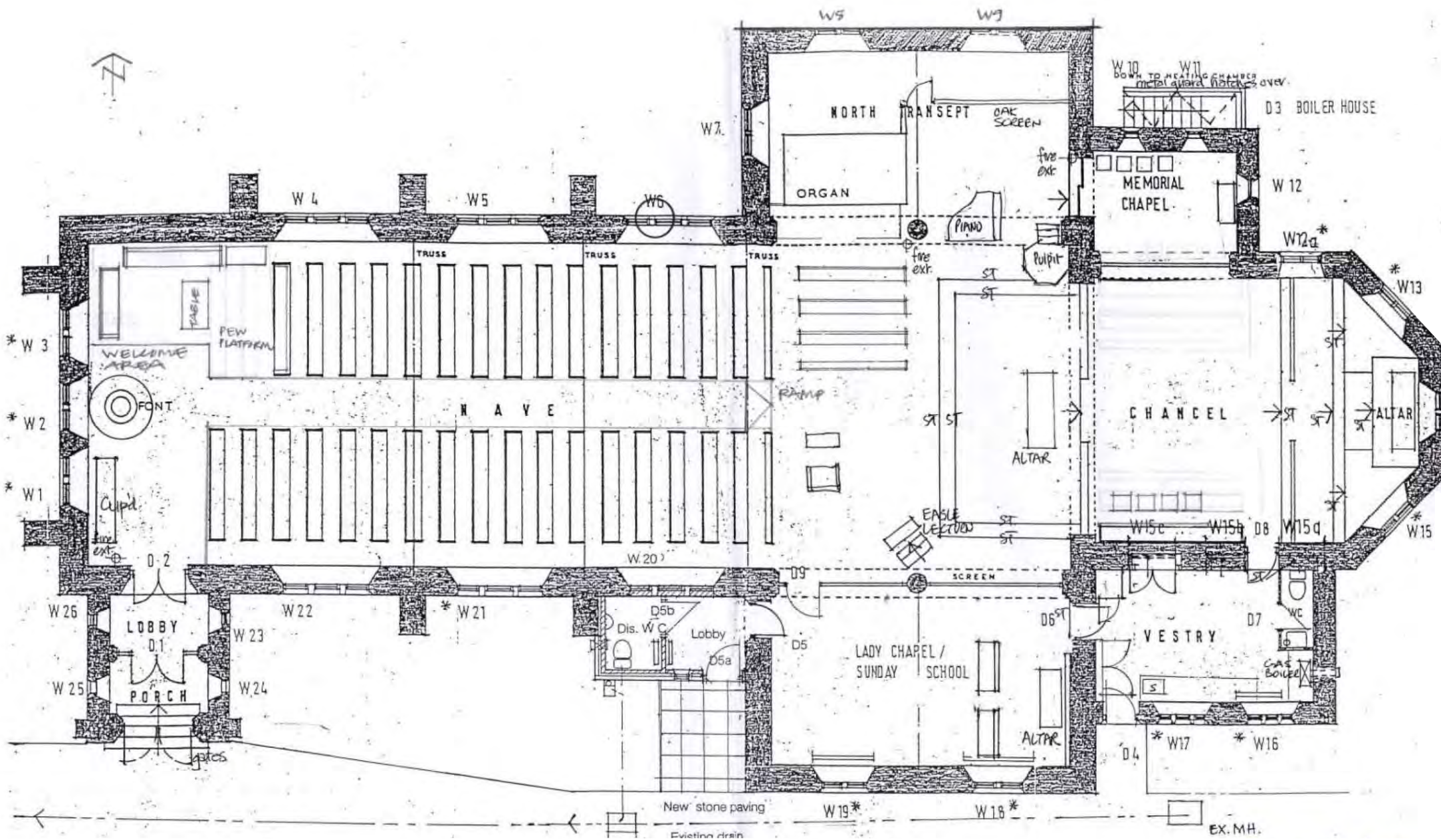
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### Appendix

APPENDIX A – Net Zero



| Image & Location                                                                                                                                                                         | Description                                                                                                                                                                                                                                                                   | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Category                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>Roof</b>                                                                                                                                                                              |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
| <p><u>Roof</u></p>   | <p>Welsh slate roof laid in diminishing courses of varying ages with many patch repairs. The roof is in a particularly exposed location and is subject to severe weathering.</p> <p>The south nave and chancel (not on the north side) have been replaced over the years.</p> | <p><b>General Condition</b></p> <p>The roof coverings present a mixed condition overall. The south slope has been renewed at some point in the recent past and appears to be performing satisfactorily.</p> <p>By contrast the north slope is in poor condition, with the extent of deterioration highlighting the need for a full future replacement.</p>                                                                                                                         | <p>The previous Quinquennial Inspection identified the north side of the main roof as requiring replacement within the next 5-10 year, forming part of the long-term maintenance strategy. This matter was discussed with the church representatives during the initial visit for the present inspection.</p> <p>The church has confirmed its intention to replace this roof pitch in the near future, subject to funding, due to ongoing significant slate loss during periods of high wind. In the interim, it was agreed that an initial plan would involve commissioning a drone survey (Gridmark Survey Ltd) to provide a comprehensive overview of the current condition – of which areas were highlighted to the surveyor by the architect that were not easily visible from ground level including areas around the fleche and chimney. A roofing contractor, used regularly by the church will also access the roof to undertake immediate repairs to missing and slipped slates, and to take close-up photographs to further contribute to the scheduling of a package of works for its replacement.</p> | <p>1</p> <p>2/3</p> <p>12</p> |
|                                                                                                                                                                                          |                                                                                                                                                                                                                                                                               | <p><b>North Roof</b></p> <p>Significant quantity of slates requiring replacement. Several areas of missing, cracked or slipped slates. Many of these slates are still lying on the ground surrounding the church as much of the damage was caused during the early winter storms of 2025. Some slipped slates are still on the roof but unsecured and as damage has been concentrated in a number of areas, weatherproofing ability of the roof covering has been compromised.</p> | <p>Roof contractor to fix missing, slipped and cracked slates using new or sound salvaged Welsh slate to match the existing in size, thickness and colour. To be fixed as existing.</p> <p>Develop a scheme for full reroofing of the Northern slopes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |

| Image & Location                                                                                                                                                          | Description | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Repair Needs                                                                                                                                                                                                                                                                                                                      | Category                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Roof cont.</b>                                                                                                                                                         |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                   |                            |
| <br> |             | <p>Loose / deteriorating ridge tiles with some loss of mortar bedding below ridge tiles where mortar has cracked, loosened or fallen away entirely.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Remove failing mortar and re-bed ridge tiles in a suitable lime mortar to prevent water ingress from wind-driven rain.                                                                                                                                                                                                            | 3                          |
|                                                                                                                                                                           |             | <p>Significant areas of moss growth at ridge level to some areas of the roof.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Remove moss growth to all areas of the roof.                                                                                                                                                                                                                                                                                      | 3                          |
|                                                                                                                                                                           |             | <p>Water table stone is delaminating with mortar fillets at junctions between slopes coming away and cracking to the mortar around water table.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Remove areas of failing mortar and repoint with a lime based mortar. Reform mortar fillets to edges of roof.                                                                                                                                                                                                                      | 3                          |
|                                                                                                                                                                           |             | <p><b>Chimney</b><br/>There has been some replacement of stonework, but there are open and hungry joints to visible faces which require pointing. Isolated stones are weathered and should be inspected and repaired if needed when high level access is available.</p> <p><b>North Transept</b><br/>There are many broken pieces of slate in the valley gutter which will likely be preventing water from flowing towards the outlet and possibly causing ponding. These should be cleared to prevent issues arising that could contribute to the damp internally.</p> <p>Significant weathering to ridge tiles with deterioration / loss of mortar bedding below ridge tiles where mortar has cracked, loosened or fallen away entirely. Some variation in ridge tile styles.</p> | <p>Inspect chimney and repoint / carry out repairs to stonework.</p> <p>Remove all slates and debris from valley gutter. Ensure this is undertaken on a regular basis until works to roof complete.</p> <p>This area requires further investigation to understand the cause of damp to interior below and repairs undertaken.</p> | <p>3</p> <p>M</p> <p>2</p> |

| Image & Location                                                                   | Description | Condition                                                                                                                                                                    | Repair Needs                                                                                                                                                                     | Category |
|------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Roof cont.</b>                                                                  |             |                                                                                                                                                                              |                                                                                                                                                                                  |          |
|   |             | Several slipped, broken and missing slates. Slates which have previously been replaced appear to have been installed using a modern slate which does not match the existing. | Roof contractor to fix missing, slipped and cracked slates using new or sound salvaged Welsh slate to match the existing in size, thickness and colour. To be fixed as existing. | 1        |
|                                                                                    |             | <b>Chancel</b><br>Broken and slipped slates mainly near the ridge, with some missing entirely.                                                                               | Roof contractor to fix missing, slipped and cracked slates using new or sound salvaged Welsh slate to match the existing in size, thickness and colour. To be fixed as existing. | 1        |
|                                                                                    |             | The northern slope is partially continuous with the Nave roof and exhibits similar defects. It would be prudent to reroof this at the same time as the North Nave roof.      | Reroof North slope in conjunction with North roof works.                                                                                                                         | 3        |
|                                                                                    |             | Mortar fillets adjacent to the water table are failing.                                                                                                                      | Replace failing mortar fillets.                                                                                                                                                  | 2        |
|  |             | <b>South Roof</b><br>Some cracked, broken, missing slates to South Roof but not to same quantities as North side.                                                            | Replace damaged and missing slates with matching slates.                                                                                                                         | 1        |
|                                                                                    |             | Some deterioration to surface of slates which indicates some weathering and potential delamination of the slate.                                                             | Slates to be monitored and replaced where necessary before they begin to fail.                                                                                                   | M        |
|                                                                                    |             | Ridge tiles and stonework are showing moss growth and potential mortar failure in areas, with some more obvious areas of mortar loss to ridges.                              | Repoint ridge and verge mortar where necessary and remove moss growth carefully.                                                                                                 | 2        |

