

Quinquennial Inspection Report

St Luke's Church, Pallion, Sunderland

Diocese - Durham

Archdeaconry - Sunderland

Deanery - Bishopwearmouth



Report prepared by:

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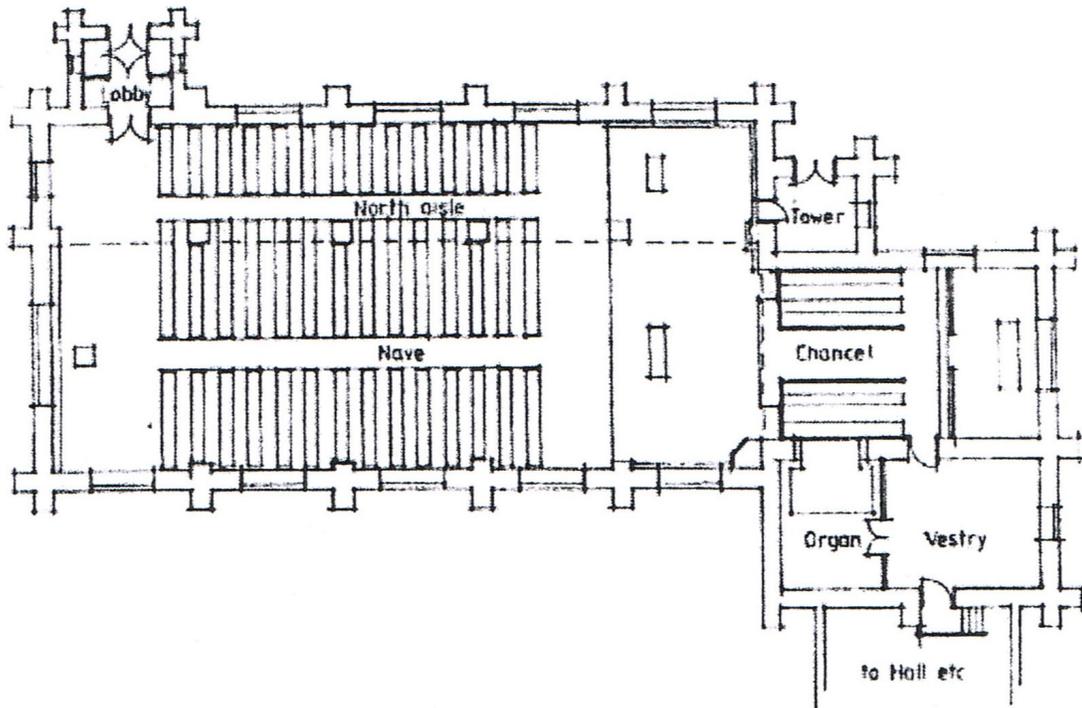
Brief description

St Luke's Church was constructed in 1874 in the Early English Decorated style. The architect was J P Pritchett. The church has a high Chancel and 5-bay Nave with South Aisle, North Porch and North East Tower. The church is linked to the Johnson Bailey Parish Hall via a single storey flat roofed block constructed in 1968. The former vicarage site to the west has been redeveloped into an aged-persons development.

Externally the roofs of the church are slated in large Westmorland slates of diminishing courses with stone gable copings. The external walls have thin uneven courses of rubble sandstone with ashlar dressings. There is a 4-light east window with geometric tracery and a 3-light west window. 2-light clerestory windows with trefoil roundels to the Nave are repeated at lower level in the Nave and North Aisle. The Tower has a north door, a 2-light window in second stage and blind roundels in short third stage, tall louvred belfry openings with crocket-capitalled shafts, parapet and corner blocks replacing pinnacles removed in 1982 when the spire was taken down. The gabled north Porch has ball flower stopped dripmould over roll moulded arch on water leaf capitalled nook shafts.

Internally the high Chancel arch is set on a pair of corbelled shafts. The South wall of the Nave comprises a blind arcade with block capitals on pilasters. The north arcade has roll-moulded soffits with crocket capitals on round pink sandstone piers. The scissor braced roof trusses are set on moulded corbels with two levels of purlins. Walls are plastered and painted with ashlar dressings to windows. The Chancel reredos has 4 cusped arches on shafts. The stained glass to the east window depicts Christ In Glory with Passion and Crucifixion while the west gable window in contrast is generally of plain glass with some coloured work in the roundels and dove in the head of the central light. Other stained glass windows include the west window and north windows of the North Aisle adjacent to the Porch. All other windows have clear glass with some feature coloured glass to roundels etc.

