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ARCHITECTURE & HERITAGE



QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST. MICHAEL & ALL ANGELS

7 IMPERIAL AVENUE, NORTON, STOCKTON-ON-TEES, TS20 2EW

AUGUST 2022



Diocese of Durham



THE CHURCH
OF ENGLAND

prepared by

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With thanks to the PCC at St. Michael & All Angels, Norton, Stockton-on-Tees for their assistance and support in the preparation of this Quinquennial Inspection Report.

REVISION HISTORY

ISSUE	DATE	BY	NOTES
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RECOMMENDATIONS**75**

Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

R0 Urgent works requiring immediate attention.

R1 Work recommended to be carried out during the next 12 months.

R2 Work recommended to be carried out within 18 – 24 months.

R3 Work recommended to be carried out within 5 years.

R4 A desirable improvement with no timescale.

M Routine items of maintenance.

APPENDICES

A Practical Path to Net Zero Carbon (PPNZC)

B Maintenance Plan

C Developing the Vision : Initial Thoughts + Opportunities Presentation

D National Pipe Organ Register – Abbott & Smith, Leeds 1911 (relocated)

E Listing Description

F Explanatory Notes

A. THE INSPECTING ARCHITECT

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B. BACKGROUND AND GENERAL

- B.1 Church: **Church of St. Michael & All Angels**
7 Imperial Avenue
Norton
Stockton-on-Tees
TS20 2EW

Parish of St. Michael and All Angels, Norton
Deanery of Stockton
Archdeaconry of Auckland

- B.2 The church of St. Michael & All Angels is located on a large flat site to the south side of Imperial Avenue, Norton a residential suburb in the south part of Norton. Stockton-on-Tees town centre is 1 mile away to the south, accessed via Norton Road (A139).
- B.3 St. Michael & All Angels, Norton is a Partnership for Missional Church. PMC is a process for churches designed to help them connect with the activity of God, each other, their mission and their local area.

Regular services of worship at the church include a morning Holy Communion every Sunday at 9.00am. The Vicar in charge is the Revd Martin Anderson.

- B.4 Norton Food Bank in conjunction with the Trusell Trust operates out of the church (lady chapel) every Monday between 12.30pm-2.30pm and makes use of the ground floor of the vestry as storage.
- B.5 Ordnance Survey Map reference – NZ 44716 20947.

GENERAL DESCRIPTION OF THE CHURCH

- B.6 The church was built in 1913 to the designs of Architect, Temple Moore.

Temple Lushington Moore (1856–1920) was among the greatest of all Gothic Revival architects. His reputation rests chiefly on a succession of beautiful new churches built in the quarter century before the First World War, but he was also responsible for numerous restorations, church fittings and secular buildings.

B.7 The construction of a new church on Imperial Avenue was primarily to serve the district being developed between Stockton and the village of Norton. The development of the site included giving up a portion of land to the east for sheltered housing. A separate prefabricated 'Club Room' was also erected at the southwest edge of the site.

B.8 Accommodation consists of a nave (5 bay), chancel (continuous), north aisle (5 bay), lady chapel (continuous), north entrance porch, west tower of 3 stages and southeast vestry over two floors. Original designs included for a south aisle which was never realised due to cost constraints. A boiler house exists underneath the vestry (east side).

The church is planned on a traditional East-West liturgical axis.

B.9 The church is constructed from English bond brickwork with sandstone dressings, tracery and set-offs to buttresses. Roofs are steeply pitched, sprocketed at eaves and covered in plain rosemary tiles. A large valley exists between nave/chancel and north aisle/lady chapel covered in sheet stainless steel. The tower roof is covered in a shallow pitched stepped lead sheet with a central ridge.

Internal elevations are generally painted plaster with the S arcading infilled with matching windows to the N elevation. N and S arcading columns and wall piers of exposed sandstone, plain painted plaster above. Painted timber boarded barrel ceilings throughout.

B.10 The church pipe organ is located on a first-floor balcony to the west end of the nave. The instrument dates from 1911 by Abbott & Smith of Leeds, originally built for a Methodist Church, location unknown. It was relocated to this church installed in 1964. In 1992 restoration and stop changes were carried out by H E Prested of Bearpark, Durham.

B.11 Single bell dated 1913 and sized c.31.75 inches in diameter, 6.0.15 in weight by John Taylor & Co. foundry of Loughborough. Located in belfry stage of tower, hung from small steel frame with timber headstock, stay, iron gudgeons and bearings.

B.12 The church is heated in two parts, principally a gas fired installation serving the main body of the church from a boiler located beneath the vestry in a boiler room and a gas fired installation serving the vestry accommodation which is located within the vestry corridor.

Heat emitters within the church are a mix of existing cast iron pipework along the cills of the north windows and column radiators behind the reredos, across the west end and under the south windows.

Heat emitters within the vestry accommodation are steel panel radiators.

B.13 The church sits in a large flat site which is largely grassed. There is a flagged footpath leading from Imperial Avenue to the north entrance porch. The church footprint is located within the northern portion of the churchyard.

To the north side of the church there is land designated for the interment of ashes – a remembrance garden. To the south side of the vestry there is a series of raised beds which is part of the Cultivate Tees Valley Project.

There are no burials within the church grounds.

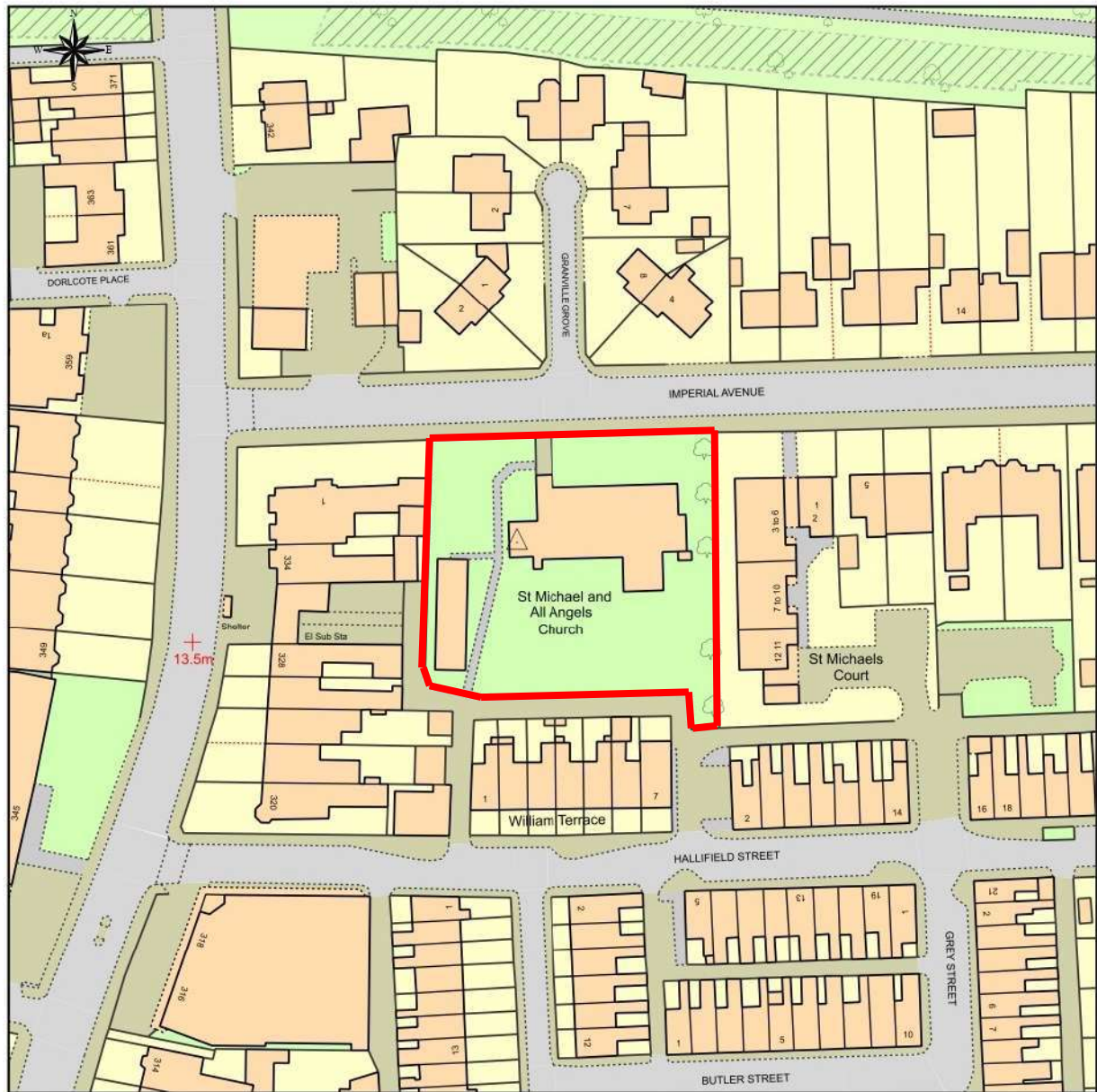
B.14 The church merits protection under heritage legislation and is grade II* listed.

NHLE reference number – 1329478 (19th January 1951)

The church and churchyard are not located within a conservation area.

B.15 Date of Inspection: the church was visited and inspected on the morning of Tuesday 19th October 2021.

B.16 Weather: cool, clear with broken clouds.



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2021. Ordnance Survey 0100031673

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Fig. 1 | Church Location Plan (1:1250 @A4)

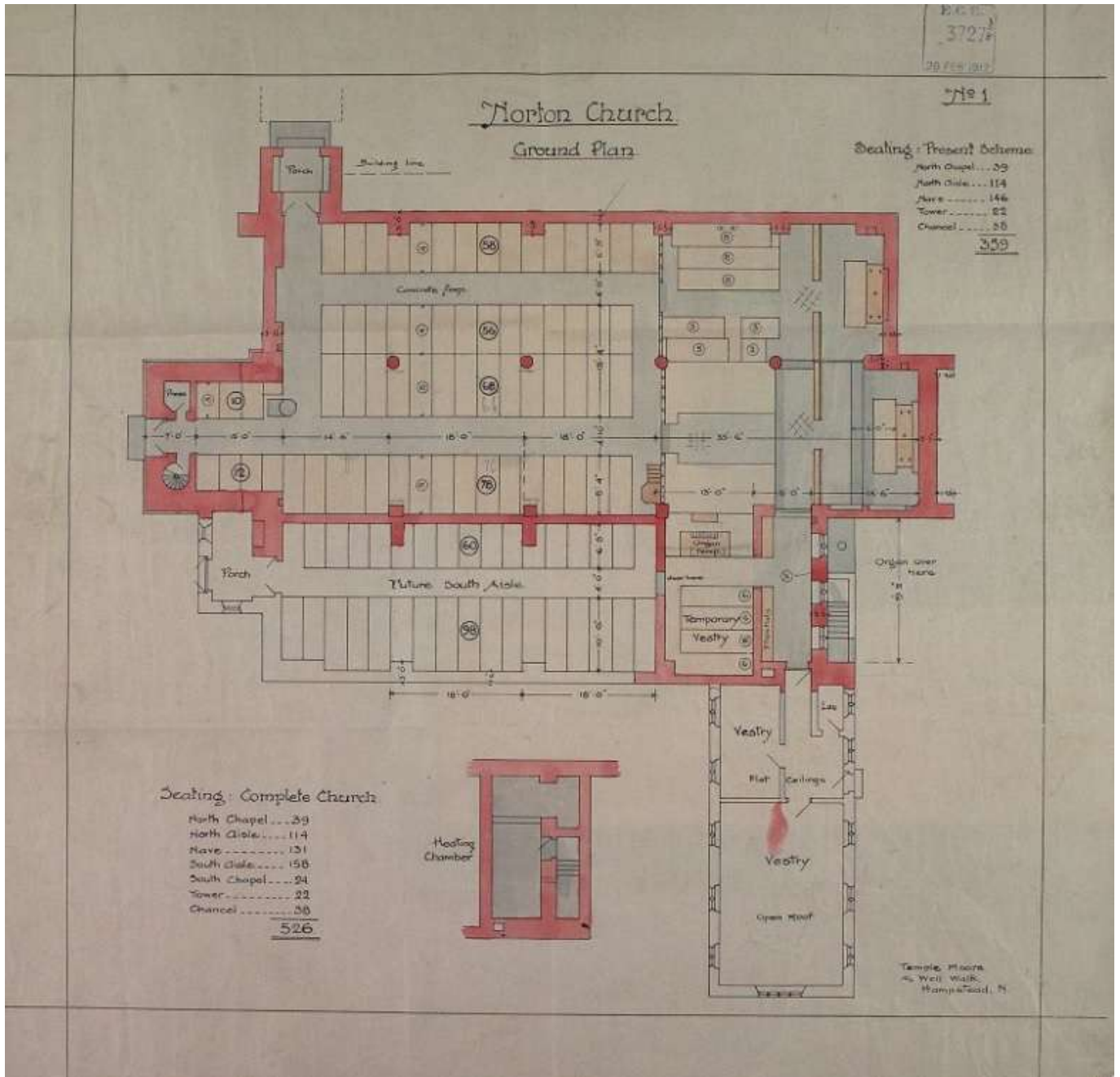


Fig. 2 | Church Floor Plan (not to scale)





Fig. 4 | Church Photographs (4.1 – 4.2 Exterior)





Fig. 5 | Church Photographs (5.1 – 5.4 Interior)



Fig. 6 | Church Photographs (6.1 – 6.2 Church Grounds)

C. SCOPE OF THE REPORT

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened up or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Woodwork or other parts of the structure which are covered, unexposed or inaccessible.
 - b. Vestry chimney flue.
 - c. Tower belfry due to unsafe condition of ladder access and hatch.
 - d. Tower roof coverings, hidden roof slopes and gutters were inspected via a drone survey.
 - e. The underside of roofs and roof structure were examined from floor level only through binoculars.
- C.4 The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 8).
- C.5 No manhole covers were lifted, or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Logbook and Records, for future reference. The Architect will send the requisite number of copies direct to the Diocesan Office.

D. SUSTAINABILITY AND NET ZERO CARBON

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>

1. SCHEDULE OF WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION REPORT

1.1 *Repair and Maintenance Work*

2016

- Repairs to church windows and installation of polycarbonate protection by the Stained Glass Window Co.
- Removal of asbestos from storage cupboard by Elton Asbestos removal Organ blower serviced.
- Replacement of church lighting by Alextrix.
- Boiler servicing.

2017

- Introduction of new church seating by Alpha Furniture.
- Clear hoppers, paint downpipes, repoint southwest buttress by Yarm Building & Roofing.
- Boiler servicing.
- Repairs highlighted by QIR by Yarm Building & Roofing.

2018

- Upgrade of all fuse boxes by Alextrix.

2019

- Removal of nave barriers and lady chapel altar rails.
- Electrical PAT testing by NE PAT Testing.
- Boiler inspection by Munich RE.

2020 (*church closed March due to covid-19 pandemic*)

- Construction of 3 no. raised beds in church grounds (S of vestry).
- Removal of 8 diseased sycamore trees along east boundary by NE Buildings & Landscaping.
- Ridge pointed, gutters cleared/painted, main door painted, damaged tiles replaced by NE Buildings & Landscaping.
- Gutters cleared of leaves by G Keeping Landscapes.
- Boiler servicing by Engineering Installations (Teesside) Ltd.
- Lightning conductor tested by PTSG.
- Boiler controls/thermostat replaced by Engineering Installations (Teesside) Ltd.
- Outside tap fitted to south wall of vestry by D Parker (plumber).
- Fire extinguishers inspected; faulty unit replaced by Chubb Fire & Security.
- Fire extinguishers wall mounted/instruction plaques fitted by Churchwarden.

1.2 *Terrier and Logbook*

The Terrier and Logbook were examined as part of the inspection.

M

It is recommended that as a routine item of maintenance the Logbook is updated and made available for review at every subsequent QI.

2. GENERAL CONDITION OF THE CHURCH

The Church continues to be maintained in a stable and sound structural condition. Overall, there are large elements of the church building fabric that are in a good condition. The continuing hard work of the PCC and churchwardens are to be acknowledged and encouraged.

Alongside diligently attending to regular maintenance tasks, works over the preceding quinquennium period include the following: disposal of old nave seating and introduction of new timber red upholstered seats, minor reordering across both chancel and lady chapel, removal of diseased sycamore along the east side of the church and construction of raised beds within the church grounds, south of the vestry in conjunction with the Cultivate Tees Valley Project.