| Image & Location                                                                                                                                                        | Description                                                                                 | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Category                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Roof cont.</b>                                                                                                                                                       |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |
| <br> | Two flat roof areas covered in mineral felt – locations are above accessible WC and vestry. | <p><b>South Transept</b><br/>Several slipped, broken and missing slates. Slates which have previously been replaced appear to have been installed using a modern slate which does not match the existing.</p> <p>The mortar bedding below the ridge tiles is deteriorating with areas where the mortar has cracked, loosened or fallen away entirely.</p> <p>Some weathering and mortar missing from areas of the water table surface and isolated stones have deteriorated.</p> | <p>Roof contractor to fix missing, slipped and cracked slates using new or sound salvaged Welsh slate to match the existing in size, thickness and colour. To be fixed as existing.</p> <p>Remove failing mortar and re-bed ridge tiles in a suitable lime mortar to prevent water ingress and wind-driven rain.</p> <p>Remove failing mortar and repoint water table where required. Inspect condition of damaged stones to water table and repair or replace as required.</p> | <p>1</p> <p>2</p> <p>3</p>          |
|                                                                                                                                                                         |                                                                                             | <p><b>South Porch</b><br/>Several slipped and delaminating slates. Evidence of variety of slates suggesting many repairs over the years.</p> <p>Failing mortar bedding to ridge with some cracking visible to stone face.</p> <p>Some lead flashing to junction with Nave appears to becoming loose/raised.</p> <p>Some visible timber rot under slates above gutter.</p>                                                                                                        | <p>Roof contractor to fix missing, slipped and cracked slates using new or sound salvaged Welsh slate to match the existing in size, thickness and colour. To be fixed as existing.</p> <p>Remove failing mortar and re-bed ridge tiles in a suitable lime mortar to prevent water ingress and wind-driven rain.</p> <p>Re-fix lead flashing where required.</p> <p>Remove damaged section, replace with new ensure treated and sealed.</p>                                     | <p>1</p> <p>2</p> <p>3</p> <p>3</p> |
|                                                                                                                                                                         |                                                                                             | <p><b>Vestry &amp; Access / WC Roof</b><br/>The flat roofs requires proper inspection as not visible from ground level. There are signs of water ingress below, although possible causes may have been rectified previously this does need cyclical inspection as concealed.</p>                                                                                                                                                                                                 | <p>Inspect roof areas and carry out repairs as required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>2 then M.</p>                    |

| Image & Location                                                                  | Description                                                                                                                                                                                                                                                                                                                    | Condition                                                                                                                                                                                                                                                                                                                                                   | Repair Needs                                                                                                                                                                                                                                          | Category |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Roof cont.</b>                                                                 |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                       |          |
|  | <p><u>Fleche</u><br/>Timber framed structure. Base section clad in welsh slate. Mid section timber louvre panels framed with moulded timber architraves and corner posts. Spire is clad in welsh slate with finial. There is a visible cable running down the fleche which forms part of the lightening protection system.</p> | <p><b>Fleche</b><br/>General Overview:<br/>The paint finish to the fleche looks to have been deteriorating for some time exposing bare timber some of which appears to be ply which is losing its veneer/face. This would benefit from a close up inspection to ascertain exact condition and ensure there are no potential health and safety concerns.</p> | <p>A closer inspection and photographing of the fleche by a roofing contractor is recommended, along with review of the drove survey, to confirm the extent of required repairs and identify any additional issues not visible from ground level.</p> | 2        |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                | <p>There is significant paint failure to the green painted timber louvres and frames. Some areas of the timber frame/detailing are missing which may also indicate possible surface decay to some parts of the structure.</p>                                                                                                                               | <p>Paint to be removed sufficient to allow the timber to be inspected for rot. Replace decayed sections with matching timber, treated and repainted using breathable paint which is historically accurate in colour.</p>                              | 2        |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                | <p>Slate cladding to the base of the fleche appears ok however there are some minor gaps between slates. Junction between the fleche base and main roof to be inspected to ascertain potential flashing deterioration.</p>                                                                                                                                  | <p>Re-secure / replace any loose slates with match welsh slate and nails. Inspect all lead flashings for cracks or detachment.</p>                                                                                                                    | 2        |
|                                                                                   | <p>The previous QI reported that the structure was last looked at in 2005 by Howard Smith, the DAC Bells Advisor. A couple of years later a new bell sound system was installed.</p>                                                                                                                                           | <p>Upper slate spire section appears to be ok however should undergo a closer inspection. Remains of weathervane is rusting and connection with the fleche needs checking.</p>                                                                                                                                                                              | <p>Inspect upper slate spire for slipped / cracked or weather-lifted slates. Repaint weathervane and inspect and repair if required connection with fleche.</p>                                                                                       | 2        |

| Image & Location                                                                  | Description                                                 | Condition                                                                                                                                                                                                                   | Repair Needs                                                                                                            | Category |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Rainwater Goods and Drainage</b>                                               |                                                             |                                                                                                                                                                                                                             |                                                                                                                         |          |
|  | <p>Cast-Iron half round gutters leading into soakaways.</p> | Some gutters have broken pieces of tile in them (likely fallen from recent storm weather & slipped slates)                                                                                                                  | Clear all vegetation, debris and tiles from gutters. Ensure gullies are clear of debris.                                | 1/M      |
|                                                                                   |                                                             | Several soakaways are filled with debris, restricting the discharge of water and increasing risk of overflow and saturation of the surrounding masonry and ground.                                                          | Clear all blocked soakaways to restore full function and reduce the potential for water ingress to the building fabric. | 1/M      |
|                                                                                   |                                                             | Some of the downpipes don't properly connect to soakaways and are therefore likely to be saturating the ground and surrounding masonry.                                                                                     | Ensure downpipes discharge directly to soakaways.                                                                       | 2        |
|                                                                                   |                                                             | The rainwater goods are showing signs of deterioration with significant paint flaking and peeling exposing bare metal underneath. Some heavy paint deterioration at joint areas may be concealing cracks or failed sealant. | Remove existing paint and inspect condition below. Renew any defective sections and repaint.                            | 3        |
|                                                                                   |                                                             |                                                                                                                                                                                                                             | Monitor rainwater goods generally during heavy rainfall to identify overflow points or defective components.            | M        |
|                                                                                   |                                                             |                                                                                                                                                                                                                             | Ensure regular inspection and cleaning regime, particularly after leaf fall and storms.                                 | M        |

| Image & Location                                                                                             | Description                                                                                                                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Repair Needs                                                                                                                                                                                                                                                                               | Category                     |
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| <b>External Walls &amp; Structure</b>                                                                        |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                            |                              |
| <u>North Elevation</u><br>  | Traditional stone construction using rock faced, grey freestone from Penshaw Quarry and recovered stone from the previous demolished church. | <p>The walls to this elevation are generally sound. There is some noticeable deterioration of stone behind downpipes across most of this elevation which likely suggests some issue with water saturation over time from downpipe leaks. It was dry at the time of the survey so no assessment of ongoing issues could be made.</p> <p><b>North Transept</b><br/>The walls to this area are generally sound. There is some loss of pointing to the lower courses of stone to side elevation and at high level stone across the north elevation. Some weathering of stonework is visible (see also section on windows)</p> <p><b>Buttresses</b><br/>There is some loss of pointing and weathering to areas of the buttresses across this elevation.</p> | <p>Monitor downpipes to see there are any ongoing leaks and address any issues with downpipes. Repoint stone behind downpipes to ensure no further deterioration.</p> <p>Rake out and repoint lower courses of stone.</p> <p>Rake out and localised repointing to areas of buttresses.</p> | <p>M/3</p> <p>4</p> <p>3</p> |
| <u>East Elevation</u><br> | Traditional stone construction using rock faced, grey freestone from Penshaw Quarry and recovered stone from the previous demolished church. | The walls to this elevation are generally sound. There is some weathering and delamination in areas with isolated failure of pointing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Continue to monitor walls in case of any future deterioration. Descale stones and assess whether replacement stones are required to areas of weathering and carry out any repointing when similar work is carried out elsewhere.                                                           | M/4                          |