Floor plan (NTS)



Executive summary

The condition of the church building gives cause for concern. There has been some considerable water damage done to the ceiling at the base of the Tower and 50% of the plaster ceiling has collapsed and come away from the laths. There are water stains at each of the tower floor levels. This is indicative of some flooding down the inside of the Tower. The tower downpipe should be checked for blockages to ensure that it flows freely for its whole length; any leaks at the joints should be caulked to prevent leakage. Once the Tower is water tight and dry the ceiling at its base can be re-plastered and redecorated.

The loose plaster caused by dampness (reported at the previous inspection) has been removed from the north wall of the Chancel backing onto the Tower. The cause of this damp is suspected to be from a concealed valley gutter at the junction of the Tower south wall and the Chancel north roof slope. The outlet is likely to have been blocked resulting in water by-passing the pipe and discharging through the wall head damaging the plaster. This needs investigation and appropriate action to remove the blockage from the outlet. Once the damp ingress has been cured and the wall is sufficiently dry it can be re-plastered and redecorated.

The west gable wall of the North Aisle is also suffering from damp ingress which is resulting in blistering plaster and paint. The gutters to north slopes of both the Nave and North Aisle are blocked with vegetation adjacent to the west gable which will cause the gutters to overflow and soak the walls beneath. The water tabling to the Aisle west wall should be checked and any open joints pointed up. The flashings to the Aisle roof / west wall junction need checking and any repairs made to ensure water tightness. Once the Aisle west wall is dry localised re-plastering and re-decoration can be carried out.

Other items requiring attention are as follows:-

Roofs and rainwater goods:

There is 1No missing slate on the Nave south slope and 1No missing on the Vestry roof. All other gutters should be cleared twice a year to prevent blockages to outlets.

Upstand walls:

The water-tabling to gables are in poor condition due to frost action on the soft sandstone as reported at the last inspection. The worst affected water-tabling (the Vestry, Chancel and Nave east gable and Porch) should be replaced to prevent water ingress through the wall heads. The chimney stack requires repointing.

External walls and window masonry:

The walling and pointing are generally in reasonable condition but repointing is needed to open joints on some buttresses, below plinth course. The hood moulds to some of the Nave south windows; the Chancel east window and the Porch door are eroding and ideally should be replaced. Pointing up of open joints in the tracery of the Chancel east window and Tower windows is needed.

Window glazing and protection:

The polycarbonate over-glazing to the Chancel east; Nave west and N Aisle west windows are discoloured and opaque. Replacement is recommended. The metal mesh covers to the North Aisle windows are badly rusted and worn thin and those to the Nave south windows are rusting and some badly fitted. Replacement in UV resistant polycarbonate is recommended. The stained glass to the East window seems very dark and grimy. The advice of a glazing conservator is recommended.

Internal walls:

In addition to the internal wall faces referred to in paragraphs 2 and 3, there are historical patches of blistering plaster and paint on the south wall of the Nave. Localised re-plastering and redecoration are recommended.

Floors:

The encaustic tiles to the Chancel and Sanctuary are loose and un-bonded in places. Re-bedding by a specialist is recommended to prevent further deterioration.

Heating:

The existing heating system with wide bore pipework served from a boiler has been abandoned in favour of wall mounted 'halogen' radiant heaters. Unfortunately this type of system while giving instant heat for services does not provide any background heat and the structure of the building remain cold. The intermittent heat from radiant heaters will tend to cause surface condensation on the cold wall surfaces resulting in mould growth and blistering plaster and paint. Consideration should be given to introducing a traditional wet system but with small bore pipework and radiators rather than wide bore pipes. The radiant heaters could still be used to boost the temperature for services but the structure of the building can be kept at an ambient temperature the rest of the time to prevent surface condensation.