There are three items of priority as part of the inspection's recommendations. Initially, make investigations to potential weaknesses in the existing valley gutters (at (i) nave west end and (ii) vestry east end). Secondly, remove asbestos cement corrugated roof cladding over boiler house and replace with new, plus new rainwater goods and walling repair. Finally, approach PTSG Ltd. to provide further detail regarding the lightning conductor following their inspection in 2020.

In terms of the external fabric both roof coverings and walling are in sound, satisfactory condition. There is concern over brickwork condition to the west tower at high level and to the vestry chimney stack which repairs would be best dealt with over the course of the forthcoming quinquennial period. Internally the church is in a good condition albeit somewhat haphazard in appearance due to a lack of storage space and the increased use of the main body of the church by various community groups - which is good news and a sign of a healthy church!

What is clear that existing WC and kitchen facilities are no longer adequate for the current use and planned growth of the church. A feasibility study/options appraisal in developing the church, particularly at the west end is highly recommended. The same goes to the heating installation which is ageing and not particularly environmentally friendly. An assessment by a building services consultant would be greatly beneficial.

The issue of living sustainably and the CofE's commitment to an ambitious carbon reduction target of Net Zero by 2030 is an important consideration for the PCC. To assist within the appendices is the Practical Path to Net Zero Carbon document which it is hoped to be of some assistance. The CofE have also produced an energy footprint tool to calculate the carbon footprint of your church, details are included within the report.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

EXTERNAL**3. ROOF COVERINGS****3.1 WEST TOWER**

The tower roof form consists of a shallow pitch to north and south edges terminating in lead lined parapet gutters. It is covered with stepped lead sheet with wood roll joints and a central ridge.

A lead clad hatch exists centrally to the south side of the ridge which acts as a means of access from the belfry below.

3.1.1 Other than the chute linings the roof coverings were all renewed in 2011.

At the time of inspection all was found to be in a continuing sound, good condition.

Some staining exists to the lead sheet at each corner, predominantly on the south side where the lead chutes are located suggesting a degree of protection from the sun by the parapet allowing the patina to develop.

M	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.
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3.2 CHURCH (NAVE + CHANCEL – NORTH AISLE + LADY CHAPEL)

The main roof form consists of twin long and steeply pitched roof coverings, sprocketed to north and south edges and terminating at the extremities in black cast iron guttering. Between north aisle/lady chapel and nave/chancel there is a substantial stepped and tapered stainless steel lined valley gutter completely hidden from view at ground floor level. Dormers exist at both sides of the nave roof for access down to the valleys that require long ladder access to reach. Dormers have lead sheet side cheeks, tiled mono-pitch covering and timber access doors. All the roof coverings are covered in a plain rosemary clay tile nail fixed to even courses. The ridge is a stone angle tile and mortar bedded. Gable abutments are finished in a mortared verge.

3.2.1 The tile covering all appears to be in a sound, satisfactory condition.

A check of the faculty records indicates that replacement of the tiled roof and introduction of insulation was carried out in 1986. Although it is not clear whether this was a comprehensive roof recovering or partial. This makes the current roof covering 36 years old.

Inspection of the logbook indicates that repairs have been carried out promptly over the preceding quinquennial period. There is the occasional chip and cracked tile, the face of which seems to be vulnerable to delamination due to weathering. There are also singular slipped tiles across the internal valley slopes and a couple of tiles seem to rest at the high point of the valley gutter. From what can be seen from ground level the ridge tiles appear to be satisfactory, mortar bedding generally intact.



M It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.

- 3.2.2 The access dormers located on the north and south sides of the nave roof are in a sound, satisfactory condition. The north dormer particularly so which looks like it has benefitted from refurbishment in the recent past. Black paintwork has been badly splashed over the front lead apron beneath the access door.

The south dormer located between nave and vestry however will require attention over the forthcoming quinquennial period. The lead sheet side cheeks look to have been coated in a bituminous paint which is now either badly deteriorated or applied in a 'rough' manner. The verge pointing to the tiled mono-pitch roof is badly cracked and/or missing in places. The access door has been painted black but is now quite 'parched' and looks as if cross battens in front of the door prevent access onto the roof.

R2 It is recommended to refurbish the south dormer access hatch.

- 3.2.3 The central valley gutter all appears to be in a sound, satisfactory condition. Checking faculty records the stainless-steel gutter lining was introduced in 2009, installed by Wensley Roofing Ltd. of Chester-le-Street, presumably replacing a lead sheet lined valley gutter which had failed.

There is a small amount of silting to the valley gutter but not to the degree that would cause issues of blockage of rainfall etc. Tarnishing of the stainless-steel surface exists but again appears cosmetic rather than defective.

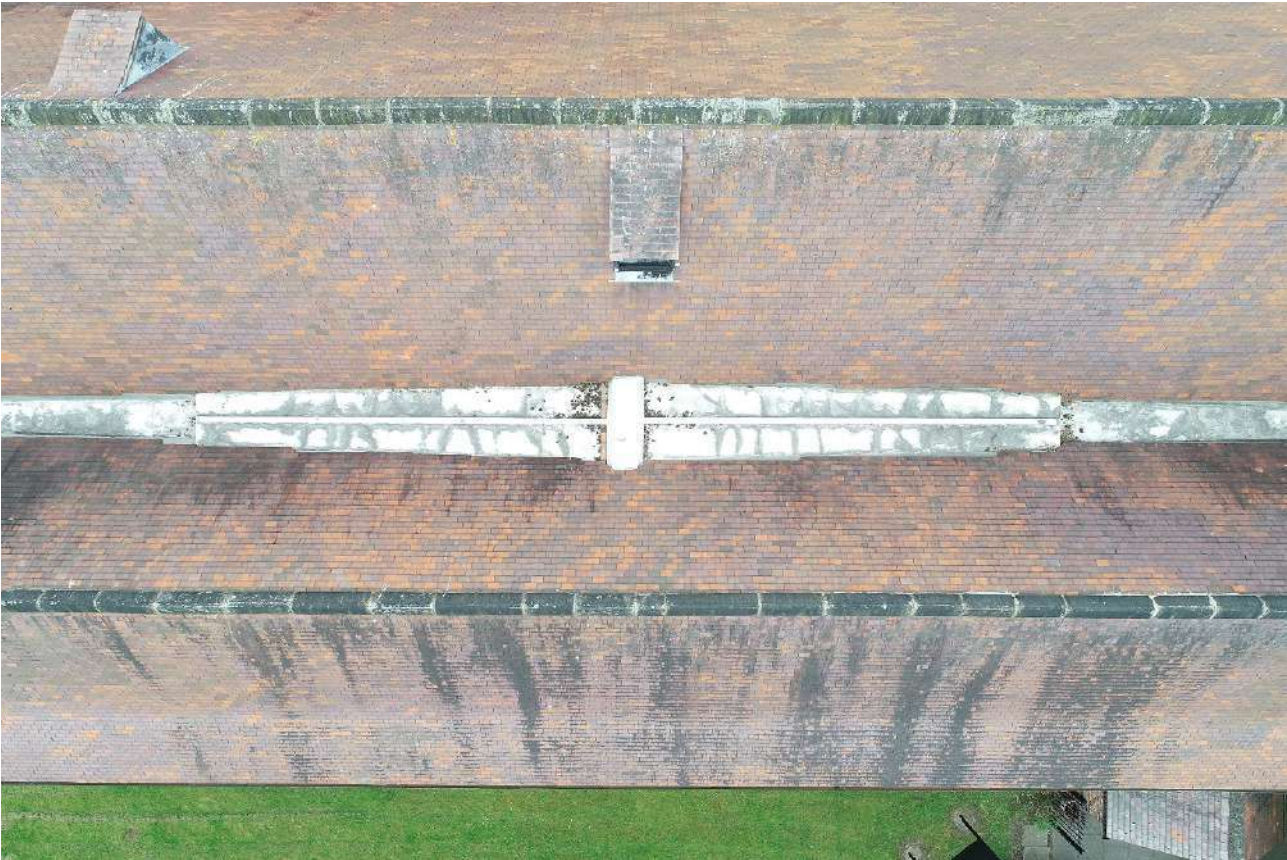
Internally there does appear to be the beginnings of breakdown to the walling finish to the north arcading at the rear of the nave, directly below this central valley gutter. From inspection via drone there are no clear defects evident, a narrow black line is noted at the junction between the clay tiles and gutter which could suggest that the lining has 'popped' out of position exposing the substrate underneath however this could also be the reinforced felt underlay (noted in the previous QIR) poking underneath the bottom of the tiled roof covering.

In any event, further investigation with assistance from a roofing contractor is warranted to determine the existence of defects which may be leading to water ingress into the church fabric.

RO Carry out investigation of the central valley gutter with assistance from a competent and experienced roofing contractor.

- 3.2.4 The transition between the south slope of the nave/chancel roof which abuts the vestry is achieved in a similar stepped valley gutter but in this instance covered in lead sheet. Presumably not included within the 1986 roof refurbishment scope of work.

There is a small amount of silting to the valley gutter but not to the degree that would cause issues of blockage of rainfall etc. Tarnishing of the leadwork surface exists but again appears cosmetic rather than defective.





Internally there does appear to be the beginnings of breakdown to the walling finish immediately below the east end of this valley gutter. From inspection via drone there are no clear defects evident, a single tile is slipped but covered by a section of lead apron flashing.

In any event, further investigation with assistance from a roofing contractor is warranted to determine the existence of defects which may be leading to water ingress into the church fabric.

RO	Carry out investigation of the central valley gutter with assistance from a competent and experienced roofing contractor.
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- 3.2.5 At the southwest corner there are two sections of tile capping protecting the large buttress in this location. Roof coverings appear to be in a sound, satisfactory condition. The former flashing, described in the last QIR as 'flashband' has since been replaced with a lead substitute material, all of which appears sound. There is the occasional chipped tiled noted.

M	It is recommended that checking of the buttress tile covering and flashings are carried out in conjunction with item 3.2.1.
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3.3 VESTRY

The roof form consists of steeply pitched roof coverings, sprocketed to the south edge and terminating at the extremities in black cast iron guttering. Between vestry and chancel there is a stepped and tapered lead sheet lined valley gutter completely hidden from view at ground floor level. All the roof coverings are covered in a plain rosemary clay tile nail fixed to even courses. The ridge is a stone angle tile and mortar bedded. Gable abutments are finished in a mortared verge. A large chimney stack rises through the S slope.

- 3.3.1 The tile covering all appears to be in a sound, satisfactory condition. A check of the faculty records indicates that replacement of the tiled roof and introduction of insulation was carried out in 1986. Although it is not clear whether this included the vestry roof coverings.

Inspection of the logbook indicates that repairs have been carried out promptly over the preceding quinquennial period. There is the occasional chip and cracked tile, the face of which seems to be vulnerable to delamination due to weathering. There are also singular slipped tiles across the internal valley slopes. From what can be seen from ground level the ridge tiles appear to be satisfactory, mortar bedding generally intact.

M	It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.
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- 3.3.2 There is a lead back gutter installed that inspection via a drone looks to be in a sound, good condition. There is the occasional section of cement pointing which has dropped off the rear of the chimney stack.

M	It is recommended that checking of the chimney stack flashings are carried out in conjunction with item 3.3.1.
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- 3.3.3 At the southeast and southwest corner there are two sections of tile capping protecting the buttresses in these locations. Roof coverings appear to be in a sound, satisfactory condition.

M It is recommended that checking of the buttress tile covering and flashings are carried out in conjunction with item 3.3.1.

3.4 NORTH ENTRANCE PORCH

The roof form consists of steeply pitched roof coverings, sprocketed to the east and west edges, terminating at the extremities in black cast iron guttering. All the roof coverings are covered in a plain rosemary clay tile nail fixed to even courses. The ridge is a stone angle tile and mortar bedded. Gable abutments are finished in a mortared verge.

- 3.4.1 The tile covering all appears to be in a sound, satisfactory condition.

Minor horizontal breakages to a couple files on the east slope are noted, as observed at the last QI. No action needed.

M It is recommended that as a routine item of maintenance the roof should be examined, and repairs undertaken on a twice-yearly basis.

3.5 BOILER HOUSE

The roof form consists of a shallow mono-pitch to the east edge. Over the door access position at the south end the roof slope is steeper and pitches to the north. A layer of roofing felt exists over the door access otherwise the roof covering consists of corrugated asbestos cement panels.

- 3.5.1 The roof covering is in a parlous condition. The corrugated asbestos sheeting is broken in places and the felt covering over the door access is perished.

There is a health and safety risk concerning the asbestos cement panels.

RO It is recommended that the boiler house roof is replaced in its entirety.

4. RAINWATER GOODS AND DISPOSAL SYSTEMS

4.1 WEST TOWER

- 4.1.1 No rainwater goods exist to the west tower. 4 no. lead line projecting stone chutes at each corner disperse rainwater onto the church grounds below.

4.2 CHURCH (NAVE + CHANCEL – NORTH AISLE + LADY CHAPEL)

Along the north and south elevations are deep half round cast-iron gutters, painted black discharging into round plain cast iron downpipes, painted black via swan neck pipework in some instances all screw fixed to wall via ear brackets on bobbins. Open earthenware gulleys exist at ground level.



At east and west ends of the main valley gutter there are large decorative hoppers discharging into round plain downpipes; cast iron to the west end and plastic to the east end. All painted black.

At the south side of the chancel a cast iron hopper (at mid-height) and pipe takes surface water from the east end of the chancel-vestry gutter. Below the hopper a large diameter plastic pipe enters through the boiler house roof, across the boiler steps and out to an open gulley.

4.2.1 The rainwater goods appear to be in a sound, serviceable condition.

M	As a routine item of maintenance, the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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4.2.2 No defects were reported at the time of the inspection. As described in item 3.2.4 internally there does appear to be the beginnings of breakdown to the walling finish immediately below the east end of this valley gutter. It would therefore be prudent to check the condition of the pipework and hoppers in this location to gauge whether any defects are causing surface water to penetrate the walling fabric.

RO	Carry out investigation of the rainwater goods at the east end of the chancel-vestry valley gutter in conjunction with item 3.2.4.
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4.3 VESTRY

Along the south elevation is a modern UPVC rectangular gutter discharging into round plain cast iron downpipes, painted black via swan neck pipework in some instances all screw fixed to wall via ear brackets on bobbins. Open earthenware gulleys exist at ground level.

Two soil vent pipes exist rising on the south elevation, east and west ends. The west soil vent pipe is black cast iron with a plastic vent inserted at the top. The east soil vent pipe is black UPVC with a plastic vent inserted at the top.

4.3.1 The rainwater goods appear to be in a sound, serviceable condition.

M	As a routine item of maintenance, the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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4.4 NORTH ENTRANCE PORCH

Along the east and west elevations are half round cast-iron gutters, painted black discharging into round plain cast iron downpipes, painted black all screw fixed to wall via ear brackets on bobbins. Open earthenware gulleys exist at ground level.

4.4.1 The rainwater goods appear to be in a sound, serviceable condition.

M	As a routine item of maintenance, the rainwater goods (gutters, downpipes and gullies) should be checked and cleared on a twice-yearly basis.
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4.5 BOILER HOUSE

4.5.1 No rainwater goods exist to the boiler house.

RO

It is recommended to install rainwater goods in conjunction with roof replacement works described in item 3.5.1.

5. **BELOW GROUND DRAINAGE**

5.1 *It is assumed that surface water discharges into the ground via soakaways located within the church grounds. Wastewater discharges into below ground drainage and leads, via the east end to the main public sewer in Imperial Avenue.*

See 'Limitations of the Inspection' note.

5.1.1 The below ground drainage was not tested as part of the inspection. It is understood that the below ground drainage system is working efficiently.

M

It is recommended that as a routine item of maintenance the below ground drainage system is checked as a minimum twice yearly.

6. **WALLING**

6.1 WEST TOWER

Constructed from English band brickwork of mixed colours and two varying sizes. 3 stage tower with sandstone dressings, tracery and parapet copings.

Stage 1 consisting of sandstone dressings to west door with half circle arched head and hood mould (west elevation) and 2-light window with sandstone dressings and hoodmould (north elevation).

Stage 2 consisting of sandstone dressings to tripartite tall lancet windows and hoodmould (west elevation), 1-light slit window with sandstone head/cill (north elevation) and 1-light slit window with sandstone head/cill (south elevation).