| Image & Location                                                                                                                                                                                   | Description                                                                                                                                         | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Category                                                       |
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| <b>External Walls &amp; Structure</b>                                                                                                                                                              |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                |
| <p><u>South Elevation</u></p>   | <p>Traditional stone construction using rock faced, grey freestone from Penshaw Quarry and recovered stone from the previous demolished church.</p> | <p>There is a memorial garden to the base of the wall meaning care must be taken during any future scaffolding or maintenance work.</p> <p><b>Porch</b><br/>Stonework appears generally sound with only some minor weathering to some stones. Some open joints to the water tabling and deterioration of stone to water table.</p> <p>There is deterioration / weathering of stone to the niche above the door.</p> <p>There is some more significant loss of pointing and weathering of stone to wall behind the porch with isolated weathering elsewhere. Planting close to walls.</p> <p><b>Accessible Entrance</b><br/>Stonework appears generally sound. Some weathering and staining around the gutter and hopper head area suggesting overflowing has been an issue. Planting is located close to the wall.</p> <p><b>South Transcept</b><br/>Stonework appears generally sound. Some weathering of stone and loss of mortar. Entrance sign is deteriorating with church name unable to be read clearly.</p> <p><b>Vestry</b><br/>Some weathering to lower areas of stone and top course of stones with loss of pointing.</p> <p><b>Buttresses</b><br/>Loss of face to some stones.</p> | <p>Repoint water table – inspect condition of stone and repair or replace.</p> <p>Descalce stones and assess whether replacement stones are required to areas of weathering. Localised areas of repointing.</p> <p>Descalce stones and assess whether replacement stones are required to areas of weathering. Localised areas of repointing.</p> <p>This should be monitored to ensure rainwater goods are functioning properly. Continually manage size to prevent trapping moisture against masonry and ensure airflow.</p> <p>Localised repointing to prevent future water ingress. Assess condition of weathered stones and repair/replace as required. Renew/fix entrance sign.</p> <p>Descalce stones and assess whether replacement stones are required to areas of weathering. Localised areas of repointing.</p> <p>Descalce stones and assess whether replacement stones are required to areas of weathering.</p> | <p>2</p> <p>3</p> <p>3</p> <p>M</p> <p>3</p> <p>3</p> <p>3</p> |

| Image & Location                                                                                           | Description                                                                                                                                         | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Repair Needs                                                                                                                                                                                                                                                                                          | Category                            |
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| <b>External Walls &amp; Structure</b>                                                                      |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                       |                                     |
| <u>West Elevation</u><br> | <p>Traditional stone construction using rock faced, grey freestone from Penshaw Quarry and recovered stone from the previous demolished church.</p> | <p>There is a memorial garden to the base of the wall meaning care must be taken during any future scaffolding or maintenance work.</p> <p>Open / hungry joints to water table.</p> <p>There is some significant deterioration of stone to the lower courses of this elevation with loss of face to some stones and a number of open joints.</p> <p><b>Buttresses</b><br/>Some deterioration and loss of pointing to upper levels of stone.</p> <p><b>Porch</b><br/>Some deterioration of stones and loss of pointing to lower level of stones.</p> | <p>Repoint open joints.</p> <p>Descalce stones and assess whether replacement stones are required to areas of weathering. Repoint any open/hungry joints.</p> <p>Localised areas of repointing.</p> <p>Descalce stones and assess whether replacement stones are required to areas of weathering.</p> | <p>2</p> <p>3</p> <p>3</p> <p>3</p> |

| Image & Location                                                                                     | Description | Condition                                                                                                                   | Repair Needs                                                                                                      | Category |
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| <b>External Doors &amp; Windows</b>                                                                  |             |                                                                                                                             |                                                                                                                   |          |
| <u>Doors</u><br>    |             | <b>Accessible Entrance</b><br>Timber door is in fair but weathered condition. Finish has significantly degraded.            | Sand down and redecorate / re-stain the door to provide renewed weather protection.                               | 3        |
|                                                                                                      |             | The Bottom rail to the door has lifted / warped and is show signs of rot and requires replacement/repair.                   | Sand down and redecorate / re-stain the door to provide renewed weather protection.<br>Replace the bottom rail.   | 3        |
|                                                                                                      |             | <b>Vestry Entrance</b><br>Significant surface erosion of paint/stain to door.                                               | Sand down and redecorate / re-stain the door to provide renewed weather protection.                               | 3        |
|                                                                                                      |             | Some weathering to mortar joints surrounding doorway.                                                                       | Monitor and repoint mortar joints as part of next general maintenance.                                            | 4        |
| <u>Windows</u><br> |             | <b>West Elevation:</b><br><br><b>W1</b><br>Some deterioration of stone surround in various locations. Window appears sound. | Descale weathered stones and assess whether repair or replacement stones are required.<br>Repoint where required. | 3        |
|                                                                                                      |             | <b>W2</b><br>Some deterioration of stone surround in various locations. Window appears sound.                               | Descale weathered stones and assess whether repair or replacement stones are required.<br>Repoint where required. | 3        |
|                                                                                                      |             | <b>W3</b><br>Some deterioration of stone surround in various locations. Window appears sound.                               | Descale weathered stones and assess whether repair or replacement stones are required.<br>Repoint where required. | 3        |

| Image & Location                                                                                                                                                                              | Description | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Category                                                       |
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| <b>External Windows</b>                                                                                                                                                                       |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                |
| <p><u>Windows</u></p> <br> |             | <p><b>North Elevation:</b></p> <p><b>W4</b><br/>Some loss of pointing to stone surround. Some delamination of stones and right hand side of right mullion. Window appears sound.</p> <p><b>W5</b><br/>Generally ok. Some delamination to left side upper mullion. Window appears sound.</p> <p><b>W6</b><br/>Some delamination of stone surround, particular to right side of window. Delamination to both mullions to both sides. Window appears sound.</p> <p><b>W7</b><br/>Generally ok. Some delamination of stone to upper left of surround and area of missing stone/pointing to upper right of stone tracery. Window appears sound.</p> <p><b>W8</b><br/>Some delamination to lower right cill with delamination of stone faces to left side of surround and upper right. Window appears sound.</p> <p><b>W9</b><br/>Some delamination to left and ride side of stone surround. Window appears sound.</p> <p><b>W10</b><br/>Generally appears ok. Some minor loss of pointing to right side upper areas of surround. Some moss growth to cill. Window appears sound.</p> | <p>Descale weathered stones and assess whether repair or replacement stones are required. Repoint where required.</p> <p>Descale weathered stones and assess whether repair or replacement stones are required. Repoint where required.</p> <p>Descale weathered stones and assess whether repair or replacement stones are required. Deterioration to mullion may be caused by rusting saddle bars internally. Repoint where required.</p> <p>Monitor weathered stones. Repoint where required.</p> <p>Descale weathered stones and assess whether repair or replacement stones are required. Repoint where required.</p> <p>Descale weathered stones and assess whether repair or replacement stones are required. Deterioration to mullion may be caused by rusting saddle bars internally. Repoint where required.</p> <p>Remove areas of moss to cill.</p> | <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>4</p> |

| Image & Location                                                                                                                                                                           | Description | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Category                            |
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| <b>External Windows</b>                                                                                                                                                                    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |
| <p><u>Windows</u></p>   |             | <p><b>W11</b><br/>Some cracking and delamination to stone cill with some moss growth. Some debris and dust behind perspex. Window appears sound.</p> <p><b>East Elevation: W12</b><br/>Some dust/debris behind perspex. Some delamination of stone to upper areas of surround. Window appears sound.</p> <p><b>W12a / W13 / W14 &amp; W15</b><br/>General Note: Hairline cracking and spalling to stone cill around metal pipe fixings, difficult to assess without further investigation whether due to installation or pipe deterioration.</p> <p><u>W12a</u><br/>Some delamination of upper left surround. Some delamination of left upper mullion.. Window appears sound.</p> <p><u>W13</u><br/>Cracking to top of stone surround. Delamination to both sides of mullion. Some delamination to stone surround in various locations. Darkening / soiling of stone surround. Window appears sound.</p> <p><u>W14</u><br/>Delamination primarily visible to left side of stone surround and central mullion left side. Darkening / soiling to cill and parts of mullion. Window appears sound.</p> <p><u>W15</u><br/>Some areas of delamination to surround. Darkening / soiling to cill, mullion and upper tracery. Window appears sound.</p> | <p>Descale weathered stones and assess whether repair or replacement stones are required. Repoint where required. Remove moss growth. Remove perspex to clean debris and dust and refix.</p> <p>Repoint where required. Remove perspex to clean debris and dust and refix.</p> <p><b>W12a / W13 / W14 &amp; W15</b><br/>Investigate purpose of metal pipe projecting through the cill (it may be a drain). Ensure pipe is functioning</p> <p>Descale weathered stones and assess whether repair or replacement stones are required. Repoint where required.</p> | <p>3</p> <p>3</p> <p>3</p> <p>3</p> |
|                                                                                                                                                                                            |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 23                                  |

| Image & Location                                                                  | Description                                                                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Repair Needs                                                                                                                                                                                                                                                                                                                  | Category          |
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| <b>External Windows</b>                                                           |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                               |                   |
| <u>Windows</u>                                                                    |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                               |                   |
|  |                                                                                    | <p><b>W15a/W15b/W15c</b><br/>Visibility externally limited due to location of Vestry. Upper parts of stone surround appears sound with some minor delamination of stone.</p> <p><b>South Elevation:</b></p> <p><b>W16</b><br/>Generally appears sound. Some minor cracking and delamination to surround and mullions. Windows appear sound.</p> <p><b>W17</b><br/>Some cracking, delamination to right mullion. Some delamination of right upper stone surround. Windows appear sound.</p> | Repoint where required.                                                                                                                                                                                                                                                                                                       | 4                 |
|                                                                                   |  | <p><b>W18</b><br/>Some delamination of stone mainly to right side of surround with some hairline cracking. Window appears sound. Slight weathering to mullion.</p> <p><b>W19</b><br/>Delamination of stone to right side mid and upper tracery. Some hairline cracks to upper left side of tracery. Some rubble/debris to right window behind perspex possibly suggesting loss of pointing to areas. Windows appear sound</p>                                                              | <p>Repoint where required.</p> <p>Descale weathered stones and assess whether repair or replacement stones are required. Repoint where required.</p> <p>Descale weathered stones and assess whether repair or replacement stones are required. Repoint where required. Remove perspex to clean debris and dust and refix.</p> | <p>3</p> <p>3</p> |