Electrics:

It is not known when an electrical test was last carried out. It is recommended that an electrical test is carried out as soon as possible and thereafter every 5 years. Any portable electrical appliances should be tested annually. There is a loose lightning conduction tape on the NE corner parapet (reported at the last inspection). This should be re-fixed as soon as possible and the lightning conduction system re-tested by a lightning specialist.

Work carried out since the previous report

- Redecoration of external doors.
- Repairs to Porch door following an attempted break-in
- Annual testing of fire extinguishers
- Maintenance of grassed areas

Listing grade:

This church is grade II listed.

Date of listing: 10-Nov-1978

English Heritage Building ID: 1292949

Limitations of the report

- The inspection was carried out from ground level and from the Tower. The inspection and was purely visual. Concealed spaces (e.g. sub floors and ceiling voids etc.) were not inspected. Access was not gained to the Organ Chamber and Boiler House and the inspecting architect cannot state that these areas are free from defect.
- This is a summary report; it is not a specification for the execution of the work and must not be used as such. The professional adviser is willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek on-going advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report (with the exception of some minor maintenance items) are subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

The Report

Category scale

A – Urgent, requiring immediate attention

B – Requires attention within 12 months

C - Requires attention within the next 18-24 months

D – Requires attention within the quinquennial period

E – A desirable improvement with no timescale

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

1.0 Exterior:

1.1 Roof coverings		
Condition	Generally in fair condition.	
Repair needs	<p><u>Nave</u> – north slope: in fair condition but some slates with broken corners.</p> <p><u>Nave</u> – south slope: 1No missing slate near ridge by west gable; some slates with broken corners.</p> <p><u>North Aisle</u> – in fair condition.</p> <p><u>Porch</u> - west slope – some replacements slates don't match original for size, grade or colour – ideally replace.</p> <p><u>Vestry</u> – 1No missing slate – needs replacing.</p>	<p>B</p> <p>D</p> <p>B</p>
1.2 Rainwater goods and disposal systems		
Condition / repairs	<p>Generally aluminium powder coated gutters and downpipes taken to gullies and soakaways throughout. The rainwater goods are generally in good condition. However the gutter to the north slope of the North Aisle is blocked near the west gable. The overflow from this may be contributing to the dampness on the Aisle west gable wall. Unblocking the gutters is needed ASAP.</p> <p>There is also vegetation in the gutters of the Nave and Chancel. Bi-annual clearance is recommended.</p> <p>The valley gutter between the south face of the Tower and the north slope of the Chancel is vulnerable to blockages in the outlet pipe. The water ingress which has resulted in the damp on the north wall of the Chancel is highly likely to have its origins here. Checking and unblocking the gutter and clearing the outlet is needed.</p>	<p>B</p> <p>M</p> <p>B</p>
1.3 Tower	See item 4.5 for re-fixing of the lighting conduction tape.	
Condition	<p><u>Tower roof:</u></p> <ul style="list-style-type: none"> - The flagpole and base are in sound condition but the rope is broken and should be replaced. - Corner piers to parapets are in need of re-pointing. - Mineral felt roof intact and rainwater outlet appears free flowing. (NB see comments in executive summary on Tower drainage and past leaks). 	<p>B</p> <p>D</p>