Stage 3 consisting of sandstone dressings to deep 2-rectangular belfry opening and hood mould (north, east, south & west elevation) and 2 no. 1-light 'blank' slit window with sandstone head/cill (east elevation). Castellated parapet with sandstone plinth, string course and carved copings.

6.1.1 Brickwork and sandstone dressings are generally in a sound, good condition.

There is deterioration to the head of the stage 1 north window and excessive algae growth over the hood mould. Most probably due to catching water run-off from the tower above and being located on the north side of the church rarely gets any direct sunlight that would allow drying out.

Some open joints and erosion of the underside to the hood mould of the stage 1 west door, predominantly on the north side.





Higher up on stage 2 there is loss of brick face to the south and west elevations, immediately below the sandstone plinth at the base of stage 3. The reason for this may well be linked to open perpend joints to the sandstone plinth above which will be letting water freely into the fabric.

Weathering is noted to brickwork of stage 3, particularly to the south and west elevations. To the east elevation there are scattered loss of brick face beneath the belfry window.

R2	It is recommended that a specification in connection with brickwork repairs is prepared concerning the tower stage 2 (upper) and 3.
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R3	6.1.2 Carry out specified brickwork repairs by an experienced masonry contractor.
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6.1.3 Pointing is generally in a fair condition. Originally pointed up in a lime:sand mortar but now showing much repointing in a cementitious mortar. The use of cement-based materials in this instance is incorrect and will over time quicken the deterioration of the brickwork, already a soft material. The cement-based mortar, being impervious to aid moisture movement will instead force moisture through the brickwork, accelerating failures such as brickwork weathering and shearing of the brick face.

A check of the faculty records indicates that repointing of the tower brickwork was carried out in 1998. This appears to be concentrated at high level, across stage 2 (upper) and stage 3 and unfortunately has been carried out in a cementitious mortar. Across these areas signs of brickwork weathering are already evident and there are several sections of missing pointing, presumably cracked and fell out.

The perpend joints to the sandstone plinth and string course are generally open and this is causing damage to the brickwork face, particularly on the south and west elevations. The most exposed elevations to wind and rain.

The copings to the castellated parapet appear fine however the hard cement mortar have separated in many areas with the lead drip immediately tucked in below. Also, the odd section of pointing has cracked and fallen out leaving an exposed joint.

R2	It is recommended that a specification in connection with repointing in a lime:sand mortar is prepared concerning the tower stage 2 (upper) and 3.
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R3	6.1.4 Carry out brickwork repointing by an experienced masonry contractor.
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The internal face of the parapet is fully rendered using lime plaster in thin layers of moderate strength. A stainless-steel bottom bead was incorporated, and lead drips were installed to prolong the length of the render. All of this repair work was carried out in 2011.

Inspection via a drone has indicated that the lime render remains in a sound, good condition.



6.2 CHURCH (NAVE + CHANCEL – NORTH AISLE + LADY CHAPEL)

Constructed from English band brickwork of mixed colours and two varying sizes. 5 bay nave/chancel and north aisle/lady chapel.

North elevation, bay 2-5 consisting of sandstone dressings to 3-light cusped tall lancet windows with tracery and hood mould. No buttressing. At low level, central to bay 3 is a rectangular grey slate stone with the inscription:

+
GARDEN OF REMEMBRANCE
May the souls of the departed
Rest in peace and rise in glory

South elevation, bay 1-3 and 5 consisting of sandstone dressings to 3-light cusped tall lancet windows with tracery and hood mould. Stepped buttressing between bays.

East Elevation (chancel) consisting of sandstone dressings to 3-light cusped tall lancet window with tracery and hood mould. Stepped buttressing flush at north and south corners.

East Elevation (lady chapel) consisting of sandstone dressings to 3-light cusped tall lancet window with tracery and hood mould. No buttressing.

West elevation (north aisle) consisting of sandstone dressings to 3-light cusped tall lancet window and hood mould. Stepped buttressing flush at north and south corners.

6.2.1 Brickwork and sandstone dressings are generally in a sound, good condition.

The garden of remembrance memorial stone is in a good condition.

Pointing is generally in a fair condition. Like the tower, originally pointed up in a lime:sand mortar but now showing repointing in a cementitious mortar, particularly at the east end. Here below the cill (at low level) and the north side of the chancel east window together with large sections of the lady chapel east elevation have been repointed in a hard cementitious material.

A check of the faculty records indicates that external repointing was carried out in 1951. The exact locations are not specified but it is a safe assumption that it was then that the east elevation of the church was subject to largescale repointing using cement-based material. This would make this repair work some 71 years old.

In this time the condition of the brickwork remains sound with little signs of deterioration, unlike the high-level brickwork to the tower. Although an inappropriate material for a traditionally built structure there is no need for action during the forthcoming quinquennial period, that is unless the condition rapidly deteriorates over the next five years.



R4

It is desirable to specify and carry out brickwork repointing in a lime:sand mortar by an experienced masonry contractor.

6.3 VESTRY

Constructed from English band brickwork of mixed colours and two varying sizes. Single bay vestry abutting the nave/chancel at bay 4.

South elevation consisting of 2-light window to west side with sandstone dressings and hoodmould and single door opening to east side with flat squared sandstone lintel (former window opening above 'blanked'). Large square chimney stack with sandstone capings rising off-centre (east side) offset from south wall by a single brick width.

East elevation consisting of sandstone dressings to 2-light cusped tall lancet window with tracery and hood mould and at low level sandstone dressings and hood mould to 3 no. matching 2-light windows. Large buttress flush to south corner.

West elevation consisting of sandstone dressings and hood mould to 2 no. matching 2-light windows. Buttress flush to south corner.

6.3.1 Brickwork and sandstone dressings are generally in a sound, good condition.

Pointing is generally in a fair condition. Like the tower, originally pointed up in a lime:sand mortar but now showing repointing in a cementitious mortar, particularly at the east and west elevations. At the east end there is hard pointing either side of the principal window and at the west end there is hard pointing of the top half section.

It is assumed that this repointing work was carried out in 1951 alongside that of the east end of the chancel and lady chapel, therefore 71 years old.

In this time the condition of the brickwork remains sound with little signs of deterioration, unlike the high-level brickwork to the tower. Although an inappropriate material for a traditionally built structure there is no need for action during the forthcoming quinquennial period, that is unless the condition rapidly deteriorates over the next five years.

R4

It is desirable to specify and carry out brickwork repointing in a lime:sand mortar by an experienced masonry contractor.

6.3.2 Brickwork and sandstone to the chimney stack all appear to be in a sound, satisfactory condition.

Pointing less so, where there again is use of hard cementitious pointing across all elevations and open joints to the sandstone capping. Some of the hard pointing has begun to crack and fall out, this has been noted to the north elevation where sections of pointing are lying on the lead back gutter. Brickwork weathering is developing as much of the hard pointing is standing proud of the adjoining brickwork.



The finish surrounding the metal flue liner is a little rough and could benefit from re-haunching to direct rainwater towards the weep hole in the rear of the sandstone capping.

R2 It is recommended that a specification in connection with repointing in a lime:sand mortar is prepared concerning the chimney stack.

R3 6.3.3 Carry out brickwork repointing by an experienced masonry contractor.

6.4 NORTH ENTRANCE PORCH

Constructed from English band brickwork of mixed colours and two varying sizes.

North elevation consisting of canted radial brickwork surrounds to north entrance door with half circle head. East and west elevations containing 1-light slit window with sandstone head/cill.

6.4.1 Brickwork and sandstone dressings are generally in a sound, good condition.

Pointing is generally in a fair condition.

6.5 BOILER HOUSE

Constructed from English band brickwork of mixed colours and two varying sizes. The north end appears to consist of timber cladding with a large square white vent inserted. The south end consists of a black timber entrance door.

6.5.1 The brickwork and pointing are in an acceptable condition, some open joints at the junction with the ground. The timber cladding is parched and decaying at its base. The access door is satisfactory.

The whole arrangement could benefit from repair and refurbishment, perhaps rendering of the wall to unify the elements?

R0 It is recommended to refurbish the walling fabric in connection with replacement of the roof covering as highlighted in item 3.5.1.

7. **TIMBER PORCHES, DOORS AND CANOPIES**

7.1 **West Tower Door**

Double timber leaf door in stained oak, constructed using traditional joinery techniques; top, mid and bottom rails with hinge and rebate stiles forming a flat panelled door, each leaf in a 2 x 4 configuration.

7.1.1 The door and frame are generally in a sound, satisfactory condition.

R3 It is recommended that the door is refurbished over the course of the quinquennium, and hinges refurbished, finished with a rust inhibiting paint.

7.2 South Vestry Door

Double flush metal faced doors with a wooden weathermould at base, painted black.

7.2.1 The door and frame are generally in a sound, satisfactory condition.

R3

It is recommended that the door is refurbished over the course of the quinquennium, and hinges/ironmongery overhauled.

7.3 North Entrance Porch Door

Modern double timber leaf arched door and frame in light stained oak, predominantly glazed with brushed stainless steel hoop handles.

7.3.1 The door and frame are generally in a sound, satisfactory condition.

R3

It is recommended that the door is refurbished over the course of the quinquennium, and hinges/ironmongery overhauled.

8. WINDOWS

8.1 *The church windows are a mix of plain and painted glass.*

The chancel east window is stained/painted glass and consists of three leaded lights, is in memory of Isabella Popplewell Archdale and other departed members of the St. Michael's branch of the Mothers' Union (1931).

The lady chapel east window is stained/painted glass and consists of three leaded lights designed/created by Abbott & Co. of Lancaster (1954).

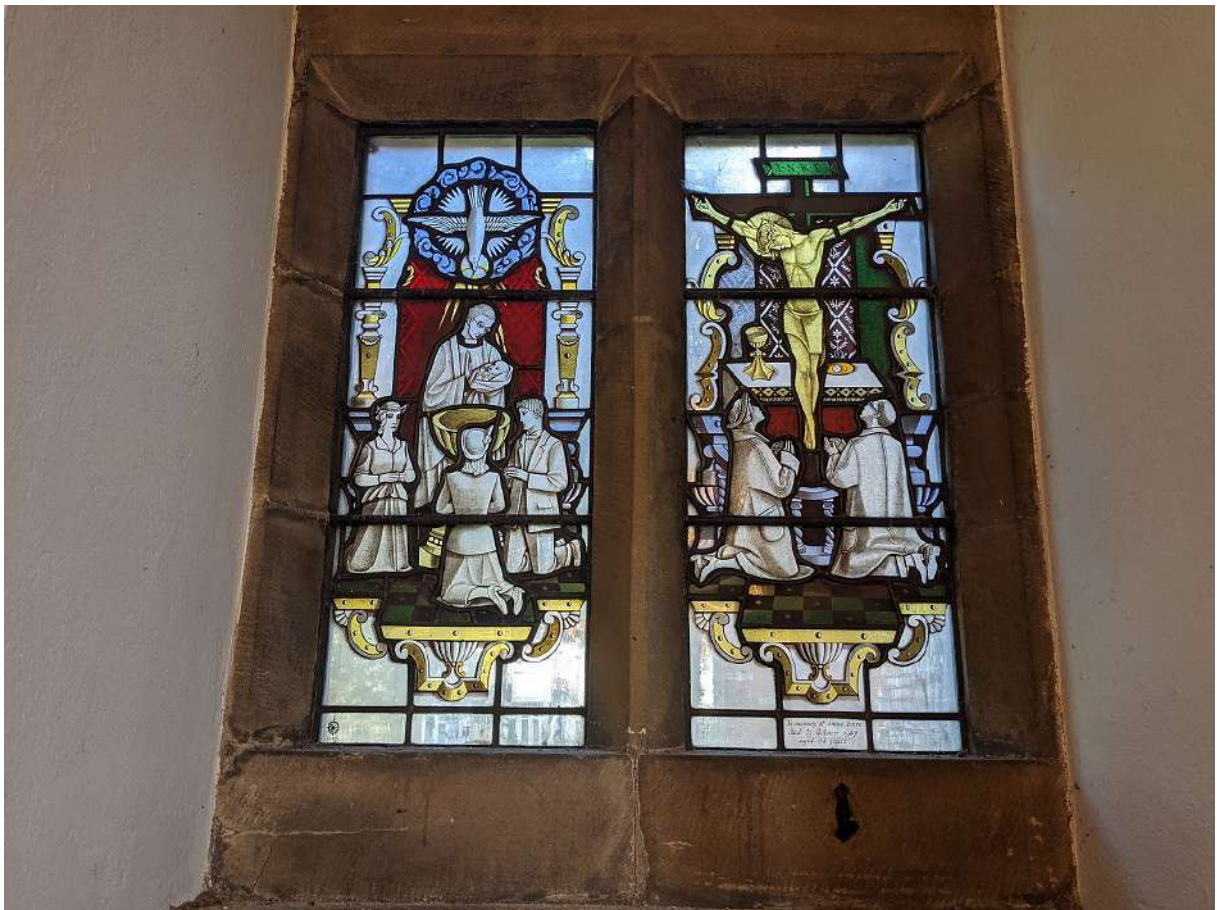
A single north aisle window is stained/painted glass and consists of three leaded lights, is in memory of Emily Jane Willcocks Kingdon and designed/created by Abbott & Co. of Lancaster (1953).

A single west tower (north side) window is stained/painted glass and consists of two leaded lights depicting life (baptism) and death (Christ on the cross), is in memory of Annie Poore and designed/created by Harry James Stammers of York (1950).

All other windows are plain leaded diamond shape glass in a repeating style (diaper). Ferramenta exists externally to all plain leaded windows.

External protection is in the form of polycarbonate sheeting although on the chancel and north aisle east window there is plain sheet glass puttied into masonry reveals with lead joints between panels. No protection to smaller tracery lights.

To the vestry west elevation there are two modern metal framed plain leaded diamond shaped windows with opening top vents.



- 8.1.1 The previous QIR had raised concerns over the condition of the plain glass which was found to be cracked in many places and dirty. Recommendations were made for a general clean and overhaul.

This repair work has been actioned over the preceding quinquennial period and as such, the window glazing and protection is found to be in a much improved condition at the time of this QI.

The external ferramenta remains in a fair condition with some surface rust, also at the junction with the sandstone surrounds there are signs that expansion of the ironwork has occurred resulting in the occasional cracking of masonry.

Internally saddle bars are closely spaced but much thinner than normal.

The plain sheet glass protection is in a sound, satisfactory condition however there appears to be a broken section to the north aisle east window, third panel up from the centre light.

The manner of protection to the window would be better served by the introduction of UV protected polycarbonate.

R1		It is recommended that new UV protected polycarbonate is installed to the north aisle east window.
R4	8.1.2	It is desirable that new UV protected polycarbonate is installed to the chancel east window.
R2	8.1.3	It is recommended that a clean of the plain and stained-glass windows are carried out using deionised water by an ICON accredited glass conservator.
R4	8.1.4	It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator.



INTERNAL**9. TOWERS, SPIRES**

9.1 Refer to item 13.2, 16.2 and 17.2.

10. CLOCKS AND THEIR ENCLOSURES

10.1 There are no clocks and associated enclosures existing within the church.

11. ROOF AND CEILING VOIDS

11.1 Existing roof structure to nave and chancel hidden from view behind barrel vaulted ceilings. Access is possible via a door in the tower but was not achieved this inspection due to the condition of the access ladder from the nave west balcony. It is via this roof void that access can be reached to the roof dormers (item 3.2.2) and then to the hidden valley gutters (3.2.3/3.2.4).

Any roof space existing within the north aisle and vestry was not possible to be inspected as part of the quinquennial.

See note made within Section C – Scope of the Report.

12. ROOF STRUCTURES, CEILINGS, CEILURES**12.1 WEST TOWER**

Stage 1 (ground floor) – Exposed dark stained timber joists, running east-west. Timber boarded floor over.

Stage 2 (organ chamber) – Painted plasterboard with central bell hatch, now over organ. Roof access hatch to southwest corner.

Stage 3 (belfry) – Exposed heavy ridge beam, rafters and wall plates and timber boards over.

12.1.1 The roof structure and ceiling condition all appears to be in a sound, satisfactory condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

12.2 CHURCH (NAVE + CHANCEL – NORTH AISLE + LADY CHAPEL)

Within the nave/chancel and north aisle/lady chapel there are barrel vaults of lightly painted timber boards running longitudinally. Within the nave and chancel there are flat painted arched and linear cover strips that divide up the ceiling surface.

Although not exposed the previous QIR reported that the roof structure consists of 'simple rafters with upper and lower couples and braces supporting barrel ceilings'. Only the upper section of the roof structure is accessible.