| Image & Location                                                                                                                                                                           | Description | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Repair Needs                                                                                                                                                    | Category |
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| <b>External Windows</b>                                                                                                                                                                    |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                 |          |
| <p><u>Windows</u></p>   |             | <p><b>W21</b><br/>Significant deterioration to the top of stone cill to all three lights. Darkening / soiling of cill. Areas of spalling stonework to both sides of surround. A schedule of works had previously been produced for replacements/repairs to these cills in 2007. From photos viewed from that period the cill doesn't appear to have deteriorated much further since then. Vegetation from memorial garden in front is beginning to encroach on the window and this should be managed to ensure it doesn't touch any parts of the window. Window appears sound.</p> | <p>Likely cill replacement stones required. Descale weathered stones and assess whether additional replacement stones are required. Repoint where required.</p> | 2        |
|                                                                                                                                                                                            |             | <p><b>W22</b><br/>Generally ok with some minor hairline cracks and minor loss of point to areas. Window appears ok.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Repoint where required.</p>                                                                                                                                  | 3        |
|                                                                                                                                                                                            |             | <p><b>W23</b><br/>Some discolouration to perspex. Window appears ok. Isolated weathering of stonework.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Consider replacing perspex.</p>                                                                                                                              | 4        |
|                                                                                                                                                                                            |             | <p><b>W24</b><br/>Some minor delamination to stone surround. Window appears ok.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Repoint where required.</p>                                                                                                                                  | 3        |
|                                                                                                                                                                                            |             | <p><b>W25</b><br/>Delamination of stone cill. Window appears ok.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Descale weathered stones and assess whether replacement stones are required. Repoint where required.</p>                                                     | 3        |
|                                                                                                                                                                                            |             | <p><b>W26</b><br/>Some discolouration to perspex. Perspex is oversized to this window but doesn't appear to be causing any issues. Window appears ok.</p>                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Consider replacing perspex.</p>                                                                                                                              | 3        |

| Image & Location                                                                                       | Description                                                                                                                                                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Repair Needs                                                                                                                                                                                                                                                                                                   | Category                                     |
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| <b>Churchyard &amp; Boundaries</b>                                                                     |                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                |                                              |
| <u>Churchyard</u><br> | <p>Large closed graveyard with many burials and monuments and maintained by Sunderland City Council.</p> <p>Ashes memorials are at the foot of the west and south walls.</p> | <p><b>Tarmac Path from Main Gates:</b></p> <p>Condition ok. Some weed growth to junction stone edging and around manhole and ramp.</p> <p>Areas of older tarmac to the East showing some deterioration, cracking and weed growth.</p> <p>Some kerbs to south of church are leaning, however they are currently firmly set in place.</p> <p><b>Graves:</b></p> <p>Open joints and some low level damage to Colpitt grave.</p> <p><b>Paved Paths:</b></p> <p>More significant grass growing between and over edges of path.</p> <p>Damage to angled paving to South East corner of vestry.</p> | <p>Remove vegetation annually and repair any damage to tarmac.</p> <p>Monitor and resurface when required.</p> <p>Some listing. Check Sunderland are carrying out routine check on graves and mature trees.</p> <p>Remove vegetation annually.</p> <p>Replace 2 stones as in a reasonably trafficked area.</p> | <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>2</p> |

| Image & Location                                                                                                                                                                             | Description                                                                                                                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Category                                                |
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| <b>Churchyard &amp; Boundaries</b>                                                                                                                                                           |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                         |
| <u>Boundaries</u><br><br> | <p>There is a section of railing to the far south then with a stone wall at varying heights and stepped heights as it runs to the north.</p> | <p><b>East South End</b><br/> There are several mature and semi-mature trees to both sides of boundary with significant sections concealed with ivy. There is some cracking and isolated loss of stones.</p> <p>There is a section which has fallen near the house with a tree and pole behind.</p> <p>There is a slight lean to standing sections to immediate north – the wall to the south appears fairly hollow.</p> <p><b>North End of East Wall</b><br/> There is some weathering to stone with open joints to the base of the wall and cracking.</p> <p>The wall around the Sycamore tree is cracked and leaning towards the house.</p> <p>The wall at the corner near the gate is bulging with significant cracking and leaning. This requires urgent attention.</p> <p>Lintel and upper courses of bricks have moved. Loss of finish to gate.</p> | <p><b>All areas of walls and fencing:</b><br/> Discuss overall repair needs with the Local Authority and agree priorities and a programme for repair.</p> <p>Remove/manage areas of more significant ivy growth.</p> <p>Section of wall to be rebuilt and address any issues with trees.</p> <p>This requires barrier / fence protection in the interim period to keep pedestrians away from it until the issue is fixed.</p> <p>The gate requires re-staining.</p> <p>Repair wall.</p> | <p>2-5</p> <p>M</p> <p>2</p> <p>1</p> <p>3</p> <p>2</p> |

| Image & Location                                                                                                                                                                                                                                                                   | Description                                          | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Repair Needs                                                                                                                                                                                                                                                                                                                                                                       | Category                                                                                            |
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| <b>Churchyard &amp; Boundaries</b>                                                                                                                                                                                                                                                 |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                     |
| <u>Boundaries</u><br><br><br> | <p>Stone retaining wall with metal railing over.</p> | <p><b>South Wall</b><br/>Internally there is quite a sharp point at hip height with very rusty sections and loss of paint along the entire length.</p> <p>There are gaps in the railing – elder between the wall and gravestone is forcing the grave to lean. Isolated railings bent or missing, missing details or sections with lots of opening joints to coping.</p> <p><b>Southern Boundary to North of Vicarage</b><br/>Significant ivy coverage at west end – loss of pointing and some deterioration to stone to visible sections.</p> <p>Loss of pointing near outbuilding.</p> <p><b>East End of South</b><br/>Significantly overgrown wall which becomes a barbed wire fence. The wire is not at a consistent height and has some missing sections. This may become an issue if area beyond here is used by others in the future.</p> <p><b>East Boundary</b><br/>High stock fence however some posts are leaning. Many appear to be rotting in the ground.</p> <p><b>Northern End of East Boundary</b><br/>Boundary is behind nettles and undergrowth – no visibility.</p> | <p>The metal railing requires repainting. Consideration should be given as to mitigate / warn about the sharp points to the metal railing.</p> <p>Replace missing sections of railings and repoint joints to coping. Maintain / remove vegetation.</p> <p>Boundary / particular walls – see note to start of section.</p> <p>Contact farmer to discuss rectification of fence.</p> | <p>1(warning)<br/>3 (works)</p> <p>2</p> <p>2<br/>(with 2-5 for completion of works)</p> <p>1-2</p> |

| Image & Location                                                                                                                                                                                     | Description | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Repair Needs                                                                                                                              | Category            |
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| <b>Churchyard &amp; Boundaries</b>                                                                                                                                                                   |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                           |                     |
| <u>Boundaries</u><br><br><br><br> |             | <p><b>East Boundary to North Side</b><br/>Stock fence – appears sound.</p> <p><b>Northern Boundary</b><br/>Appears to be fenced with but vegetation concealing visibility.</p> <p>Where areas are visible there are at least 2 posts which are rocking – animals behind so may need to contact owner.</p> <p><b>Wall to West End</b><br/>Issues with mortar and cracking.</p> <p><b>North End of West Wall</b><br/>Loss of mortar and cracking. Ivy growth including g between stones – slight lean – bulging in places.</p> <p><b>Vehicle Gates</b><br/>Padlock is rusting. Issues to both sides with cracking, loose/missing stones. Some are very badly weathered especially to right hand side.</p> <p><b>External Walls (approach to vehicle gates)</b><br/>There is some significant deterioration of stone to external walls with loss of pointing and weathering to many sections.</p> | <p>Replace fence posts.</p> <p>See note to start of section.</p> <p>Consider new padlock. Repair and repointing to area around gates.</p> | <p>2</p> <p>2-3</p> |

| Image & Location                                                                                   | Description                                                                                                                                                                                                                                                                              | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Repair Needs                                                                                                                                                                        | Category                   |
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| <b>Internal Spaces</b>                                                                             |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                     |                            |
| <u>Porch</u><br>  | <p>Covered entrance area with stone walls and accessed via double metal gates. Stepped access into porch by concrete (part painted) steps with metal handrails. Timber clad ceiling with light fitting. Stained glass windows and double timber entrance doors with glazed surround.</p> | <p>Stone Walls – Some deterioration of stones / loss of face. Weathered stone to upper left area above gates and window surround – could potentially be due to water ingress.</p> <p>Timber Ceiling – appears to be in sound condition.</p> <p>Metal Gates/Handrails – Minor flaking of paint to areas.</p> <p>Windows – Appear to be in sound condition.</p> <p>Timber Frame to Doors – Some flaking of paint and minor cracking at joints.</p> <p>Timber Entrance Doors – appear to be in good condition.</p> | <p>Monitor stones throughout this period to identify any further deterioration.</p> <p>Repaint in next period of decoration.</p> <p>Restain frame in next period of decoration.</p> | <p>M</p> <p>M</p> <p>M</p> |
| <u>Lobby</u><br> | <p>Stone walls accessed via double timber doors from porch with open timber ceiling. Painted concrete floor with entrance mat and stained glass windows. Double timber entrance doors into Nave. Fusebox located above entrance doors.</p>                                               | <p>Stone Walls – Deterioration of stone to lower two courses.</p> <p>Timber Doors into Nave – Some minor cracking above doors. Doors appear to be in working order.</p> <p>Windows – Some loss of pointing between to sill to both W23 &amp; W26. Crack to W23 sill. Loss of pointing to head stone. Stained Glass appears to be in sound condition.</p> <p>Timber Ceiling – appears to be in sound condition.</p>                                                                                              | <p>Monitor stones throughout this period to identify any further deterioration.</p> <p>Monitor cracks and repoint during next period of decoration.</p>                             | <p>M</p> <p>M</p>          |