	<p><u>Bell stage:</u></p> <ul style="list-style-type: none"> - Wide gauge mesh grilles to the locarnes are allowing birds to nest. Re-placing the mesh with a finer mesh fixed securely may prevent this. - The bell is badly rusted and not connected to a bell rope and pulley system and could be removed. <p><u>Intermediate floor stages 1-3:</u></p> <ul style="list-style-type: none"> - Some stepped cracks to inside brickwork face of external walls - raking out and repointing recommended - floors – the underside of the joists and floor boards show signs of past water ingress <p><u>Ground floor:</u></p> <p>The 50% of the plaster to the ceiling at the base of the Tower has broken off the laths and has collapsed to the floor. This may have been resulted from the flow of water that cascaded down the tower during the clearance of the Tower roof outlet 5 years ago or it may be an on-going leak from the internal downpipe. The cause of the damp needs thorough investigation and a solution found before the ceiling can be re-plastered and re-decorated.</p>	<p>C</p> <p>E</p> <p>D</p>
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1.4 Parapets and upstand walls, finials, crosses and chimneys		
Condition	<p><u>Vestry:</u> Water-tabling badly eroded on both gables.</p> <p><u>Chancel and Nave:</u> East gable upstands - water-tabling eroded and in poor condition.</p> <p><u>North Aisle:</u> Water ingress to west gable from upstand wall.</p> <p><u>Porch:</u> Water-tabling badly eroded at apex.</p> <p><u>Apex crosses:</u> Appear to be missing from Nave gables.</p> <p><u>Nave:</u> Chimney stack to east gable has open joints.</p>	
Repair needs	<p>Replacement of the badly eroded stone water tabling to the gables of the Vestry, Chancel (east) and Nave (east) is needed to prevent water ingress through the wall heads.</p> <p>Replacement of the badly eroded water tabling either side of the apex to the Porch is also needed to prevent water penetration.</p> <p>Pointing the open joints in the chimney to the east gable of the Nave is needed to prevent water ingress.</p> <p>The joints in the water tabling should be checked and pointed and the flashings checked and sealed to stop water ingress to the North Aisle west gable wall which is resulting in the blistering plaster and paint.</p> <p>Consideration should be given to replacing the missing apex crosses.</p>	<p>C</p> <p>C</p> <p>C</p> <p>C</p> <p>E</p>

1.5 External walling	See para 1.7 for window masonry.	
Condition	<p>The masonry and pointing of the external walls are generally in fair condition. However there are some defective areas:-</p> <p>Nave west gable – stone erosion to stones at high level and below plinth level; some hard pointing to string course height.</p> <p>Porch – some erosion of stonework near door LH jamb at low level. Hood mould badly eroded to LHS.</p> <p>North Aisle – erosion of the stone eaves corbel</p> <p>Tower – stepped vertical crack on north side.</p> <p>Chancel – some open joints below plinth course; some open joints in buttresses.</p> <p>Generally - there is some staining of the masonry from the rusting mesh window grilles.</p>	
Repair needs	<p>Open joints should be raked out and repointed.</p> <p>Eroded stonework should ideally be replaced.</p>	<p>D</p> <p>E</p>

1.6 External doors and surrounds		
Condition	The timber Vestry, Porch, Aisle and Tower doors are of robust timber construction (framed, ledged braced and battened) and robust security (decorative strap and pin hinges, multiple bolts, box locks etc., rim latches).	
Repair needs	An attempted break-in to the Porch door has resulted in a repair to the leading edge. Decoration of the area repaired is recommended for visual and waterproof reasons.	B

1.7 Windows:		
Condition / repair needs	<p><u>Masonry:</u></p> <p>Nave clerestory windows</p> <ul style="list-style-type: none"> - some erosion of hood moulds on south side especially at the west end – replacement stone ideally required - mullions and tracery in fair condition - some evidence or erosion to cills <p>Nave lower windows - some past repairs to eroded cills</p> <p>Nave west window - replacement masonry in fair condition</p> <p>North Aisle north window</p> <ul style="list-style-type: none"> - hood moulds, tracery and mullions in fair condition - past repairs eroded cills <p>North Aisle west gable - in fair condition</p>	

	<p>Tower windows - some open joints in tracery – repointing needed</p> <p>Chancel north - masonry in fair condition</p> <p>Chancel east - some erosion and delamination to sections of hood mould - some erosion and delamination to some arched stones - tracery & mullions in fair condition but some open joints which need repointing</p> <p>Vestry east - in fair condition</p> <p><u>Glazing:</u></p> <p>Nave – clerestory and lower windows: clear glass and leading in fair condition</p> <p>Nave west window: coloured glass, clear glass and leadwork in fair condition</p> <p>North Aisle - west gable: stained glass and leading fair</p> <p>North Aisle – north: clear leaded windows in fair condition; 1No stained glass window adjacent Porch door - fair</p> <p>Tower windows: clear glazing and leading fair</p> <p>Chancel north window: clear glazing and leading fair</p> <p>Chancel east window: somewhat dark stained glass – recommended advise on cleaning by specialist conservator</p> <p>Vestry east window: clear glazing and leading fair</p> <p><u>Window protection:</u></p> <p>The mesh grilles to 3 of the 4 Aisle windows are eroded badly and are wearing thin. Replacement is needed as they afford little protection. UV resistant polycarbonate would be the best option.</p> <p>The mesh grilles to the upper and lower windows on the south elevation of the Nave are rusted and some are poorly fitted. The rust is causing staining on the masonry. Ideally these should be replaced (again in UV resistant polycarbonate)</p> <p>The polycarbonate covers to the Chancel east window, Nave west window and Aisle west window are opaque due to ultra violet light. Ideally replacement in UV resistant polycarbonate is needed.</p> <p>The Porch windows are vulnerable to break ins. Internal security bars could be considered.</p>	<p>D</p> <p>D</p> <p>E</p> <p>D</p> <p>E</p> <p>E</p> <p>E</p> <p>B</p>
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2.0 Interior:

2.1 Roof and ceiling voids and ventilation		
Condition	<u>Vestry:</u> some ceiling tiles have been damaged from some falling plaster presumably from a past leak. The ceiling void was not inspected and the inspector cannot state that the void is free from defect.	
Repair needs	Replacement of the damaged tiles is recommended.	

2.2 Presence of bats and other protected species		
Comments	There was no evidence of bats roosting in the Tower but bats may roost within the roof voids. (See section 6 – advice to PCC).	

2.3 Roof structures, ceilings		
Condition	<u>Chancel:</u> The ceiling appears in fair condition apart from some deterioration of the string course at eaves level on the north side. <u>Nave:</u> Some minor cracking to the plastered infill panels. <u>North Aisle:</u> Some blistering of plaster and paint in bay nearest to west gable wall; in 2 nd and 4 th bay from Porch.	
Repair needs	<u>Chancel:</u> Localised repair of the stone string course followed by localised redecoration of same. <u>Nave:</u> Monitoring of cracks. <u>North Aisle:</u> Investigation as to cause of water ingress (see items 1.2 and 1.4 for actions)	D

2.4 Partitions, screens, panelling, doors		
Condition / repair needs	Dado panelling to Nave and North Aisle in fair condition. Internal doors structurally robust and decoration fair. Ironmongery appropriate for security.	

2.5 Floors, Platforms		
Condition	<u>Chancel:</u> Decorative encaustic tiling is un-bonded in places. Choir stalls and platforms are in good condition. <u>Nave and North Aisle:</u> carpet tiling to the dais are in fair condition; pews and pew platforms in pine are in fair condition.	

	<p><u>Vestry:</u> The suspended timber floor is carpeted but the carpets were not lifted and the inspector cannot state that the floor below is free from defect.</p> <p><u>Porch:</u> Quarry tiles in fair condition.</p> <p><u>Tower-ground floor:</u> Decorative encaustic tiling – obscured by dust and debris from plaster ceiling collapse.</p>	
Repair needs	<p><u>Chance!</u>: re-bedding of loose encaustic floor tiles.</p> <p><u>Tower-ground floor:</u> the floor needs a good clear out of all fallen plaster and other debris.</p>	<p>C</p> <p>C</p>

2.6 Internal wall finishes		
Condition	<p><u>Chance!</u>:</p> <ul style="list-style-type: none"> ▪ North wall - the previously blistered plaster has been removed from 80% of the north wall since the last inspection. The original damp which caused the plaster to fail needs to be fully investigated and cured. ▪ East gable – mould discolouration to top of wall ▪ South wall – mould discolouration at top half of wall <p><u>Nave:</u></p> <ul style="list-style-type: none"> ▪ West gable – mould discolouration above the window arch. There is a vertical crack below the cill of the west window. ▪ North wall - Stone arcade of columns and arches in good condition apart from some open apex joints which need filling. Plaster and paint above arches in fair condition though there is some mould adjacent to the west gable wall. ▪ South wall – some blistering plaster and paint patches as reported at the last inspection. <p><u>North Aisle:</u></p> <ul style="list-style-type: none"> ▪ West half gable – some cracked and blistering plaster and paintwork. ▪ North wall – some localised cracks, blistering plaster and paint. 	
Repair needs	<p><u>Chance!</u>:</p> <ul style="list-style-type: none"> ▪ North wall - once the cause of the damp has been traced and fixed the wall will need time to dry out before it can be re-plastered and re-decorated ▪ East and South walls - resolution of the mould problem only possible by changing the heating system to one which provides background heat to dry out the structure and prevent condensation. <p><u>Nave:</u> Localised re-plastering and re-decoration of affected areas. See comments under Chance! for dealing with mould.</p> <p><u>North Aisle:</u> West gable - see section 1.2 & 2.4 for associated roofing repairs. Removal of unsound plaster etc followed by localised re-plastering & redecoration. North wall – localised repairs to plaster and decoration.</p>	<p>D</p> <p>E</p> <p>C</p> <p>C</p> <p>C</p>