Within the north aisle/lady chapel there is exposed roof structure consisting of east-west ridge beams on posts on heavy cross beams which take support from stone corbels lower down the side walls.

12.2.1 Ceiling lining and exposed roof structure appears to be in a sound, satisfactory condition. Exceptions to this assessment are as follows:

1. North Aisle arcading (west end): two sections of developing disturbance to walling plasterwork have crept into both the ceiling boarding and end of the exposed roof structure. The source is assumed to be the valley gutter.

R0	It is advised that the condition of the exposed roof structure is investigated for any signs of rot and/or deterioration. All in conjunction with item 3.2.3.
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R2	12.2.2 It is recommended that once the external defect has been identified and corrected, patch redecoration of the affected areas can be carried out.
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M	12.2.3 As a routine item of maintenance, it is recommended that the roof structure is brushed clean of dust and cobwebbing on a twice-yearly basis.
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12.3 VESTRY

Within the vestry there are barrel vaults of lightly painted timber boards running longitudinally. There is an exposed roof structure consisting of east-west ridge beams on braced posts on heavy cross beams which take support lower down the side walls.

Lower vestry ceiling lining consists of flat painted plasterboard.

12.3.1 Ceiling lining appears to be in a sound, satisfactory condition.

M	As a routine item of maintenance, it is recommended that the roof structure is brushed clean of dust and cobwebbing on a twice-yearly basis.
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12.4 NORTH ENTRANCE PORCH

Within the north entrance porch the ceiling lining consists of dark stained boards running north-south. Roof structure hidden behind.

12.4.1 Ceiling lining appears to be in a sound, satisfactory condition.

12.5 BOILER HOUSE

Concrete ceiling and structure.

12.5.1 All in a sound, satisfactory condition.

13. **UPPER FLOORS, BALCONIES, ACCESS STAIRWAYS**

13.1 *There is a balcony to the west end of the nave, forming stage 2 of the tower, it houses the pipe organ. This balcony is accessed via a narrow stone spiral from stage 1 (ground floor).*

Stage 3 of the tower is accessed via a long timber ladder to a large and heavy roof access hatch, all from the southwest corner of the balcony. A long timber ladder exists within stage 3 (belfry) to access the tower roof.

There is staircase access to the upper level of the vestry.

- 13.1.1 The long timber ladder from stage 2 (organ chamber) and stage 3 (belfry) of the tower is not fixed and there is no fall arrest device and/or protection in place. The ceiling hatch is large and heavy and opens behind the direction of access, which without any fall arrest feels unsafe to access comfortably. As such, the belfry and roof void over the nave was not viewed at the time of inspection.

R1

A full access audit and assessment is required for the existing access arrangements to stage 2 and stage 3 of the west tower.

It is recommended that an appropriate fall arrest device is installed, and the roof hatch design is altered to make opening easier for individual access.

- 13.1.2 Staircase access to the upper level of the vestry is all in a sound, satisfactory condition.

14. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE

14.1 CHANCEL REREDOS

Carved oak reredos panelling of good quality to east wall of chancel, height up to cill level of east window. Set within panelling above stone base and high altar is long carved and painted scene depicting the nativity, figures in low relief. Flat rectangular oak panels to side have adzed finish, carved flower motifs punctuate reredos entablature. Faculty records confirm date as 1934 – 'an oak reredos'.

- 14.1.1 Reredos and low relief panel all in a sound, good condition.

M

Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

14.2 LADY CHAPEL – NORTH AISLE SCREEN

Carved oak screen subdividing lady chapel and north aisle, height 0.5m above springing point of north arcading. Solid base panelling with gothic style openwork to top section, surmounted in cusped arches or three and five orders. Off-set crossing between north aisle and lady chapel. Date unclear, provenance thought to be Robert Thompson of Kilburn but since been confirmed not.

- 14.2.1 Lady chapel – north aisle screen all in a sound good condition.

M

Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.



14.3 LADY CHAPEL – CHANCEL SCREEN

Carved oak screen subdividing lady chapel and chancel, across two bays, height at springing point of north arcading. Solid base panelling with gothic style openwork to top section, surmounted in cusped arches of five orders. Opening in second screen (west side) between chancel and lady chapel. In memory of Arthur Burgess Crosby, given by his wife Ellinor Crosby (May 1932). Provenance thought to be Robert Thompson of Kilburn but since been confirmed not.

14.3.1 Lady chapel – chancel screen all in a sound good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.
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14.4 CHOIR STALL PANELLING

Carved solid oak screen against south wall of chancel (choir stalls), across single bay, height at springing point of north arcading. Solid base panelling with gothic style openwork (solid back) to top section, surmounted in cusped arches of five orders. Dated 1968.

14.4.1 Choir stall panelling all in a sound, good condition.

M	Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.
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14.5 ROOD BEAM AND CROSS

Dark oak rood beam at high level between nave and chancel, arch braced at ends against chancel wall, height c.1.5m above springing point of north arcading. Surmounted by large wooden painted cross that is taking support/restraint from two vertical rods fixed to barrel vaulted ceiling above. Date and provenance unknown.

14.5.1 Rood beam and cross all in a sound, good condition.

M	As a routine item of maintenance, it is recommended that the rood beam and cross is brushed clean of dust and cobwebbing on a twice-yearly basis.
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15. **GROUND FLOOR STRUCTURE, TIMBER PLATFORMS**

15.1 WEST TOWER

Stage 1 (ground floor) – Solid floor construction with smooth pressed concrete flag finish.

Stage 2 (organ chamber) – Softwood timber boards, mostly covered by pipe organ.

Stage 3 (belfry) – Softwood timber boards.



15.1.1 Floor coverings generally in a sound, satisfactory condition.

M	It is recommended that as a routine item of maintenance ensure that floor of the belfry (stage 3) is swept clear of dirt and debris.
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15.2 CHURCH (NAVE + CHANCEL – NORTH AISLE + LADY CHAPEL)

Generally, solid floor construction with softwood boards to pew areas (part varnished) with hatch access to heating pipe ducts along south side and across rear of nave. Aisles and walkways finished with smooth pressed concrete flags.

Chancel consists of red carpeted finish to aisles and high altar steps. Suspended softwood timber boards underneath choir stalls.

Lady Chapel consists of black and white chequered tiled floor to central walkway and at east end.

15.2.1 Floor coverings generally in a sound, satisfactory condition.

15.3 VESTRY

Lino on solid floor construction to lower vestry, smooth pressed concrete flags to corridor. Carpeted timber staircase giving access to upper level. Floor covering to upper floor carpeted except vinyl tiles at WC and its lobby.

15.3.1 Floor coverings generally in a sound, satisfactory condition.

15.4 NORTH ENTRANCE PORCH

Solid floor construction with smooth pressed concrete flag finish.

15.4.1 Floor coverings generally in a sound, satisfactory condition.

15.5 BOILER HOUSE

Concrete flooring and structure.

15.5.1 All in a sound, satisfactory condition.

16. INTERNAL WALLING FINISHES

16.1 WEST TOWER

Stage 1 (ground floor) – painted plaster.

Stage 2 (organ chamber) – painted plaster.

Stage 3 (belfry) – whitewashed brickwork.

16.1.1 Walling finishes to stage 1 and 2 are in a sound, satisfactory condition.

The previous QIR reported that the whitewash finish to the brickwork within the belfry was deteriorating due to spalling brickwork in areas relating to defects already observed in item 6.1.1 – 6.1.4.

R3

It is recommended that once the external defect has been identified and corrected, whitewashing of the belfry internal walls can be carried out.

16.1.2 In addition, cracking was noted to the stone cills of the north and south openings. Slight brickwork cracking over and under the south opening all suggesting a degree of movement which may have occurred early in the life of the church but long since stopped.

M

It is recommended that as a routine item of maintenance regular visual checks are made of the cracking to ensure no worsening of the condition.

16.2 CHURCH (NAVE + CHANCEL – NORTH AISLE + LADY CHAPEL)

Walls are generally painted plaster. Exposed sandstone ashlar to octagonal columns of north arcading, replicated on south side where south aisle was planned. Similar exposed sandstone to north aisle (north side) but much lower, at c.1.0m in height from floor level. Exposed ashlar quoins to door surrounds through to vestry.

16.2.1 Walling finishes are in a sound, satisfactory condition. Exceptions to this assessment are as follows:

1. North Arcading (west end): two sections of developing disturbance to walling plasterwork have crept into the walling finish at high level; at apex of arch (bay 1) and between arches (bay 1 and 2). The source is assumed to be the valley gutter.
2. Chancel (south elevation – angle with vestry): single section of developing disturbance to walling plasterwork and stone surrounds to window. The source is not immediately apparent but checks of roof covering, rainwater goods and masonry locally has already been advised.
3. Chancel (north elevation – angle with east end): single section of rough plasterwork, indicating beginnings of disturbance to walling plaster.

R3

It is recommended that once the external defect has been identified and corrected, patch redecoration of the affected areas can be carried out.

16.2.2 In addition, hairline cracking has been noted at the following locations:

1. Chancel (south elevation): plaster cracking rising vertically from west corner (top) of window opening.
2. Chancel (south elevation): plaster cracking falling vertically from west corner (bottom) of window opening.
3. Chancel (south elevation – choir stalls): hairline cracking rising from arch at approx. 1 o'clock.
4. Lady Chapel (north elevation): hairline cracking rising vertically from apex of arch.





M It is recommended that as a routine item of maintenance regular visual checks are made of the cracking to ensure no worsening of the condition.

16.3 VESTRY

Walls are generally painted plaster.

16.3.1 Walling finishes are in a sound, satisfactory condition. Exceptions to this assessment are as follows:

1. Northwest corner – water staining/streaking from eaves level, presumed to relate to issues with the hidden valley gutter end.
2. Southeast corner – deterioration of plasterwork from eaves level, presumed to relate to issues with the rainwater goods locally.
3. Southwest corner – water staining/streaking from eaves level, presumed to relate to issues with the rainwater goods locally.

R3 It is recommended that once the external defect has been identified and corrected, patch redecoration of the affected areas can be carried out.

16.4 NORTH ENTRANCE PORCH

Walls are generally painted plaster.

16.4.1 Walling finishes are in a sound, satisfactory condition.

16.5 BOILER HOUSE

Walls are generally whitewashed brickwork.

16.5.1 Whitewash finish deteriorated across all walling elevations, loose and/or missing pointing in places.

R4 It is desirable to repoint and whitewash the internal wall finishes.

17. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

17.1 FONT

Located to the rear of the nave, offset from the central walkway axis is a plain octagonal stone font consisting of; a rectangular chamfered plinth (with two step access from the rear), octagonal stem which transitions into a large octagonal bowl with concave base and roll mould edge; lead lined bowl and flat timber lid with decorative metal strapwork to centre ring handle. Brass plaque inscription to plinth reads as follows:

THE FONT IS THE GIFT OF
THE REVD.W.J.M.COOMBS.M.A.
FOR EIGHT YEARS
ASSISTANT CURATE OF
THE PARISH OF NORTON
One LORD, one FAITH,
One BAPTISM.



17.1.1 The font is generally in a sound, good condition.

17.2 NAVE CHAIRS

The nave chairs are of light timber with red upholstered seat and backs. Introduced into the church as part of reordering proposals dated March 2017. Chairs have flexibility to be linked and stacked, albeit on safety grounds only two high. Replacing former wooden individual chairs on dark stained wood.

17.2.1 The chairs appear in a sound, good condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

17.3 CHOIR STALLS

Long plain oak choir stalls to north and south sides of chancel (west end), scroll detail to pew end top.

Choir stalls in a sound, good condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

17.4 LECTURN

Located to the south side of the nave immediately in front of the chancel is the lectern. Simple oak construction with panel configuration on front in shape of a cross.

17.4.1 Lectern appears in a sound, good condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

17.5 NAVE ALTAR TABLE

Modern pedestal nave altar constructed from dark timber with pair of angels holding communion cup and bread on front. Checking faculty records, the nave altar was introduced in 1990.

17.5.1 The nave altar table is in a sound, good condition.

M Although there are no signs at present of any insect or beetle infestation it is sensible to be mindful and regularly check for any signs of activity in this area.

17.6 MADONNA AND CHILD - STATUE

c1.0m high statue of Madonna and Child located in the northeast corner of the nave, on a wooden corner shelf. Checking faculty records, the statue was introduced in 1990.

The statue is in a sound, good condition.





17.7 MADONNA AND CHILD – PAINTING

Acrylic painting of Madonna and Child located on the south wall of the chancel (west end) above choir stall panelling. Painted decorative frame. Date and provenance unknown.

Painting all appears to be in a sound, good condition.

17.8 LADY CHAPEL AUMBRY

Elaborate gold painted canopy to wall aumbry to north wall of lady chapel. Checking faculty records, introduced into the church in 1964 alongside Sanctuary lamp (replaced in 1971).

Aumbry appears to be in a sound, good condition.

17.9 CHRIST ON THE CROSS - STATUE

Large flat wooden cross with statue of Christ, nailed through hands and feet. Inscription at head of the cross – INRI 'Jesus the Nazarene, King of the Jews'. Located externally at high level on the north wall of the north aisle. Checking faculty records it is possible that this statue was introduced in 1975.

Wooden cross and sculpture in a sound, satisfactory condition.

The timber cross does look dry having been exposed to natural weathering. Condition of the statue of Christ is satisfactory although there are signs of deterioration to the surface.

R2

It is recommended that a conservator's report is commissioned on the statue with recommendations for future care and maintenance.

17.10 BELL

Single bell dated 1913 and sized c.31.75 inches in diameter, 6.0.15 in weight by John Taylor & Co. foundry of Loughborough. Located in belfry stage of tower, hung from small steel frame with timber headstock, stay, iron gudgeons and bearings.

The condition of the bell and bell frame is not known.

R4

It is desirable that a condition report is commissioned with recommendations for its future care and maintenance.

18. TOILETS, KITCHENS, VESTRIES ETC.**18.1** TOILETS

Accessible WC in ground floor stage of the west tower (south side) and WC facilities to upper level of vestry.

18.1.1 Facilities are in a sound, satisfactory condition. Albeit toilet provision to the main body of the church is now inadequate to match the increase in groups (church and community) and frequency of use of the church space.

R1

It is recommended to commission a feasibility study for increased WC provision within the church.



18.2 KITCHEN

Servery facilities against north wall of the north aisle, installed under faculty approval in 2012.

Servery facilities to upper vestry, enclosed within foldable screens, installed under faculty in 1987.

- 18.2.1 Facilities are in a sound, satisfactory condition. Albeit, like the toilet provision are now inadequate to match the increase in groups (church and community) and frequency of use of the church space.

R1

It is recommended to commission a feasibility study/options appraisal for increased kitchen provision within the church.

18.3 VESTRY

Reconfiguration of former organ chamber, choir and clergy vestries carried out in 1987.

Ground floor of vestry currently occupied and used as storage by Norton Foodbank.

19. ORGANS AND OTHER MUSICAL INSTRUMENTS

- 19.1 The church pipe organ is located on a first-floor balcony to the west end of the nave. The instrument dates from 1911 by Abbott & Smith of Leeds, originally built for a Methodist Church, location unknown. It was relocated to this church installed in 1964. In 1992 restoration and stop changes were carried out by H E Prested of Bearpark, Durham.

The entry on the National Pipe Organ Register can be found here:

<https://www.npor.org.uk/NPORView.html?RI=D06119>

- 19.1.1 The organ is looked after by Mr David Tindale. The last entry in the organ logbook is in 2019 when the instrument was tuned and the organ blower oiled. The covid pandemic when church buildings were shut has had an impact on maintenance cycles for pipe organs and church instruments. It is not known whether it has been inspected since.