| Image & Location                                                                                     | Description                                                                                                                                                                                                                                                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Category                                              |
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| <b>Internal Spaces</b>                                                                               |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                       |
| <p><u>Nave</u></p>  | <p>Floor: Carpeted and timber boarded (to pew areas)</p> <p>Walls: Plaster Painted</p> <p>Ceiling: Exposed trusses with painted boarding.</p> <p>Windows: Stained Glass. W20 partially infilled to lower part of window.</p> <p>Other: White radiators, pendant lighting</p> | <p><b>General Walls:</b><br/>There is some cracking to plaster above all radiators which may be due to change in temperatures. However, the crack above W21 appears slightly deeper than others.</p> <p><b>North Wall:</b><br/>W4 – Crack below window cill and flaking paint to upper area of window frame.<br/>W5 – Some minor cracking to stained glass pieces. Minor delamination of stone. Crack below window cill.<br/>W6 – Minor cracking to top of window.</p> <p><b>South Wall:</b><br/>Some minor cracking to stone window heads. Lower areas of walls painted green showing some signs of cracking / flaking.<br/>W20 – Some cracking below cill<br/>W21 – Some minor delamination of stone faces. Minor cracking<br/>W22 – Minor crack to stone surround.</p> <p><b>West Wall:</b><br/>Flaking yellow paint visible to walls, mainly to top edges of walls. Likely due to unsuitable paint. Some flaking paint visible to window surrounds.</p> <p>Dust visible on cills from recent electrical works in roof void.</p> <p><b>General Ceiling:</b><br/>Ceiling appears to be in acceptable condition.</p> | <p>These cracks should be monitored to establish if any further movement occurs, particularly due to the condition of W21 externally.</p> <p>The cracking to window surrounds to all internal elevations is likely historical and to be expected from a building of this age, these minor cracks should continue to be monitored to ensure no further deterioration. Repaint with similar work.</p> <p>Repainting to lower areas of wall in line with planned ongoing maintenance programme. Consideration to be given to paint choice for longevity.</p> <p>Remove existing yellow paint finish from west wall where failing and review condition of wall below. Appropriate paint to be considered for redecoration.</p> <p>Clear dust from cills and monitor to identify if it reoccurs.</p> <p>Restain during next period of decoration.</p> | <p>M</p> <p>M</p> <p>M</p> <p>4</p> <p>M</p> <p>5</p> |

| Image & Location                                                                                                 | Description                                                                                                                                                                                                                           | Condition                                                                                                                                                                                                                                                                                                                                                                         | Repair Needs                                                                                                                                                                                                                                                     | Category                                      |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Internal Spaces</b>                                                                                           |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                  |                                               |
| <p><u>Organ</u></p>             | <p>Located in the North Transept and is a Nelson &amp; Co (Durham) pipe organ which was relocated from Langley Park Methodist Church approx. 1978. It has 2 manuals and 22 stops, pine panel enclosure and painted display pipes.</p> | <p>The church confirmed the organ is played regularly and serviced however one key is currently not working.</p> <p>There is some minor cracking to one of the timber panels.</p>                                                                                                                                                                                                 | <p>Continue to carry out annual inspection and tuning. Key to be fixed.</p>                                                                                                                                                                                      | <p>M/5</p>                                    |
| <p><u>Memorial Chapel</u></p>  | <p>Entrance to Memorial Chapel stepped access with oak doors.</p> <p>Floor: Carpeted</p> <p>Walls: Plaster Painted</p> <p>Windows: Timber Glazed screen connecting to chancel and glazed external windows.</p>                        | <p>Small patch of missing carpet to approach to Memorial Chapel.</p> <p>Blistering and deterioration of plaster and stone above entrance and W10 due to issues with dampness. Potentially related to chimney/roof issues above in this location.</p> <p>Remaining walls rough plaster but in ok condition.</p> <p>Windows and glazed screen appear to be ok within this area.</p> | <p>Patch repair carpet with matching piece until next period of new carpet installation.</p> <p>Once cause of water ingress identified and rectified assess condition of wall. Replaster any areas of significant damage and allow to dry before repainting.</p> | <p>5</p> <p>2<br/>4 for<br/>reinstatement</p> |

| Image & Location                                                                                                         | Description                                                                                                           | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Category                   |
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| <b>Internal Spaces</b>                                                                                                   |                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |
| <u>North Transept</u><br>               | <p>Floor: Timber Boarded</p> <p>Walls: Plaster Painted</p> <p>Ceiling: Timber clad</p>                                | <p>There is significant plaster failure / deterioration. The plaster is peeling and detaching from the substrate.</p> <p>W7 – Appears to be ok. Super superficial cracking of plaster visible to surround from what could be seen at a distance. There is a crack running from the bottom of the window down the wall which was difficult to access however appears to be quite large.</p> <p>W8 – There is significant deterioration to parts of the stone tracery / surround. Glazing appears to be ok.</p> <p>W9 – Difficult to access however also appears to be suffering from damp ingress to stone tracery / surround.</p> | <p>The source of water ingress requires investigation. Therefore, the approach to repair should be roof down. Once the immediate roof repairs have been undertaken the plaster should be removed to allow the walls to breathe and dry out fully. This would then allow for a review of the condition of the walls to identify if any further works are required to the walls prior to establishing a repair strategy.</p> <p>The deterioration within this area was not mentioned within the previous QI therefore this would suggest this issue has been declining significantly during the 5 years period since the last QI (unless it was missed). Carry out repairs to stonework alongside works noted above.</p> | <p>2-4</p> <p>3</p>        |
| <u>Lady Chapel / Sunday School</u><br> | <p>Floor: Carpeted</p> <p>Walls: Plaster Painted</p> <p>Ceiling: Timber Boarded</p> <p>Windows: Glazed North Wall</p> | <p>Generally rough plaster to walls but ok to East and West wall.</p> <p>Issues to South wall significant, blistering paintwork and flaking to area.</p> <p>Significant delamination/deterioration of stone to left side of window.</p> <p>Cracking visible to plaster below cill and missing pointing between stone cill.</p> <p>Cupboards in good working condition with worktop above.</p>                                                                                                                                                                                                                                     | <p>Monitor to identify any further deterioration and carry out repairs to plaster once ongoing issues are rectified.</p> <p>Monitor to identify any further deterioration and carry out repairs when similar works are carried out elsewhere.</p> <p>Monitor to identify any further deterioration and address before the area is next decorated.</p>                                                                                                                                                                                                                                                                                                                                                                  | <p>M</p> <p>M</p> <p>M</p> |

| Image & Location                                                                                    | Description                                                                                                                                      | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Repair Needs                                                                                                                                                                           | Category            |
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| <b>Internal Spaces</b>                                                                              |                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                        |                     |
| <u>Chancel</u><br> | <p>Floor: Carpeted</p> <p>Walls: Lower part Timber Panelled with yellow painted upper half.</p> <p>Roof: Painted timber roof – blue painted.</p> | <p>Timber panelling appears to be in good condition.</p> <p>Some flaking paint evident to yellow paint, appears to be occurring more frequently where sun is more dominant.</p> <p>W12a – Some cracking / flaking paint to left side of stone</p> <p>W13 – Some slight delamination to stone faces. Crack above window.</p> <p>W14 – Crack above window</p> <p>W15 – Crack above window</p> <p>W15a – Flaking paint to surround and minor delamination of stone.</p> <p>W15b – Flaking paint to surround and delamination to left side stones.</p> <p>W15c – Flaking paint to surround.</p> <p>Return area of wall appears to be wet. Paint is flaking / blistering primarily to right area.</p> | <p>Monitor existing cracking and address issues with plaster and stone and paint finish in next period of decoration.</p> <p>Investigate cause of possible damp during roof works.</p> | <p>5/M</p> <p>2</p> |

| Image & Location                                                                                             | Description                                                                                                                              | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Repair Needs                                                                                                                                                                                                                                                                                                                                                 | Category                                |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Internal Spaces</b>                                                                                       |                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                              |                                         |
| <u>Accessible Lobby</u><br> | Walls: Plaster painted<br><br>Ceiling: Flat painted ceiling<br><br>Floor: New stone flags with recessed mat.<br><br>Accessible entrance. | Umbrella stand within lobby possibly impedes independent use of the accessible WC due to turning circle requirements of a wheelchair user.<br><br>North Wall - Nail pop and marks to wall.<br><br>East Wall -Very minor open joints and slight cracking – however this is not significant at present.<br><br>South Wall -Staining to bulkhead and to wall with failing paint to western reveal.<br><br>Cracking to boxing over window – left hand side at junction between ceiling and boxing over the door.<br><br>Staining of ceiling in some areas. | Consider relocating umbrella stand or be aware this may be required to be moved for independent use.<br><br>Investigate issues and rectify when roof issues have been resolved.                                                                                                                                                                              | 1/M<br><br>1 – Roof<br>3 - Repair       |
| <u>Accessible WC</u>                                                                                         | Walls: Plaster painted<br><br>Ceiling: Flat painted ceiling<br><br>Floor: Vinyl floor with coved skirting.                               | Wheelchair and changing mat located within corner will be impeding use by wheelchair users.<br><br>Staining to south wall, ceiling and bulkhead following water ingress from frozen outlet. Some staining down wall possibly indicating rusty item above ceiling – check before rectifying.<br><br>Boxing behind WC is deteriorating.<br><br>Some loss of paint near electrical conduit and switch.<br><br>Cracking over door in north east corner.                                                                                                    | Either manage this proactively or relocate.<br><br>Monitor and investigate if no obvious ongoing cause. Make good finish to allow easier ongoing monitoring.<br><br>May require to be partially replaced and repainted.<br><br>Touch up paint to this area.<br><br>Monitor to establish if cracking deteriorates and repair before room is next redecorated. | 1/M<br><br>3<br><br>3<br><br>M<br><br>M |