2.7 Monuments, tombs etc.		
	The wall mounted metal plaque in the Sanctuary has been removed from the wall (presumably due to the plaster removal adjacent). Re-fixing is recommended once the plaster has dried.	D

2.8 Vestry, kitchen and toilet		
Comments	<p>A kitchen and male and female toilets are located in the flat roofed link block adjacent to the church. These areas were not inspected.</p> <p>The Vestry is fitted with a sink, vestment chests and cupboards, a substantial table and chairs. The plastered and painted walls surfaces are in reasonable condition.</p> <p>See section 2.1 for comments on the ceiling.</p>	

2.9 Disabled access and provision		
Comments	<p>There is level access for wheelchair users from the entrance footpath into the Porch and Nave. The raised area at the east end of the Nave prevents wheelchair access to the Chancel. The introduction of ramps could be considered.</p> <p>The PCC should consider the introduction of a wheelchair accessible within the church premises.</p>	E

2.10 Fittings, fixtures, furniture and moveable articles	These include 1No brass eagle lecturn; 2No oak bishop's chairs; 1No oak armchair; fitted oak reading desks; 1No modern Nave altar in oak; an oak fronted pulpit; 1No piano; a model of the church in a case; a model of a ship in a case; a painted stone font.	
Condition	All appear in good condition.	
Repair needs	None.	

2.11 Organ		
Condition/ repair needs	<p>The organ is tuned regularly and is understood to be in good working order.</p> <p>The organ chamber was not inspected and the writer cannot state that the area is free from defect.</p>	

3.0 Churchyard and environs:

3.1 Paths and access issues		
Condition	The concrete path to the south side – some cracks but otherwise in fair condition. The block paved paths by the porch and west gable are in good condition. The precast concrete paving path on the west boundary running to the nursery is uneven in places.	
Repair needs	The precast concrete paving flags should be re-levelled where uneven for safety reasons.	B
3.2 Gates and fences		
Condition & repair needs	Gates - the metal gates by the main entrance are in good condition. However the gates by the east side of the Chancel require redecoration. Fences - the hooped top railings on the west boundary are showing signs of rust and re-decoration is needed to prevent further deterioration.	D D
3.3 Boundary walls		
Condition & repair needs	Dwarf boundary wall on the north and east sides – the sandstone copings have eroded and patch repaired in concrete over the years. The copings have further deteriorated and further repairs are needed. There are open joints in the boundary walls especially at low level. These should be pointed up to prevent erosion of the masonry. The railings on top of the walls are rusting in places and in are generally in need of redecoration.	D D D
3.4 Churchyard		
Condition & repair needs	The grassed areas on the north and south sides are cut regularly during the growing season. The flower and shrub beds are in tidy condition.	
3.5 Trees		
Safety	There are a number of a sycamore trees adjacent to the west boundary. The branches of the one tree by the SW corner of the Nave may require its branches lopping if they become too close the building. The cherry tree 5m from the south wall of the Nave is too small to cause any problems with tree roots or overhanging branches.	
Importance	The trees are not of major significance but contribute to the setting.	