M

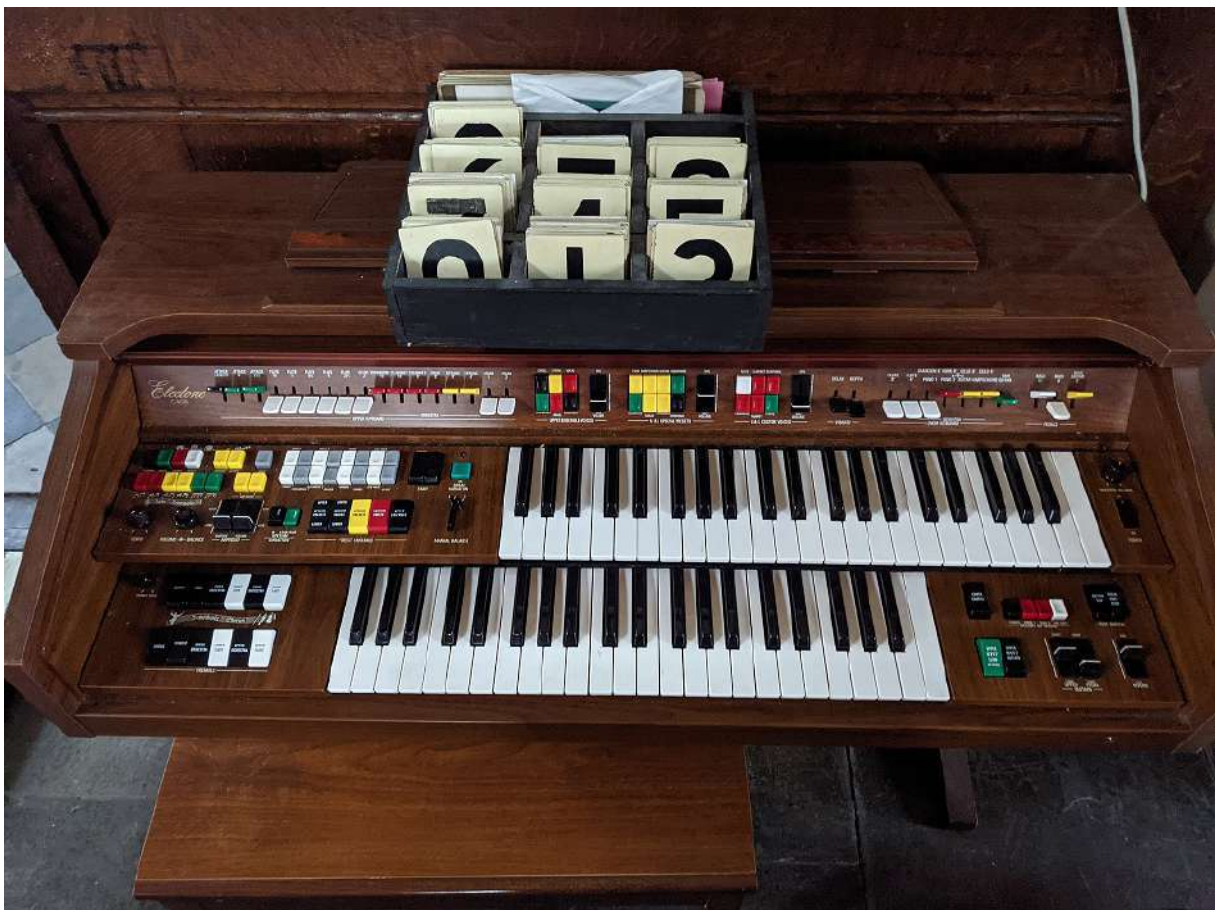
Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.

All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.

- 19.1.2 There is an 88 key electronic organ located in the southeast corner of the north aisle facing the lady chapel, it is a Yamaha Electone C.405.

Understood to be in a sound, working condition.





20. MONUMENTS, TOMBS, PLAQUES, ETC.

21.1 *Church Foundation Stone*

A single stone wall plaque, square with carved inscription in black exists to the lady chapel east elevation (north side). The rear of the stone is visible externally, with a cross motif carved into its face.

The carved inscription is as follows:

IN THE REVERENCE OF GOD
THIS STONE WAS PLACED BY
THE RT HON JOHN LLOYD WHARTON
JUNE 27 1912
NIL NISI DOMINUS
T. ERRINGTON SCOTT.M.A. VICAR
THOMAS HENRY FABER
GEORGE BROWN

The wall plaque is in a sound, good condition.

21. SERVICE INSTALLATIONS GENERALLY

21.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

22. HEATING INSTALLATION

22.1 *The church is heated in two parts, principally a gas fired installation serving the main body of the church from a boiler (Falcon GTE) located beneath the vestry in a boiler room and a gas fired installation (IDEAL ELAN2 RS60) serving the vestry accommodation which is located within the vestry corridor.*

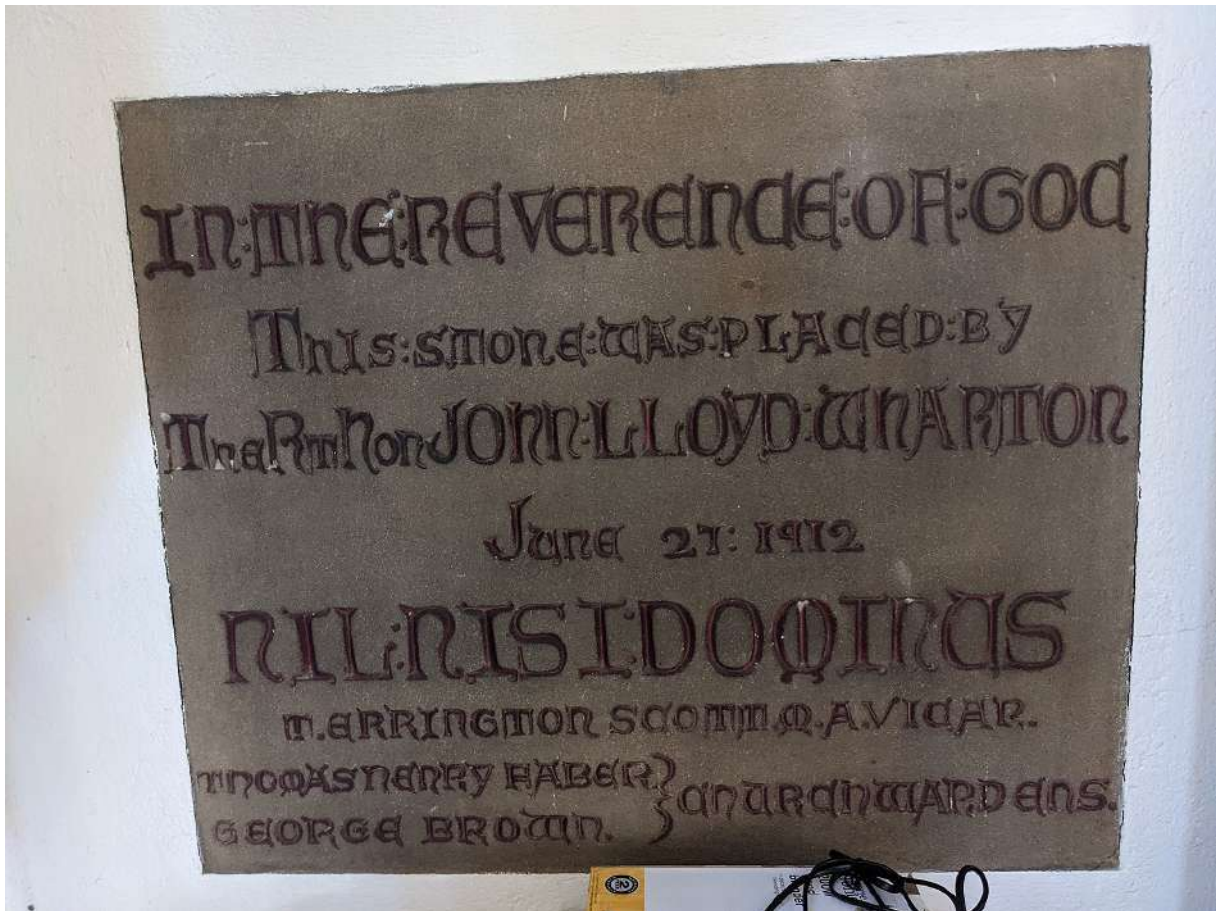
Heat emitters within the church are a mix of existing cast iron pipework along the cills of the north windows and column radiators behind the reredos, across the west end and under the south windows.

Heat emitters within the vestry accommodation are steel panel radiators.

The gas meter is located in its own brick housing within the northeast corner of the church grounds.

22.1.1 The boiler installation is understood to be in a safe, working condition. The next annual service is due in October 2021.

M	It is recommended that the system be checked annually each autumn by a suitably qualified and competent Gas Safe engineer.
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22.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

R1	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.
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23. ELECTRICAL INSTALLATION

23.1 *A rising main exists leading to meter, switches and fuse board in the pipe organ blower room. Twin fuse boards exist also in the upper vestry accommodation. There is a third fuse board above a 12-gang switch plate by the font to the rear of the nave. Cabling is contained within surface metal conduits, feeding high level.*

At nave, north aisle and organ chamber there are surface mounted metal 13A sockets wired in conduit. Within the vestry there are recessed white plastic twin 13A sockets to the upper accommodation, surface mounted metal 13A sockets to the lower accommodation. Lighting to nave, chancel, north aisle and lady chapel are spotlights at high level, evenly spaced on conduit along wall head. Suspended and strip lighting to vestry.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

23.1.1 At the 2016 electrical inspection and testing the installation was deemed unsatisfactory due to defects observed with the distribution equipment. Remainder of wiring across the church was in good condition. The urgent remedial work items were attended to over the preceding quintennial period by Alextrix of Stockton-on-Tees.

The 5 yearly inspection and test of the installation is now due.

M	It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.
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24. SOUND SYSTEM

24.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users. Speakers are located on the north and south walls within the arched features, all surface fixed with exposed wiring. Radio based microphones are also installed.

The operation of the system is understood to be in a good working condition.

M	It is recommended to carry out sound system testing annually.
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25. LIGHTNING CONDUCTOR

25.1 The lightning protection installation consists of one copper and three aluminium air rods to the west tower, aluminium cable around the parapet and down the northeast and southwest corners. Single copper down tape at southwest corner (bottom section protected by galvanised cap) with a test clamp and earth rod cover.

25.1.1 The date of the last lightning conductor inspection and testing was carried out in November 2020 by PTSG Ltd. The report received at the time indicates that the installation is in a poor condition but does not specify why and it is unclear what the ohms reading at the earthing point is.

R0	It is recommended that PTSG Ltd. are asked to provide the omitted detail.
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25.1.2 Checks of the lightning conductor should be made every 2 1/2 years.

M	It is recommended that the lightning conductor installation is inspected every two and a half years by a competent, experienced and accredited engineer.
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R3	25.1.3 It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.
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26. FIRE PRECAUTIONS

26.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, the safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/building

M	All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church logbook and on the individual extinguishers.
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A water type fire extinguisher (sited adjacent to the entrance/exit) should be provided. As a rule of thumb, one water extinguisher should be provided for every 250m² of floor area. A service of portable extinguishers report should be kept with this report.

27. ACCESSIBLE PROVISION AND ACCESS

27.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

27.1.1 There is three steps at the north entrance porch, one step at the west tower door and two at the vestry outer door. Improved access in the form of a temporary ramp is therefore needed at all three entrance points.

Loose softwood ramps at single step up to the lady chapel and then again single step from the lady chapel to chancel. Single step at chancel (choir stalls) and again to the sanctuary.

Accessible WC at ground floor level of west tower, fully equipped and in accordance with part M of the building regulations.

No lift access to the upper accommodation within the vestry, this is deemed more than the 'reasonable adjustment' test under the Equality Act.

27.1.2 It is not known whether an access audit has been carried out in connection with the church and church grounds.

R1

It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act and heritage legislation.

28. INSURANCE

28.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

29. HEALTH AND SAFETY

29.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with 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 any attached grounds.

The Construction (Design and Management) Regulations 2015

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

30. MANAGEMENT OF ASBESTOS IN THE BUILDING

- 30.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/churches

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

- | |
|---|
| R1 31.1.1 If not already carried out it is recommended that an asbestos management survey is commissioned. |
|---|

31. PROTECTED WILDLIFE

- 31.1 The siting of the church may well give rise to the presence of bat roosts or other ecology noted of special interest, presumed to be of low risk.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat.

This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation.

This is particularly pertinent where roofing works are concerned.

32. MAINTENANCE

- 32.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

CURTILAGE

33. CHURCHYARD

33.1 The church sits in a large flat site which is largely grassed. There is a flagged footpath leading from Imperial Avenue to the north entrance porch. The church footprint is located within the northern portion of the churchyard.

To the north side of the church there is land designated for the interment of ashes – a remembrance garden. To the south side of the vestry there is a series of raised beds which is part of the Cultivate Tees Valley Project.

The boundary and extent of the churchyard is shown on the location plan (Fig. 1, p. 8).

34. RUINS

34.1 There are no ruins existing within the church grounds.

35. MONUMENTS, TOMBS AND VAULTS

35.1 There are no monuments, tombs and vaults within the church grounds.

35.2 In 1991 a garden of remembrance was created on the grassed lawns on the north side of the church. The plot measures approximately 60 feet by 6 feet and is demarcated by the placement of pin stones at each corner thereafter, retaining a lawn appearance.

A record of interments within the garden of remembrance is retained in the church safe.

In 2002 a plaque was installed on the north wall of the church to mark the garden of remembrance.

36. BOUNDARY WALLS, LYCHGATES AND FENCING

36.1 NORTH BOUNDARY

36.1.1 Black painted steel railings on dwarf brick wall, all in a good condition.

Faculty permission has recently been granted for a similar style fence/railing to run from the northeast corner of the church (lady chapel) at right angles up to the north boundary railing. A gate would be incorporated at the midpoint to provide access to the garden of remembrance for both individuals and grass cutting equipment etc. The new fence/railing is yet to be installed.

36.2 EAST BOUNDARY

36.2.1 Modern black steel railings. All in a sound, satisfactory condition.



36.3 SOUTH BOUNDARY

36.3.1 Modern black steel railings, greatly obscured by hedgerow. Sections that are visible are all in a sound, satisfactory condition.

The exception being at the public access point at the southwest corner where some damage is noted.

R1	It is recommended to carry out repair to affected section of boundary railings.
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36.4 WEST BOUNDARY

36.4.1 Timber fence and brickwork walling. All in a sound, satisfactory condition.

37. TREES AND SHRUBS

37.1 There are a number of mature, substantial trees along the north elevation, the majority of which are located on the public footpath on Imperial Avenue.

8 no. sycamores along the east elevation have been cut down due to disease over the course of the preceding quinquennium period.

37.1.1 There is a large tree located close to the northwest corner of the church whose canopy is beginning to encroach near the walling fabric, not yet however touching therefore there are fortunately no evident signs regarding root issues and/or damage.

Shrub condition and growth appears to be in good order.

R3	It is recommended that an arborists report is carried out over the course of the quinquennium of the remaining trees within the church grounds.
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M	37.1.2 It is recommended that as a routine item of maintenance shrub and plant growth is managed across the seasons.
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38. HARDSTANDING AREAS

38.1 Generally tarmacadam paths and concrete flags to north entrance porch.

38.1.1 The north approach off Imperial Avenue is in a sound, good condition.

Elsewhere the tarmacadam paths are in a mixed condition, good at the west end in front of the tower but poor and uneven at the east end in front of the boiler house.

R2	It is recommended to relandscape the hardstanding to the east elevation.
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M	38.1.2 As a routine item of maintenance the junction between hardstanding and grass be regularly tendered to control the growth of grass and/or weeds.
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39. NOTICEBOARD

39.1 Single noticeboard located to the east side of the sloping path off Imperial Avenue. Painted wood backing board set between black steel frame. Noticeboard attached to wooden back consisting generally of white background with black lettering, incorporating top blue band feature panel with white lettering. Church of England, Durham Diocese and Facebook logos included within design.

39.1.1 Noticeboards are found to be in a good, sound condition.

RECOMMENDATIONS

RO Urgent works requiring immediate attention.