| Image & Location                                                                                             | Description                                                                                                                                                                                                                                                                                                                      | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Repair Needs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Category                                              |
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| <b>Internal Spaces</b>                                                                                       |                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                       |
| <u>Vestry / Kitchen</u><br> | <p>This space has been refurbished since the previous QI.</p> <p>Walls: Plaster Painted</p> <p>Ceiling: Flat boarded ceiling with exposed structure, all painted.</p> <p>Floor: Vinyl floor on timber boards.</p> <p>Windows – Plain glazing with some coloured glass. Exposed stone surround to windows. New kitchen units.</p> | <p><b>South Wall:</b><br/>Plaster is rough in places, but sound. Painted in a modern paint – no current issues except slight blistering / bubbling near door. Remains round plugs to right hand reveal.</p> <p>Right-hand window: There is some slight deterioration of stonework to right hand window and hungry joints. The mortar fillet around glazing is beginning to crack in places.</p> <p>Left-hand window: Stone head of window is shaling/delaminating with slight cracking.</p> <p>Rusty saddlebars to both windows with 1 cracked pane to central light on right hand window – it is held securely at present.</p> <p><b>East Wall:</b><br/>Areas of rougher plaster but generally sound. Blistering painted over to reveal of door to chancel and an area of plaster appears to be poorly bonded to right hand side reveal – it is held securely at present.</p> <p><b>North Wall:</b><br/>Slight streaking under high level pipes to left hand side wall units.</p> <p><b>West Wall:</b><br/>Areas of rougher plaster but sound.</p> | <p>Rectify issue / re plaster before next period of decoration.</p> <p>Monitor and remove any sections if appear likely to fail. This may require intervention in due course but currently ok.</p> <p>Monitor cracking to identify any further deterioration and repaint when similar work is carried out elsewhere.</p> <p>Consider repainting saddlebars.</p> <p>Repair plaster before next period of decoration.</p> <p>Monitor to ascertain if this is a roof or pipe issue and rectify any ongoing issues.</p> | <p>5</p> <p>M</p> <p>M</p> <p>5</p> <p>4</p> <p>2</p> |

| Image & Location                                                                                              | Description                                                                                                | Condition                                                                                           | Repair Needs                                     | Category |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------|----------|
| <b>Internal Spaces</b>                                                                                        |                                                                                                            |                                                                                                     |                                                  |          |
| <u>Vestry WC</u><br><br>    | Walls: Plaster Painted                                                                                     | South area of wall around pipework missing sealant.                                                 | Consider resealing this area.                    | 4        |
|                                                                                                               | Ceiling: Flat boarded ceiling with exposed structure, all painted.                                         | Section of wall over sink – possible fixing removed so area behind is discoloured.                  | Consider touching up the paintwork to this area. | M        |
|                                                                                                               | Floor: Vinyl floor on timber boards.<br><br>The accessible WC is a compact space.                          | Horizontal rail to back of doors is fairly high and rusting.                                        | Consider renewal of rail at a lower height.      | 4        |
| <u>Boiler House</u><br><br> | Walls: Exposed Brick and Stone<br><br>Ceiling: Painted Timber Boards<br><br>Floor: Brick paved and gravel. | Loss of pointing to stone walls. Church are undertaking repointing works themselves where possible. | Repoint all areas of walls.                      | 4        |

| Image & Location                                                                                                   | Description                            | Condition                                                                                                                                                   | Repair Needs | Category |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| <b>Internal Spaces</b>                                                                                             |                                        |                                                                                                                                                             |              |          |
| <p><u>Internal Fittings:</u></p>  | <p>Altar</p> <p>Pulpit</p> <p>Font</p> | <p>Appears to be in good condition.</p> <p>Appears to be in good condition. Some minor wear to top of handrail.</p> <p>Appears to be in good condition.</p> |              |          |

## REFERENCE PHOTOS:

The following section are photographic references to issues identified within the main report.

### External:

- 01 – Roof
- 02 – Rainwater Goods and Drainage
- 03 – Exterior Doors & Timber Work
- 04 – Windows
- 05 – Churchyard
- 06 – Boundaries

### Internal:

- 07 – Porch & Lobby
- 08 – Nave
- 09 – Organ & Memorial Chapel
- 10 – North Transept
- 11 – Lady Chapel & Sunday School
- 12 – Chancel
- 13 – Vestry / Kitchen

## 01 ROOF:



Example areas of damage to North Roof



Example areas of damage to North Roof



Example areas of damage to North Roof



Overview of areas of North Roof

## 01 ROOF:



Missing, cracked slipped slates to Chancel



Areas of moss growth



Area of Chimney which may be allowing water ingress internally. Failing mortar fillet to water table.



Quantity of slates missing from roof noticeable due to amount stacked next to building in various locations.

## 01 ROOF:



Fleche appears to be deteriorating with flaking paint / timber rot visible.



Loss of mortar bedding to ridge tiles.



South roof in better condition however still some slipped / missing / broken tiles



Some delamination / loss of pointing to stone.

## 02 RAINWATER GOODS & DOWNPIPES:



Evidence of paint failure to downpipes.



Evidence of paint failure to gutters.



Evidence of blockage to drains.



Stones surrounding some soakaways to multiple locations.

### 03 EXTERNAL DOORS AND TIMBER WORK:



Overview of accessible entrance door.



Evidence of detachment of bottom rail and loss of protective finish.



Signage within proximity of entrance showing failed lettering.



Flaking of paint/finish to Vestry entrance door.

## 04 WINDOWS:



W1 – General overview of window.



W1 – Deterioration of stone face.



W2 – General overview of window.

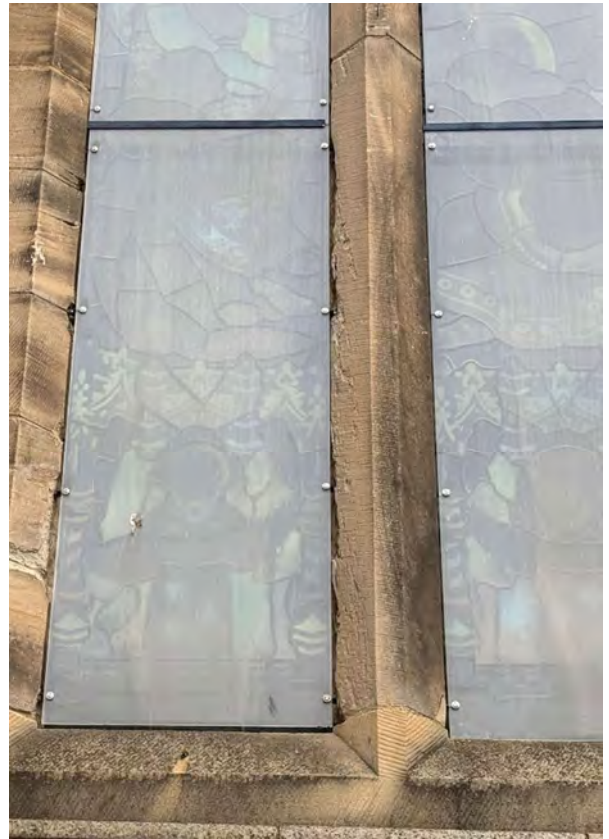


W2 – Weathering of stone around central mullion.

## 04 WINDOWS:



W3 – General overview of window.



W3 – Deterioration of stone around left side central mullion.



W4 – General overview of window.



W4 – Weathering of stone to right side of mullion.

## 04 WINDOWS:



W5 – General overview of window.



W5 – Some delamination to upper left mullion.



W6 – General overview of window.

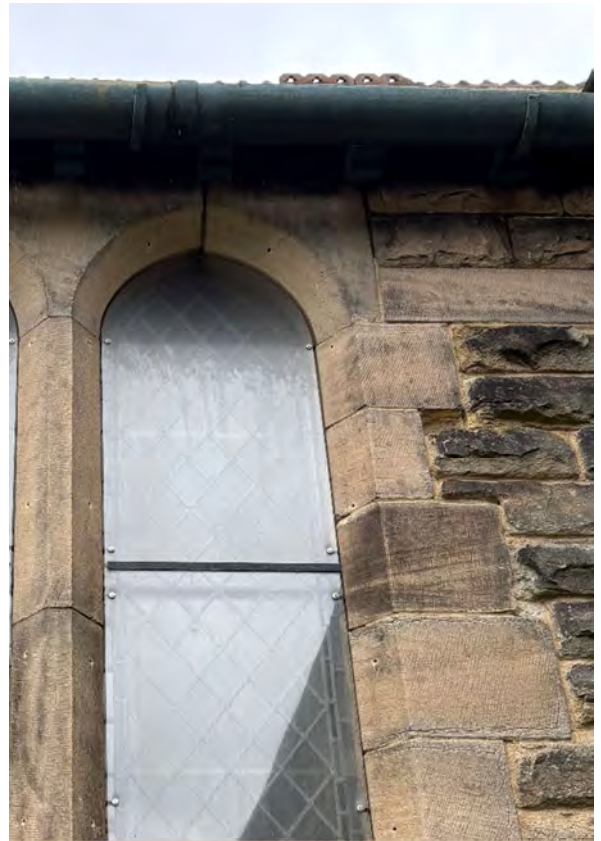


W6 – Deterioration to central mullions.