4.0 Services, installations and other matters:

4.1 Heating		
	The existing heating system with large bore pipework has been abandoned and the church is heated with wall mounted electric 'halogen' heaters.	
Condition	The heaters were not tested during the inspection but are understood to be in working order. This type of heating system while providing instant heat during services does not provide adequate background heat to keep the building at a stable temperature. This is resulting in surface condensation and associated mould growth.	
Repair needs	Consideration should be given to introducing a traditional wet system either by bringing back into operation the existing system or by providing new radiators with small bore pipework served from a new gas fired boiler.	E
4.2 Electrical		
Condition	<u>Internally:</u> The lighting system in the Nave, Side Aisle and Chancel comprises a combination of spot lights and floodlights. The system appears to give reasonable levels of illumination. <u>Externally:</u> Floodlights are located on the east, north and west sides. It is not clear whether these are still working.	
Repair needs	A number of the floodlights in the Nave were not working at the time of the inspection. Replacement bulbs are recommended for safety reasons. It is not known when an electrical test was last carried out. It is recommended that one be carried out as soon as possible and thereafter every five years. Portable electrical appliances should be tested annually.	B B M
4.3 Sound system		
Comments	The system was not tested during the inspection but is understood to be in good working order.	
4.4 Fire protection		
Comments	The fire-fighting equipment should continue to be tested annually. The last test was in October 2017.	
4.5 Lightning Protection		
Comments	A lightning conductor is fitted to the Tower. The downtape to the NE corner pier has become detached (as reported at the last inspection). The tape should be re-fixed as soon as possible. The system has not been tested for over 10 years and should be tested as soon as possible for fire safety and buildings insurance reasons.	B B

5.0 Summary of repairs

Category scale

A – Urgent, requiring immediate attention

B – Requires attention within 12 months

C - Requires attention within the next 18-24 months

D – Requires attention within the quinquennial period

E – A desirable improvement with no timescale

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

Category	Comment	Broad Budget Costs
A	None	
B	Slating repairs (1.1)	£150
B	Unblock gutters to Nave and North Aisle at west end (1.2)	£100
B	Check/unblock outlet from valley gutter behind Tower (1.2)	£600
B	Replace broken flag pole cord (1.3)	£75
B	Decorate repaired timber to Porch door (1.6)	DIY
B	Consider fitting security bars to Porch windows (1.7)	£150
B	Level uneven pavings by west boundary (3.1)	£75
B	Replace faulty light bulbs for safety reasons (4.2)	£350
B	Electrician to carry out full electrical test (4.2)	£450
B	Re-fix lightning conduction tape to Tower parapet (4.4)	£150
B	Specialist to carry out test on lightning conduction system (4.5)	£350
C	Fix tighter gauge mesh to bell locarnes to keep out nesting birds (1.4)	£150
C	Replace badly eroded water tabling to Chancel and Vestry gables (1.4)	£10,000
C	Replace badly eroded water tabling near apex of porch gable (1.4)	£1,500
C	Point open joints of chimney to Nave east gable (1.4)	£1,500
C	Check flashings and pointing to North Aisle west gable upstand (1.4)	£500
C	Repoint open joints to tracery in Tower windows (1.7)	£1,500
C	Repoint open joints in tracery to Chancel east window (1.7)	£750
C	Re-bed loose encaustic tiles to Chancel and Sanctuary floors (2.6)	£350
C	Clear debris from floor of Tower (2.6)	DIY
C	Localised plaster repair/ redecoration of North Aisle west and north walls (2.6)	£3,500
D	Rake out / repoint cracks in brickwork to inner faces of Tower walls (1.3)	£500
D	Rake out / repoint open joints in walls where indicated (1.5)	£1,500
D	Replace badly rusted mesh grilles to 4No Aisle windows (1.7)	£3,500
D	Repair internal stone string course to Chancel north wall (2.3)	£1,500
D	Re-plaster & redecorate North wall of Chancel (2.6)	£3,500
D	Localised re-plastering & redecoration of Nave walls (2.6)	£2,500
D	Re-fix brass memorial plaque (2.7)	£50
D	Redecoration of gates and fences (3.2)	£750
D	Repair copings and fill open joints in boundary walls (3.3)	£350
D	Decorate railings to boundary walls (3.3)	£350
E	Consider removing rusting bell (1.3)	DIY
E	Consider replacing missing apex crosses to Nave roof (1.4)	£7,000
E	Replace badly eroded stonework (1.5)	£5,000
E	Consider seeking glazing conservators advice on East window (1.7)	£100
E	Replace rusting mesh grilles to Nave south windows in polycarbonate (1.7)	£10,000
E	Installation of new heating system to cure damp problems (2.6 & 4.1)	£50,000
E	Consider introduction of a wheelchair accessible toilet (2.9)	£20,000
M	Clear gutters bi-annually (1.2)	

6.0 Maintenance recommendations and general advice

Rainwater disposal systems

Clean out gutters and gullies twice per year – late spring, late – Autumn after leaves have fallen.

Painting rainwater goods

Paint every five years min.

Scrape and wire brush to remove rust.

Apply primer/undercoat.

Top coat with 2 coats gloss paint to match stonework.

Use bituminous paint on inside of gutters.

Ironwork to Towers and Belfries

Paint similarly every five years except for bronze bells.

Roof coverings

Check frequency and repair as necessary.

Pointing of masonry

Must be done under the direction of the Church Architect who will advise on the correct mortar mix and method of application. (NB the wrong mortar mix can do more harm than good).

Plasterwork

Loose plaster is a problem in many churches and can be dangerous if large sections fall off the walls or plaster and lath ceilings. Loose sections are not always visible and sometimes can only be identified by tapping. It is advisable to check suspect areas from ladders where possible.

Fire extinguishers

Obtain advice from Local Fire Prevention Officer on the correct type and location.

Fire Safety Advice can be found at www.churchcare.co.uk/building.php?CDE

Enter into a contract for annual maintenance with the supplier.

Electrical Installation

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book. For further details including who is qualified to undertake the inspection please see www.churchcare.co.uk/building.php?CDT

Lightning Protection

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

Heating Installation

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

Organ

Enter into an annual contract for maintenance and tuning.

Asbestos

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on www.churchcare.co.uk/building.php?CDA. The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

Disability Discrimination Act

The PCC should ensure that they have understood their responsibilities under the Disability Discrimination Act 1995. Further details and guidance are available at www.churchcare.co.uk/legal.php?GL.

Health and Safety

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

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found on www.churchcare.co.uk

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on www.churchcare.co.uk and www.shrinkingthefootprint.cofe.anglican.org.

Insurances

Ensure adequate cover is maintained for the full cost of re-building and replacement of contents and ensure this is index linked to cover inflation.

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Badly eroded water tabling to Chancel gable



Mismatched slates to Porch roof



Badly eroded water tabling – Vestry/Organ Chamber



Eroded hood mould over Porch door



Disconnected lightning conduction tape



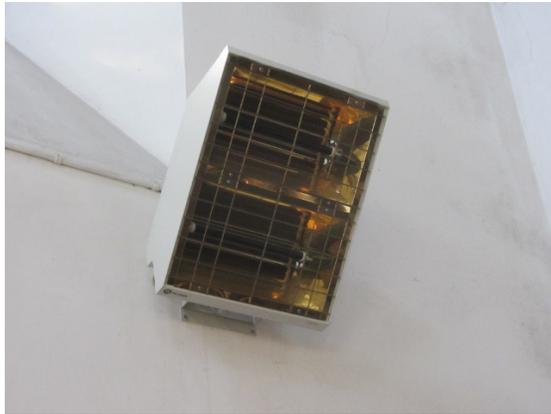
Rusting bell mechanism



Ceiling damage at base of Tower



Plaster removed from Chancel north wall



Halogen wall mounted heater



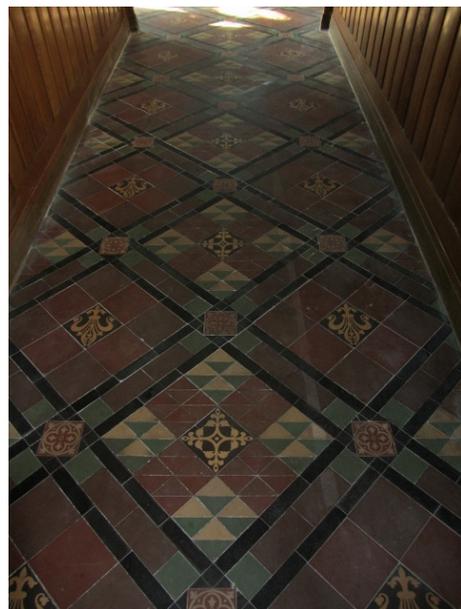
Patch of blistering plaster & paint to Nave S wall



Blistering plaster and paint to North Aisle west wall



Chancel – decorative encaustic tiles



Detail