QI Ref.	Recommendation	Budget Cost (£)
3.2.3	<i>Roof Coverings – Church (nave/chancel – north aisle/lady chapel)</i>	
	Carry out investigation of the central valley gutter with assistance from a competent and experienced roofing contractor.	00,750.00
3.2.4	<i>Roof Coverings – Church (nave/chancel – vestry)</i>	
	Carry out investigation of the central valley gutter with assistance from a competent and experienced roofing contractor.	00,750.00
3.5.1	<i>Roof Coverings – Boiler House</i>	
	It is recommended that the boiler house roof is replaced in its entirety.	02,000.00
4.2.2	<i>Rainwater Goods – Church (nave/chancel - vestry)</i>	
	Carry out investigation of the rainwater goods at the east end of the chancel-vestry valley gutter in conjunction with item 3.2.4.	Incl. 3.2.4
4.5.1	<i>Rainwater Goods – Boiler House</i>	
	It is recommended to install rainwater goods in conjunction with roof replacement works described in item 3.5.1.	01,500.00
6.5.1	<i>Walling – Boiler House</i>	
	It is recommended to refurbish the walling fabric in connection with replacement of the roof covering as highlighted in item 3.5.1.	01,500.00
12.2.1	<i>Roof Structures – Church (north aisle)</i>	
	It is advised that the condition of the exposed roof structure is investigated for any signs of rot and/or deterioration. All in conjunction with item 3.2.3.	Incl. 3.2.3
25.1.1	<i>Lightning Conductor</i>	
	It is recommended that PTSG Ltd. are asked to provide the omitted report detail.	n/a

R1

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
8.1.1	<i>Windows</i>	
	It is recommended that new UV protected polycarbonate is installed to the north aisle east window.	03,500.00
13.1.1	<i>Upper Floors, Balconies, Access Stairways</i>	
	A full access audit and assessment is required for the existing access arrangements to stage 2 and stage 3 of the west tower.	00,500.00
18.1.1	<i>Toilets</i>	
	It is recommended to commission a feasibility study for increased WC provision within the church.	02,000.00
18.2.1	<i>Kitchen</i>	
	It is recommended to commission a feasibility study/options appraisal for increased kitchen provision within the church.	Incl. 18.1.1
22.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned for a new heating installation at the church by an independent M&E consultant.	01,500.00
27.1.2	<i>Accessible Provision and Access</i>	
	It is recommended that an access audit report is carried out to assess current needs and facilities provided are compatible with current guidance of The Equality Act and heritage legislation.	01,000.00
31.1.1	<i>Management of Asbestos in the Building</i>	
	If not already carried out it is recommended that an asbestos management survey is commissioned.	00,500.00
36.3.1	<i>Boundary Walls, Lychgate and Fencing</i>	
	It is recommended to carry out repair to affected section of boundary railings.	01,500.00

R2

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendation	Budget Cost (£)
3.2.2	<i>Roof Coverings – Church (nave/chancel)</i>	
	It is recommended to refurbish the south dormer access hatch.	01,500.00
6.1.1	<i>Walling – West Tower</i>	
	It is recommended that a specification in connection with brickwork repairs is prepared concerning the tower stage 2 (upper) and 3.	01,500.00
6.1.3	<i>Walling – West Tower</i>	
	It is recommended that a specification in connection with repointing in a lime:sand mortar is prepared concerning the tower stage 2 (upper) and 3.	Incl. 6.1.1
6.3.2	<i>Walling - Vestry</i>	
	It is recommended that a specification in connection with repointing in a lime:sand mortar is prepared concerning the chimney stack.	00,750.00
8.1.3	<i>Windows</i>	
	It is recommended that a clean of the plain and stained-glass windows are carried out using deionised water by an ICON accredited glass conservator.	03,000.00
12.2.2	<i>Roof Structures, Ceilings – Church (north aisle)</i>	
	It is recommended that once the external defect has been identified and corrected, patch redecoration of the affected areas can be carried out.	00,750.00
17.9	<i>Christ on the Cross – Statue</i>	
	It is recommended that a conservator's report is commissioned on the statue with recommendations for future care and maintenance.	01,000.00
38.1.1	<i>Hardstanding Areas</i>	
	It is recommended to relandscape the hardstanding to the east elevation.	04,500.00

R3

Work recommended to be carried out within 5 years.

QI Ref.	Recommendation	Budget Cost (£)
6.1.2	<i>Walling – West Tower</i>	
	Carry out specified brickwork repairs by an experienced masonry contractor.	20,000.00
6.1.4	<i>Walling – West Tower</i>	
	Carry out brickwork repointing by an experienced masonry contractor.	Incl. 6.1.2
6.3.3	<i>Walling – Vestry (chimney stack)</i>	
	Carry out brickwork repointing by an experienced masonry contractor.	05,000.00
7.1.1	<i>Doors – West Tower Door</i>	
	It is recommended that the door is refurbished over the course of the quinquennium, and hinges refurbished, finished with a rust inhibiting paint.	00,500.00
7.2.1	<i>Doors – South Vestry Door</i>	
	It is recommended that the door is refurbished over the course of the quinquennium, and hinges/ironmongery overhauled.	00,500.00
7.3.1	<i>Doors – North Entrance Porch Door</i>	
	It is recommended that the door is refurbished over the course of the quinquennium, and hinges/ironmongery overhauled.	00,500.00
16.1.1	<i>Internal Walling Finishes – West Tower (belfry)</i>	
	It is recommended that once the external defect has been identified and corrected, whitewashing of the belfry internal walls can be carried out.	03,000.00
16.2.1	<i>Internal Walling Finishes – Church</i>	
	It is recommended that once the external defect has been identified and corrected, redecoration of the affected areas can be carried out.	02,000.00
16.3.1	<i>Internal Walling Finishes – Vestry</i>	
	It is recommended that once the external defect has been identified and corrected, redecoration of the affected areas can be carried out.	01,000.00
25.1.3	<i>Lightning Conductor</i>	
	It is recommended that the PCC approach a suitably qualified and competent engineer to determine the requirement for lightning protection under BS 6651 and BS EN 62305.	n/a
37.1.1	<i>Trees and Shrubs</i>	
	It is recommended that an arborists report is carried out over the course of the quinquennium of the remaining trees within the church grounds.	00,500.00

R4

A desirable improvement with no timescale.

QI Ref.	Recommendation	Budget Cost (£)
6.2.1	<i>Walling – Church</i>	
	It is desirable to specify and carry out brickwork repointing in a lime:sand mortar by an experienced masonry contractor.	20,000.00
6.3.1	<i>Walling – Vestry</i>	
	It is desirable to specify and carry out brickwork repointing in a lime:sand mortar by an experienced masonry contractor.	10,000.00
8.1.2	<i>Windows</i>	
	It is desirable that new UV protected polycarbonate is installed to the chancel east window.	05,000.00
8.1.4	<i>Windows</i>	
	It is desirable to commission a conservation report on the church windows by a competent and experienced ICON registered conservator.	03,000.00
16.5.1	<i>Internal Finishes – Boiler House</i>	
	It is desirable to repoint and whitewash the internal wall finishes.	03,000.00
17.10	<i>Bell</i>	
	It is desirable that a condition report is commissioned with recommendations for its future care and maintenance.	00,750.00

This concludes the Quinquennial Report of the inspection of the Church of St Michael & All Angels, Imperial Avenue, Norton (South, Stockton-on-Tees.

A handwritten signature in black ink that reads "M Atkinson". The letters are cursive and somewhat stylized, with a period at the end.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage

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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.

A. Where do we start?

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’.

The building itself:

- 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.

Heating and lighting:

- 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.

People and policies:

- 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.

Offset the rest:

- 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 [Climate Stewards](#) 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. Where do we go next?

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. 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’.

The building itself:

- 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.

Heating and lighting:

- B5. Learn how your building heats/cool 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.

- B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.
- B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.
- B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.
- B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.
- B12. Get your energy supplier to install a smart meter, to better measure the energy you use.

People and policies:

- B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.

C. Getting to zero

These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

The building itself:

- C1. Draught-proof windows*.
- C2. If you have an open tower void, insulate or draught-proof the tower ceiling*.
- C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.
- C4. Internally insulate walls in well-used areas such offices, vestries and halls*.
- C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.
- C6. Reinstate ceilings, and insulate above*.

Heating and lighting:

- C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.
- C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.

D. "Only if..."

These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

The building itself:

- D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.
- D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.
- D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.

Heating and lighting:

- D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.
- D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.
- D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).

Church grounds:

- D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will *increase* the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.

E. By exception

These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- × Standard secondary glazing on the main, historic windows (*this can be inefficient, expensive, & cause damage*).
- × Install solar thermal panels to generate hot water (*hot water use is generally not high enough to justify it*).
- × Background space heating at all times unless needed for stabilisation of historic interiors (*high energy use*).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

MAINTENANCE PLAN FOR **CHURCH OF St. MICHAEL & ALL ANGELS, IMPERIAL AVENUE, NORTON (SOUTH)**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.1 ROOFS																	
1.1.1	Roof areas generally	Inspect roof areas from the ground and accessible high points. Report any loss or damage to the roof coverings.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.1.2	Tiled roofs	Inspect for cracked, displaced and broken tiles.	Roofing Contractor	Twice a year						•							•
1.1.3	Sheet lead roofs	Inspect the condition of panels, joints and fixings. Make temporary repairs to cracks and splits.	Roofing Contractor	Twice a year						•							•
1.1.4	Stainless steel gutter linings	Inspect the condition of panels, joints and fixings. Make temporary repairs to cracks and splits.	Roofing Contractor	Twice a year						•							•
1.1.5	Ridge tiles	Inspect bedding and jointing between ridge-tiles, arrange contractor to re-bed and re-point if necessary.	Roofing Contractor	Every year						•							
1.1.6	Lead weatherings & flashings	Inspect condition of lead flashings and weatherings. Arrange contractor to make minor repairs (e.g. dress back clips, make good mortar fillets).	Roofing Contractor	Every year						•							
1.1.7	'Lead substitute' flashings	Inspect condition of 'lead substitute' weatherings. Arrange contractor to make minor repairs.	Roofing Contractor	Every year						•							
1.2 RAINWATER DISPOSAL																	
1.2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss or damage.	Voluntary	i. During and after stormy weather ii. Annually	n/a			•									
1.2.2	Rainwater goods	Clear rainwater goods of debris and ensure overflows are clear. Rod if necessary. Check that leaf guards are secure.	Roofing Contractor	Twice a year						•							•
1.2.3	Rainwater goods	Inspect rainwater goods for cracks and leaks. Repair or replace any cracked sections.	Roofing Contractor	Twice a year						•							•
1.2.4	Below ground drainage	Open up inspection chambers. Check that all gullies and gratings are free from silt and debris and that water discharges freely to soakaway.	Contractor	Twice a year						•							•
1.3 EXTERNAL WALLS																	
1.3.1	External walls generally	Inspect external walls from the ground and accessible high points and report any damage and signs of movement.	Voluntary	i. After stormy weather ii. Annually	n/a			•									
1.3.2	External walls (high level), copings, & parapets	Remove any vegetation, ivy, etc	Contractor	Annually													•
1.3.3	External walls (low level)	Remove any vegetation, ivy, etc	Voluntary	Annually	n/a												•
1.3.4	Ventilation	Ensure that ventilation grilles, louvres, airbricks are free from obstruction.	Voluntary	Twice a year	n/a			•							•		
1.3.5	Bird Screens	Check that tower, roof and windows are bird-poo before nesting starts. Do not disturb bats as they are protected by law.	Voluntary	Annually	n/a			•									
1.3.6	Windows	Inspect windows and make essential minor repairs to glazing.	Voluntary	Twice a year	n/a					•							•
1.3.7	Leaded light windows	Inspect lead comes, putty, glass, and wire ties and report any problems. Clear condensation drainage channels and holes	Voluntary	Annually	n/a					•							
1.3.8	Doors and windows	Check hinges, bolts and locks and lubricate as necessary. Check the security of locks.	Voluntary	Twice a year	n/a			•							•		
1.3.9	Foliage & large trees close to walls	Check the churchyard trees and report any dead branches and signs of ill health, or root damage to the building or below ground drainage.	Voluntary	Annually	n/a			•									

MAINTENANCE PLAN FOR **CHURCH OF St. MICHAEL & ALL ANGELS, IMPERIAL AVENUE, NORTON (SOUTH)**

A. OCCASIONAL AND REGULAR TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	ANNUAL COST (£)	J	F	M	A	M	J	J	A	S	O	N	D
1.4 INTERNAL STRUCTURE																	
1.4.1	Internal spaces generally	Inspect internal spaces, particularly below gutters. Report on any evidence of roof or gutter leaks.	Voluntary	i. After stormy weather ii. Annually	n/a					•							
1.4.2	Internal structure and fabric	Inspect the structure and fabric including roof timbers & bell frames, report on any signs of movement, damp, fungal growth or dry rot.	Voluntary	Annually	n/a					•							
1.4.3	Exposed woodwork	Inspect exposed woodwork and surfaces below for signs of active beetle infestation. Report any beetles or fresh wood dust.	Voluntary	Annually	n/a					•							
1.4.4	Floor voids	Check floor voids, inspect for signs of vermin and remove. Avoid using poison when bats are roosting	Voluntary	Annually	n/a									•			
1.4.5	Generally	Ventilate the church	Voluntary	Monthly on dry days	n/a					•	•	•	•	•			
1.5 BUILDING SERVICES																	
1.5.1	Lightning protection installation	Visually inspect the lightning conductor system including spikes, tapes, earth rods & all connections.	Lightning conductor engineer	Every 2 ½ years							•						
1.5.2	Heating system	Service the heating system and update the service schedule.	Heating engineer	Annually											•		
1.5.3	Water	Ensure that all exposed water tanks, water pipes, outside taps & heating pipes are protected against frost	Voluntary	Annually	n/a										•		
1.5.4	Fire-fighting equipment	Service fire extinguishers.	Specialist	Annually										•			
1.6 CHURCH CONTENTS																	
1.6.1	Organ	Tune organ	Specialist	Annually											•		
1.6.2	Piano	Tune piano	Specialist	Annually											•		
1.6.3	Induction loop system	Inspect general condition and connections, and report any faults.	Voluntary	i. If fault detected ii. Annually	n/a						•						
1.6.4	Furniture	Clean and polish pews	Voluntary	Every week	n/a	•	•	•	•	•	•	•	•	•	•	•	•
1.6.5	Bells	Check condition of bells, mountings and ropes.	Specialist	Twice a year					•							•	
TOTAL COST																	

B. CYCLICAL TASKS

REF.	BUILDING ELEMENT	MAINTENANCE TASK	WHO WILL DO THE WORK?	HOW OFTEN?	COST (£)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
2.1 ROOFS															
	None														
2.2 RAINWATER DISPOSAL															
2.1.1	Rainwater goods	Repaint	Contractor	Every 7 years						•					
2.3 EXTERNAL WALLS															
2.3.1	Doors	Refurbish/overhaul	Voluntary	Every 5 years	n/a					•					•
2.4 INTERNAL STRUCTURE															
	None														
2.5 BUILDING SERVICES															
2.5.1	Wiring and electrical installations	Inspect all wiring and electrical installations, including all portable electrical equipment, in accordance with current IEE regs.	Electrical contractor registered with the NIC or ECA	Every 5 years		•					•				
TOTAL COST															



Michael Atkinson

ARCHITECTURE & HERITAGE

**DEVELOPING THE VISION:
FIRST THOUGHTS + OPPORTUNITIES**

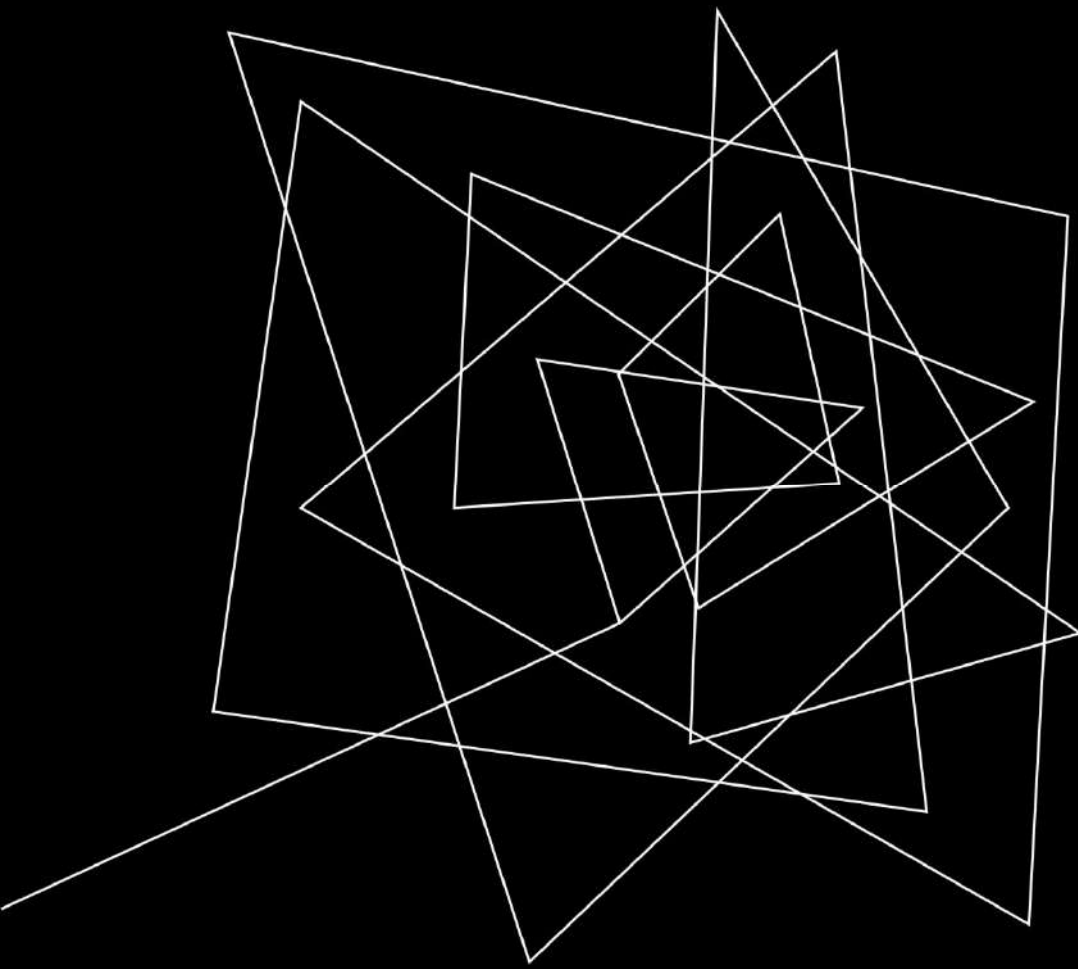
St. Michael & All Angels, Norton

ST. MICHAEL & ALL ANGELS, NORTON

- Built – 1913
- Designed – Late Gothic Revival Architect Temple Moore (1856-1920)
- Listed Building – Grade II*
- Constructed – Brickwork of varying colour (red, cream, brown), stone dressings and rosemary tiled roof covering.
- Accommodation – Nave, North Aisle, Choir Stalls, Chancel, Lady Chapel, Vestry, West Tower.
- Unrealised – South Aisle and extended Vestry.

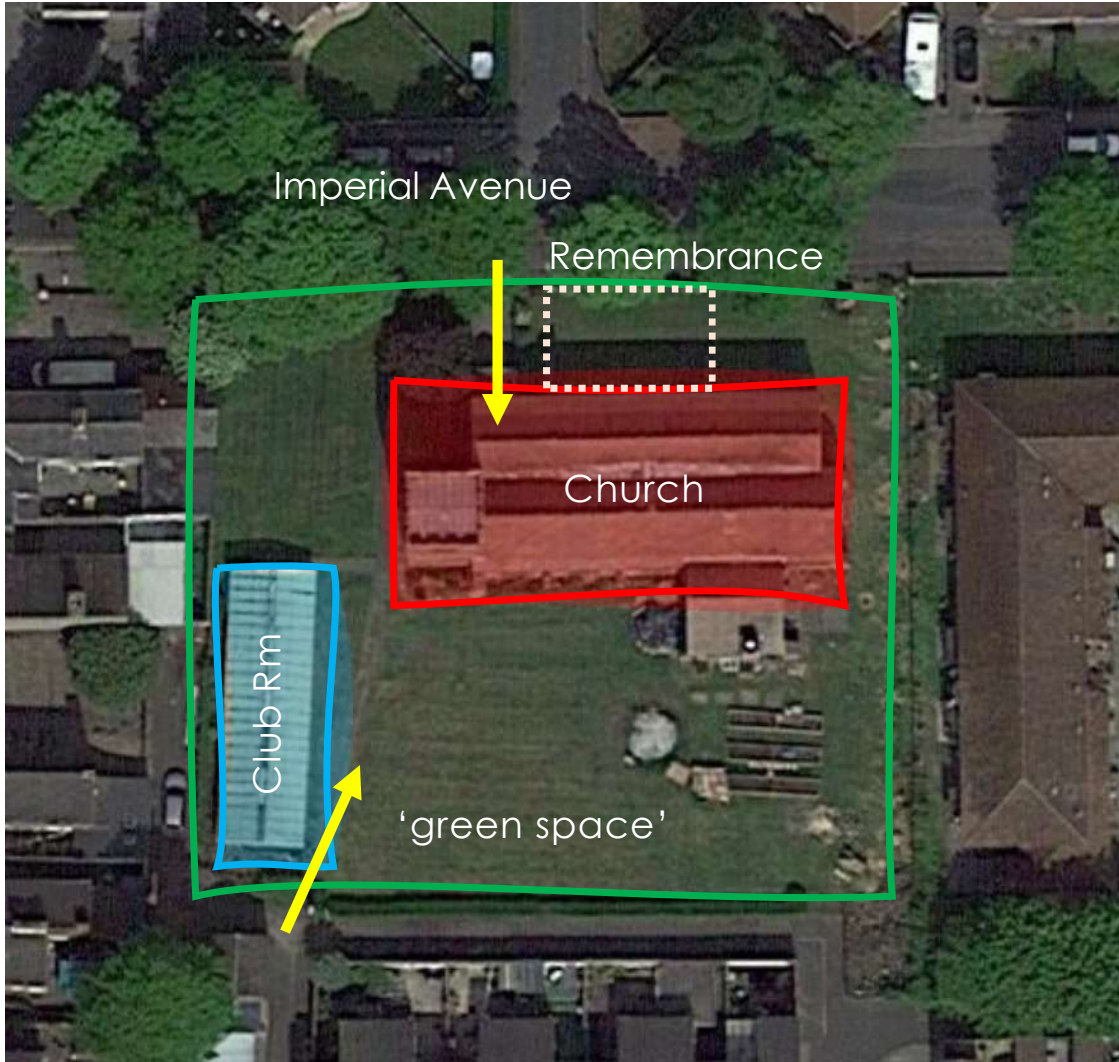


St. Michael & All Angels, Norton



THE CHURCH + ITS SETTING

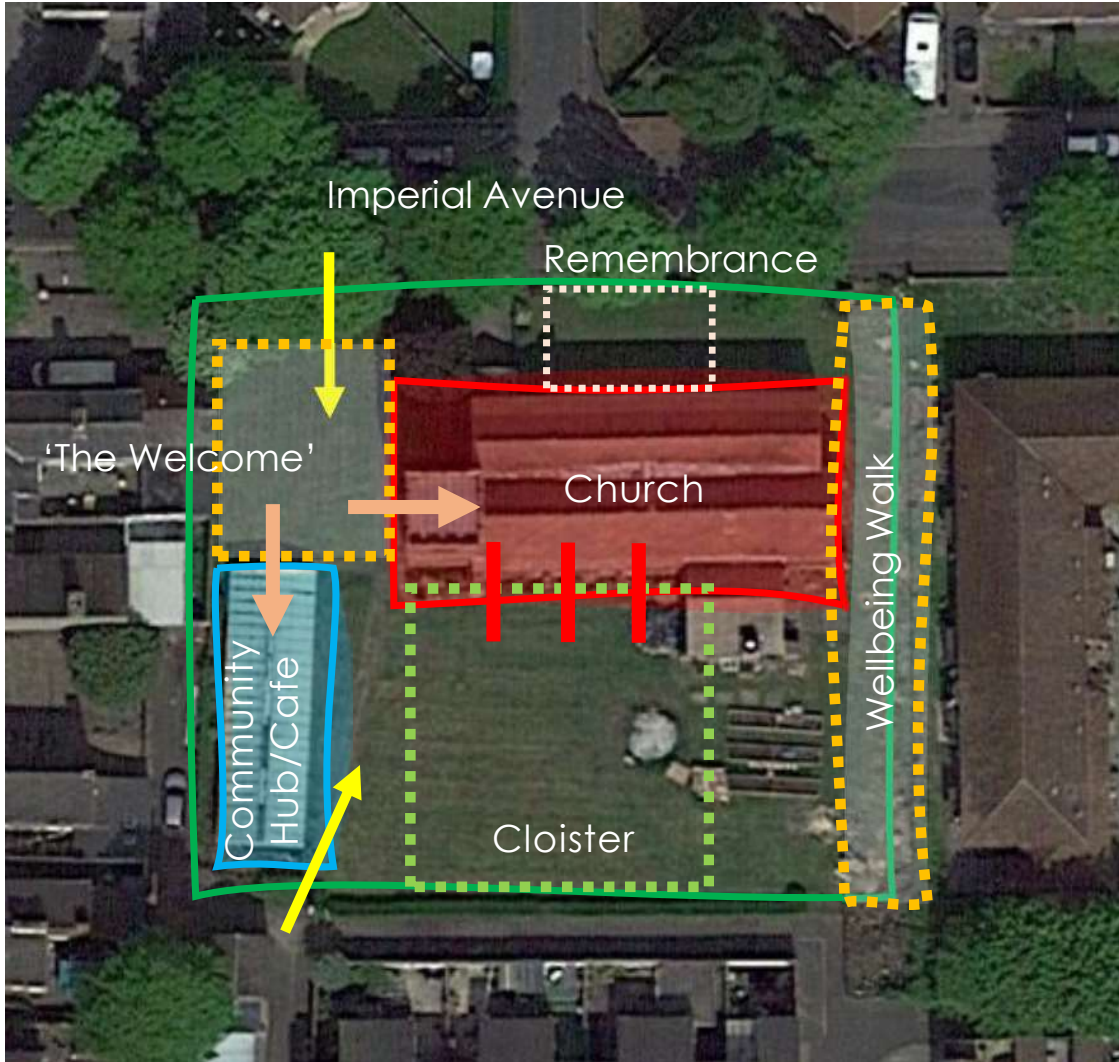
Imperial Avenue, Norton Village (South), TS20 2EW



SETTING : EXISTING



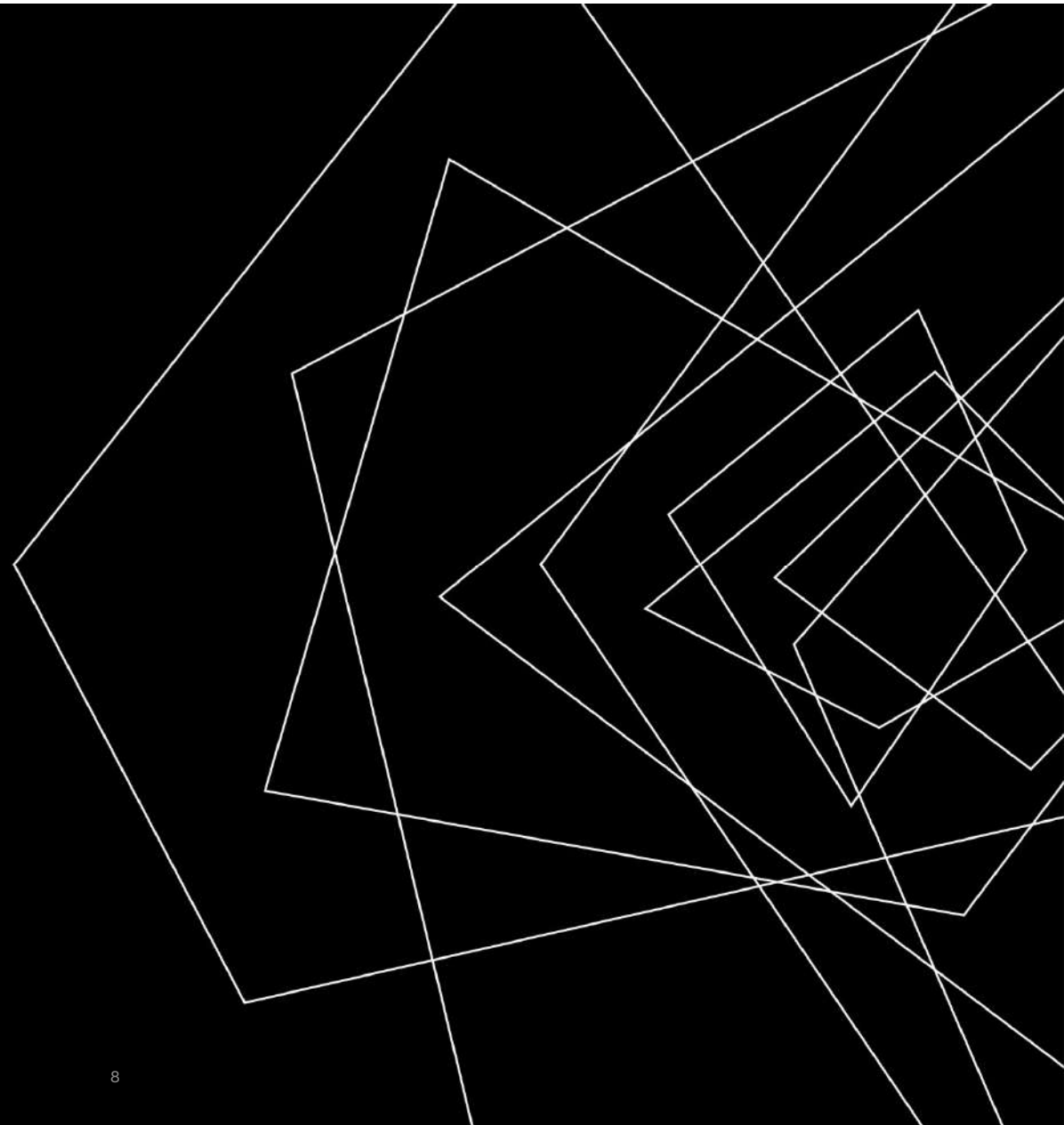
SETTING : PHOTOGRAPHS

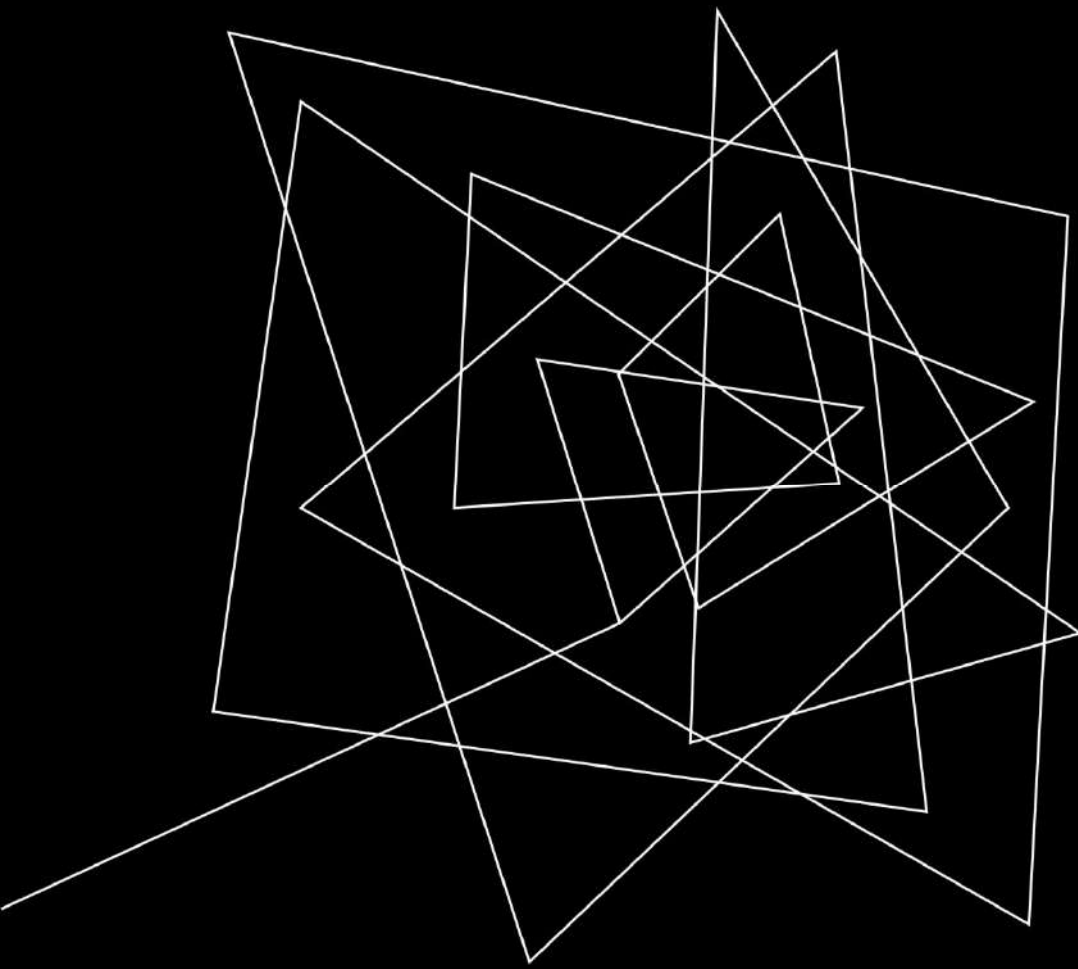


SETTING : OPPORTUNITIES

THE CHURCH + ITS SETTING

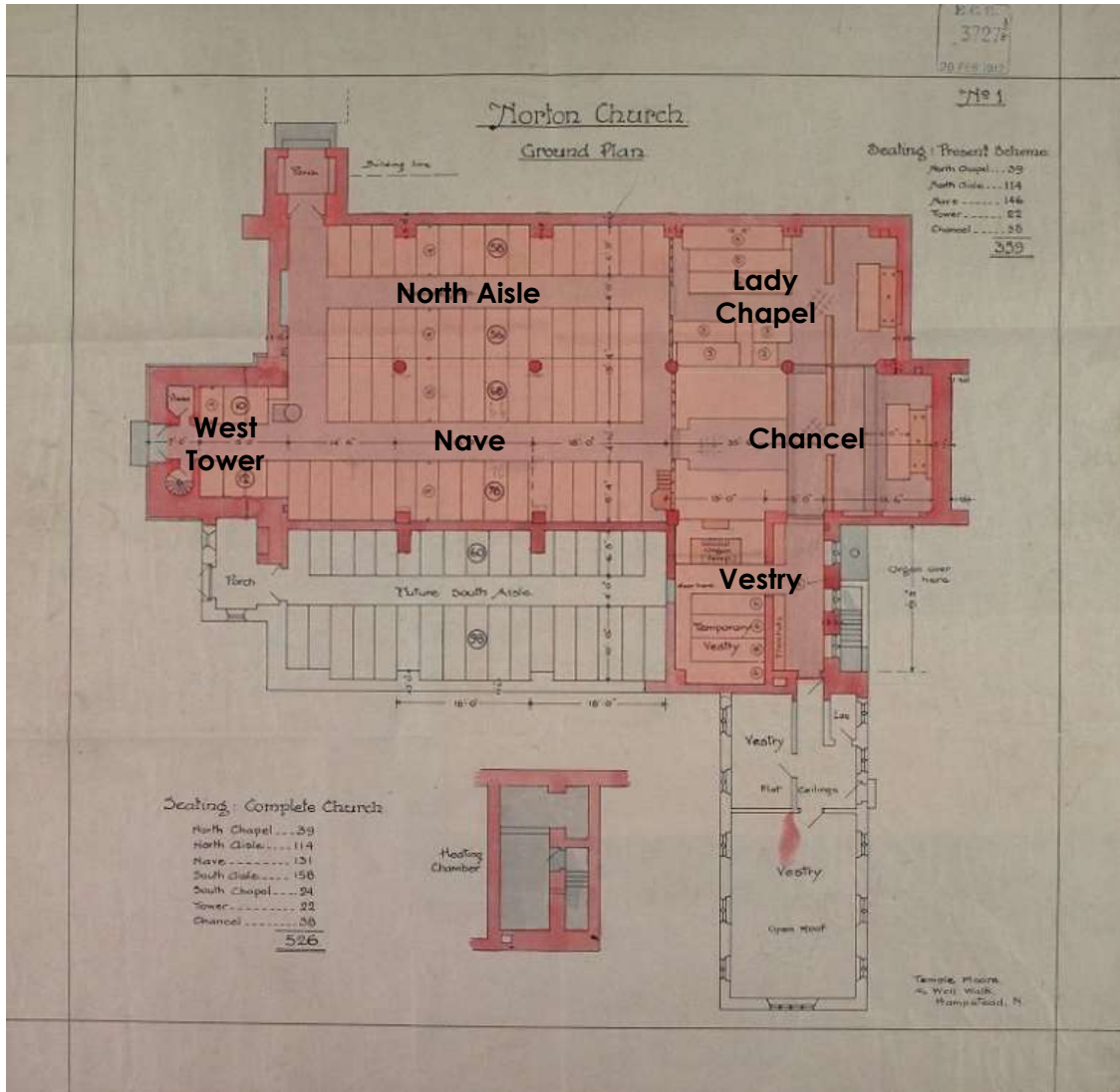
- Creation of 'The Welcome' piazza at the North West corner of church grounds.
- Alter existing entrance off Imperial Avenue and change main entrance into church via West Tower.
- Redevelopment of the Club Room into a Community Hub and Café.
- Create external worship/community space south of the church, a contemporary take on a traditional church cloister.
- Create direct link between the church interior and exterior spaces via alteration of the church south elevation.





THE CHURCH PROJECT 'NEED'

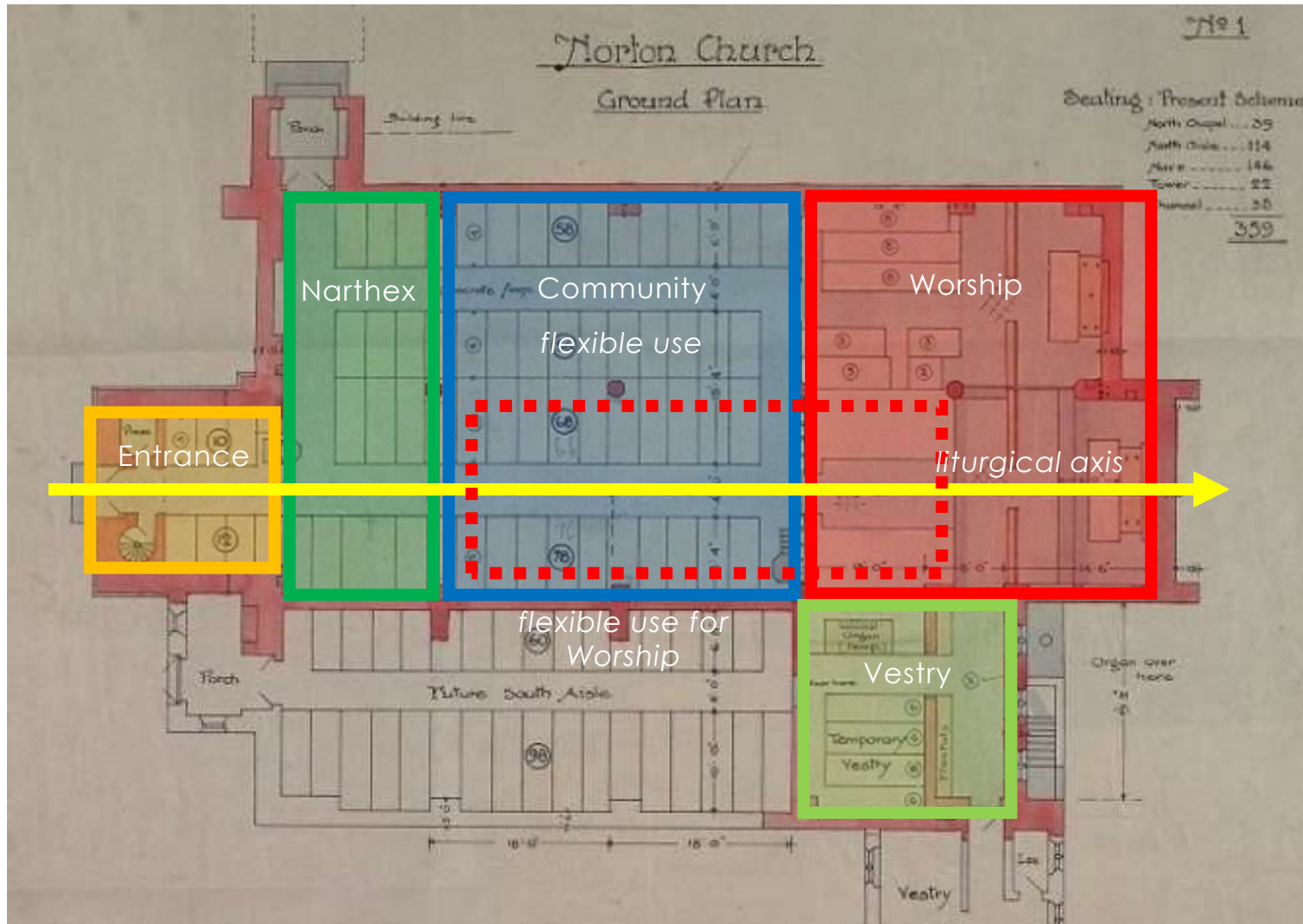
Imperial Avenue, Norton Village (South), TS20 2EW



THE CHURCH : LAYOUT



CHURCH INTERIOR : PHOTOGRAPHS



PROJECT 'NEED' :
1. DEFINING SPACE + REORDERING

PROJECT 'NEED' :

1. DEFINING SPACE + REORDERING

- New entrance area at ground floor stage of West Tower, open up area as welcoming space entering the church.
- Create new west end narthex containing new WC, storage and kitchen facilities. Possibility of upper level to create additional flexible space.
- Central open plan flexible community space. Access to external 'cloister' via new openings in south wall.
- Dedicated worship space at east end, reordered to provide flexibility in worship patterns and services. Ability to extend into 'community space' to accommodate for large services (weddings, funerals etc.)
- Use of individual moveable seating throughout to maximise flexible use of space.
- South vestry to provide accommodation for office, storage etc. Split church and community use.



Project Precedents : Reordering

- *St. Laurence Church, Reading*
- *St. Botolph's Church, Boston*
- *St. James & St. Basil, Fenham*
- *St. Philip & St. James, Leckhampton*

PROJECT 'NEED' :

1. DEFINING SPACE + REORDERING



- Kitchenette/Servery
- Toilet
- Storage, storage, storage!

PROJECT 'NEED' :

2. UPGRADE EXISTING FACILITIES



- Heating Installation – consider 'soft' and 'hard' changes.
- Solar PV's – possible to install on church or within church grounds?
- Carry out church energy audit

PROJECT 'NEED' :

3. ENERGY EFFICIENCY



- Architect Temple Moore (1856-1920).
- Project precedent – Flodden EcoMuseum
- Project precedent – Bamburgh Bones

PROJECT 'NEED' : 4. HERITAGE INTERPRETATION



- Build a Wildlife Hotel
- Create a Wildflower Meadow
- Build + Erect Bird and Bat Boxes

PROJECT 'NEED' :
5. CHURCH GROUNDS BIODIVERSITY



SUMMARY : CHURCH + ITS SETTING

: PROJECT 'NEEDS'

1. Defining Space + Reordering
2. Upgrade existing facilities
3. Energy Efficiency
4. Heritage Interpretation
5. Church Grounds Biodiversity



DISCUSSION & QUESTIONS...



THANK YOU

Michael Atkinson

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The National Pipe Organ Register

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Durham Stockton-on-Tees--Norton, St. Michael and All Angels [D06119]

Anglican Parish Church

Grid ref: NZ4421

Survey date: 1999

Photographs of this organ /

Builders

1911 **Abbott & Smith**

for a Methodist Church

1964 **Unknown**

installed here

1992 **H.E. Prested**

restored and stop changed

Photographs



Case (RDH)

2007

38KB

Administrative details

Source=RDH Input-date=29-4-1999 11:35:38 input-by=DA Reference=e-mail 10/2/99

The British Institute of Organ Studies (BIOS) owns the NPOR, the Historic Organ Sound Archive (HOSA), the Directory of British Organ Builders (DBOB) and the British Organ Archive (BOA). The content and hosting of the NPOR are managed under an agreement with the Royal College of Organists (RCO).

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Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1329478**

Date first listed: **19-Jan-1951**

Statutory Address 1: **CHURCH OF ST MICHAEL AND ALL ANGELS, IMPERIAL AVENUE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST MICHAEL AND ALL ANGELS, IMPERIAL AVENUE**

The building or site itself may lie within the boundary of more than one authority.

District: **Stockton-on-Tees (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **NZ 44723 20946**

Details

NZ 42 SW STOCKTON ON TEES IMPERIAL AVENUE

6/251

19.1.51 Church of St Michael and All Angels II*

1913. Temple Moore architect. English band brickwork with stone dressings, tracery and set-offs to buttresses. 5 bays including chancery and a west tower of 3 stages crenellated. Large north aisle. 3 light windows with labels and original tracery. Porch on north side. Castellated square tower of 3 storey height, stone bands. Rosemary tile roof with stone ridge capping.

Listing NGR: NZ4472320946

Legacy

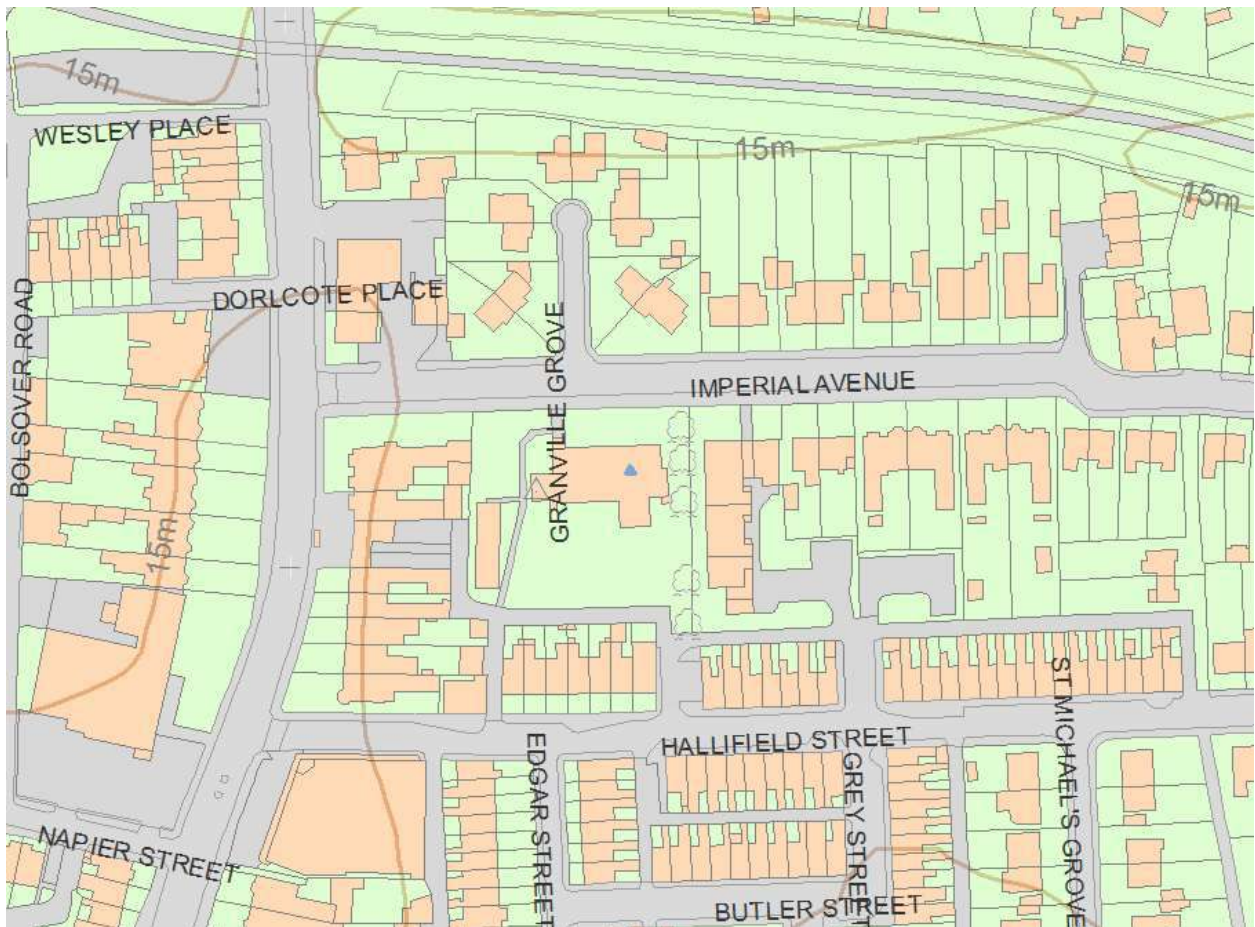
The contents of this record have been generated from a legacy data system.

Legacy System number: **59486**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 29-Jul-2022 at 12:21:30.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry

Michael Atkinson

ARCHITECTURE & HERITAGE

QUINQUENNIAL INSPECTION REPORT | EXPLANATORY NOTES

- A.** Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B.** Any lighting conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C.** A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D.** A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E.** This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional adviser is willing to advise the PCC on implementing the recommendations, and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F.** Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting.

- G.** The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

- H.** The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

- I.** Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.