## 04 WINDOWS:



W7 – General overview of window.



W7 – Loss of pointing/stone to upper right stone surround.



W8 – General overview of window.



W8 – Various locations of deterioration to stone surround.

## 04 WINDOWS:



W9 – General overview of window.



W9 – Significant deterioration of stone surround.



W10 – General overview of window.



W10 – Some moss growth to cill.

## 04 WINDOWS:



W11 – General overview of window.



W11 – Delamination visible to cill and right side of stone tracery.



W12 – General overview of window.



W12 – Some weathering of stone surround.

## 04 WINDOWS:



W12a – General overview of window.



W12a – Deterioration visible at lower and upper areas of stone surround.



W13 - General overview of window.



W13 – Deterioration to cill around metal fixing

## 04 WINDOWS:



W14 – General overview of window.



W14 – Deterioration to cill around metal fixing



W15 – General overview of window.



W15 – Deterioration to cill around metal fixing

## 04 WINDOWS:



W16 – General overview of window.



W16 – Some deterioration and cracking to stone surround.



W17 – General overview of window.



W17 – Deterioration to mullion.

## 04 WINDOWS:



W18 – General overview of window.



W18 – Significant deterioration of stone surround.



W19 – General overview of window.



W19 – Significant deterioration of stone surround and parts of mullion.

## 04 WINDOWS:



W21 – General overview of window.



W21 – Significant deterioration of cills.



W22 – General overview of window.

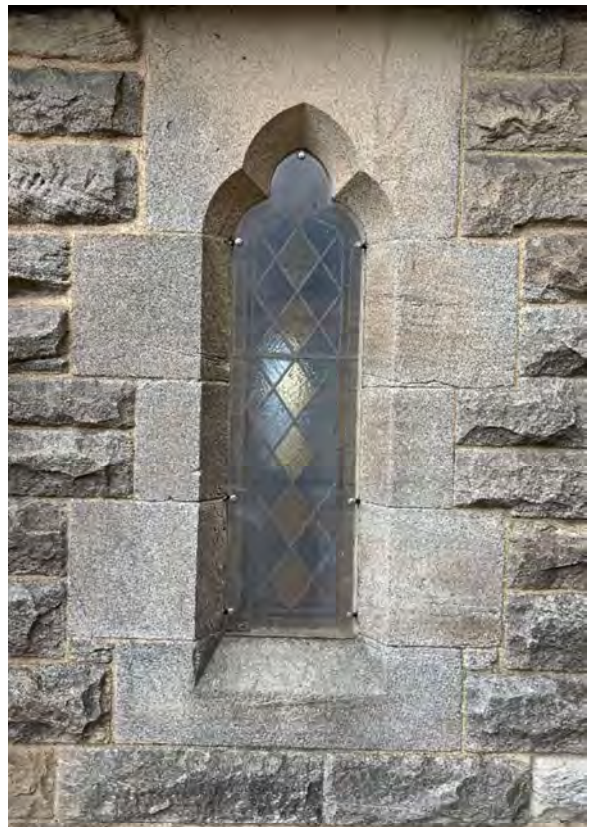


W22 – Some deterioration to mullion.

## 04 WINDOWS:



W23 – General overview of window. Some discolouration to external protection.



W24 – General overview of window.



W25 – General overview of window. Some significant deterioration to cill.



W26 – General overview of window. Some discolouration to external protection.

## 05 CHURCHYARD:



Approach to church – accessible route. However paving to entrance is uneven.



Some loss of pointing to low level kerb to path towards church.



Overview of some of graveyard.



Memorials to base of church walls to South and West elevations.

## 06 BOUNDARIES:



Flaking paint to entrance gates.



Loss of pointing & weathering to stone wall of entrance gates.



Significant areas of deterioration of stone and pointing to external entrance walls.



Examples of missing parts of railing and flaking of paint. Open joints to wall under. 58

## 06 BOUNDARIES:



Low height of metal railings evident and sharp spikes.



Area of fallen boundary wall to East.



Proximity of tree behind fallen wall.



Area of wall cracking due to tree behind.

## 07 PORCH / LOBBY :



Some deterioration of stones to porch



Minor flaking of paint to entrance doors.



Deterioration to lower two courses.

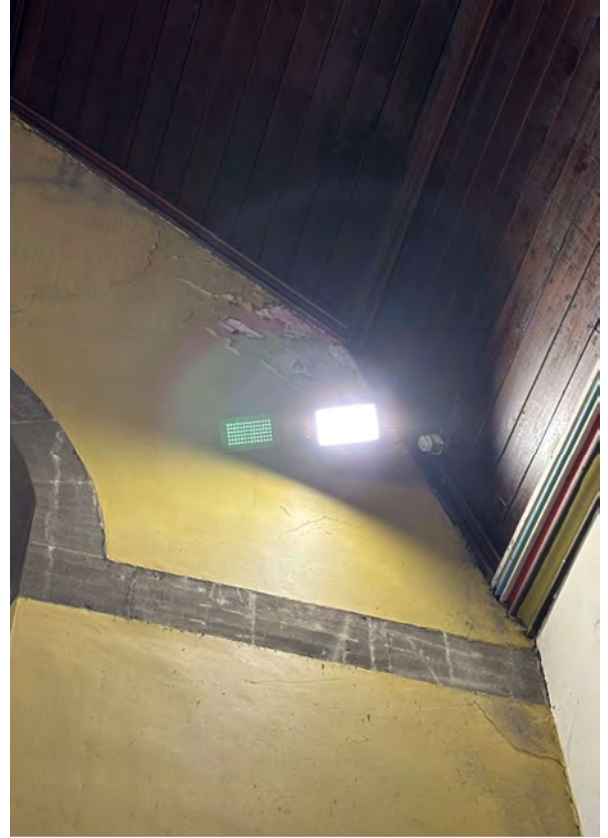


Evidence of cracking to stone cills.

## 08 NAVE :



Evidence of flaking yellow paint to West Wall



Evidence of flaking yellow paint to West Wall



Example of historic cracking to cill in Nave



Example cracks to plaster work above radiators within the nave.

## 09 ORGAN & MEMORIAL CHAPEL :



Overview of Organ



Minor crack to timber panel of Organ



Patch of carpet missing upon approach to Memorial Chapel



Deterioration of finishes due to issues with dampness to entrance and W10.

## 10 NORTH TRANSEPT :



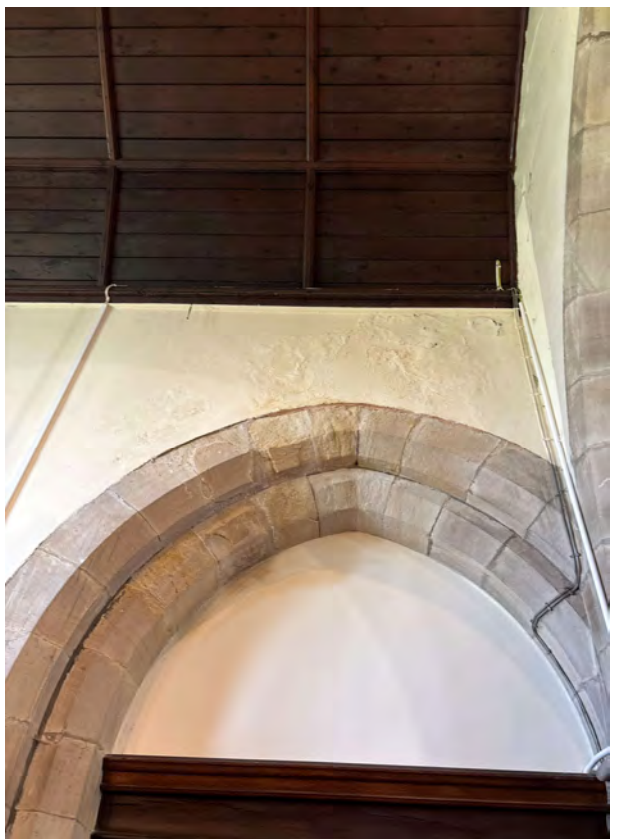
Crack below window cill of W7.



Significant flaking of paint and damage to plaster to walls of W8 & W9 North Transept



Significant flaking of paint also visible at high level to W8/W9 of North Transept.

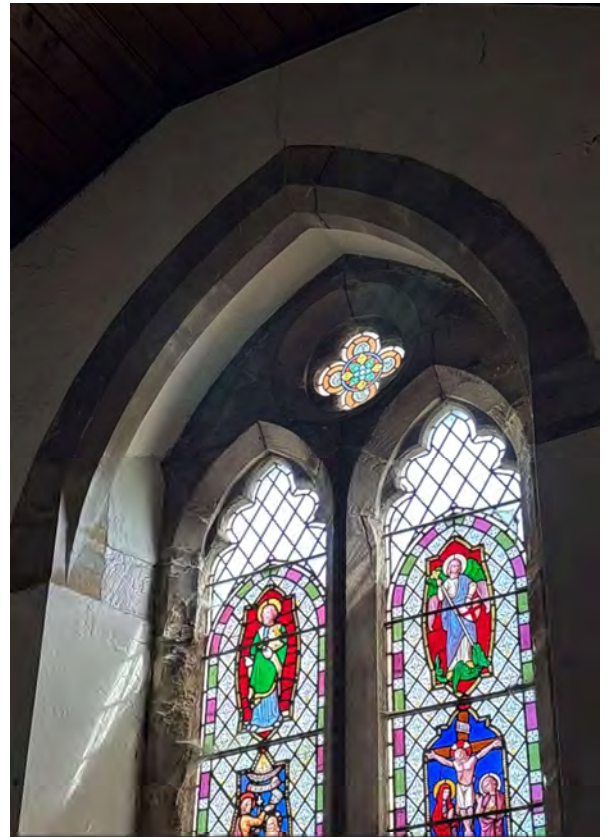


Blistering of plasterwork and deterioration of stone above Memorial Chapel entrance. 63

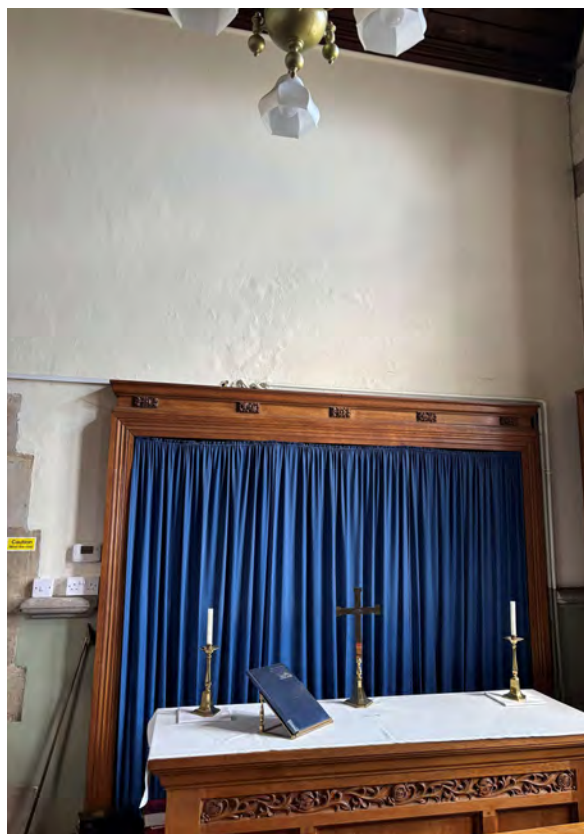
## 11 LADY CHAPEL / SUNDAY SCHOOL :



Significant flaking and blistering of paint to South wall with damage to plaster behind.



Significant delamination of stone to left side window.



Blistering to paintwork to wall.

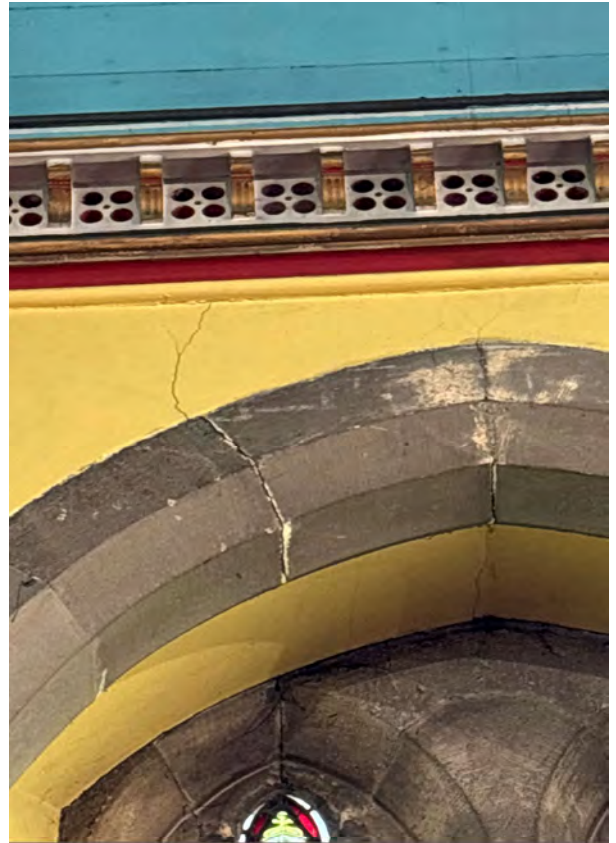


Evident crack to window cill.

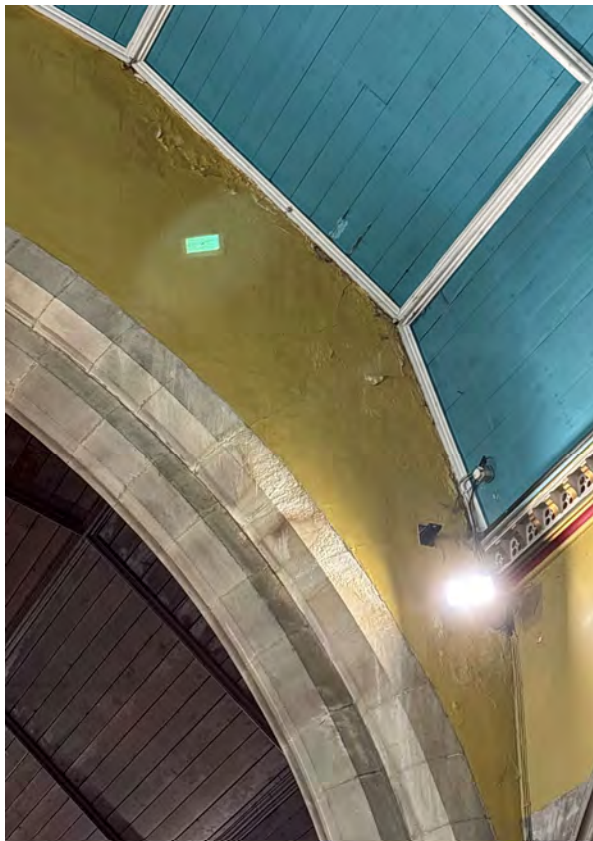
## 12 CHANCEL :



Some flaking and blistering of paint to some window surrounds.



Some cracks visible above window surrounds



Blistering plasterwork to Chancel Return

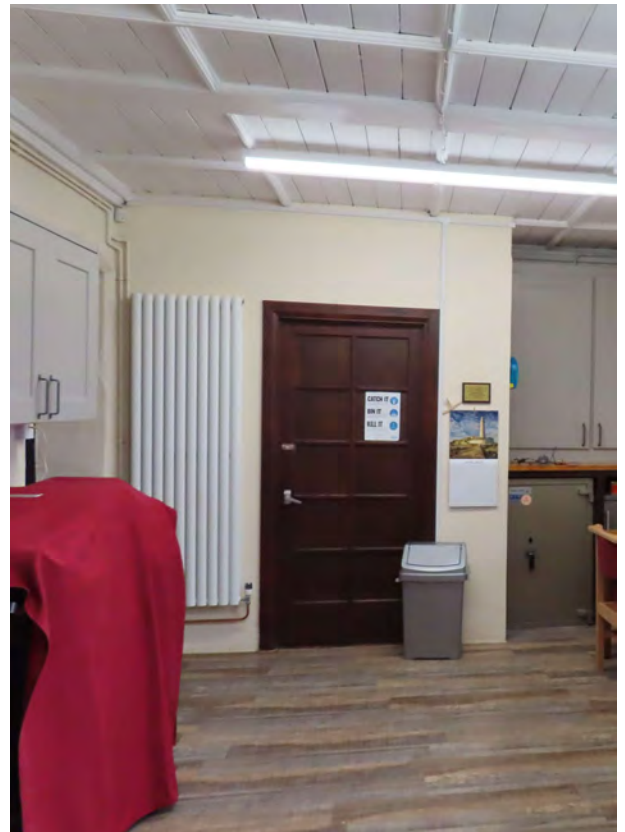


Blistering plasterwork to Chancel Return

### 13 VESTRY / KITCHEN :



New Vestry Kitchen since previous QI



New Vestry Kitchen since previous QI



New Vestry Kitchen since previous QI

## APPENDIX A – NET ZERO

### A practical path to “net zero carbon” for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from a range of professionals in the field.

**NOTE:** Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

|                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. Where do we start?</b>                                                                                                                                                                                                                                                                                                  | These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back. They are a good place for churches to start, when trying to move towards ‘net zero’.                                                                                                                                                                         |
| <b>The building itself:</b>                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs.                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Heating and lighting:</b>                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A6. Switch to 100% renewable electricity, for example through Parish Buying’s energy basket, and “green” gas.                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A7. Match heating settings better to usage, so you only run the heating when necessary*.                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A9. If you have radiators, add a glycol based “anti-freeze” to your radiator system and review your frost setting.                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A10. Replace lightbulbs with LEDs, where simple replacement is possible.                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A11. Replace floodlights with new LED units.                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A13. If your current appliances fail, then replace with A+++ appliances.                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>People and policies:</b>                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Offset the rest:</b>                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A18. For most low usage “Sunday” churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be “net zero” is offset the small remaining amount of energy through <a href="#">Climate Stewards</a> or other reputable schemes. |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>B. Where do we go next?</b>                                                                                                                                                                                                                                                                                                | These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them.<br><br>Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards ‘net zero’. |
| <b>The building itself:</b>                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B2. If you have problematic draughts from your door, and a door curtain wouldn’t work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls.                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Heating and lighting:</b>                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B5. Learn how your building heats/cools and the link to comfort, by using data loggers (with good guidance).                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B6. Improve your heating zones and controls, so you only warm the areas you are using.                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |