

**Quinquennial Inspection Report
Parish Church of St Cuthbert, Redhouse, Sunderland
Diocese of Durham**



Report prepared by

David Jowett - Architect, BA, DipArch, RIBA
25 Roseworth Avenue
Gosforth
Newcastle upon Tyne
NE3 1NB
Tel: 07788 710 204
email: david@davidjowett-architect.co.uk

5 May 2021

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1.0 BACKGROUND

- 1.1 Parish Church of St Cuthbert, Redhouse
Rotherham Road
Sunderland
SR5 5QS
- 1.2 Client: The Parochial Church Council of Parish Church of St Cuthbert, Redhouse
Rotherham Road
Sunderland
SR5 5QS
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA
25 Roseworth Avenue
Gosforth
Newcastle upon Tyne
NE3 1NB
Tel: 07788 710 204
email: david@davidjowett-architect.co.uk
- 1.4 Date of Inspection 5 May 2021 at 2:00pm
- 1.5 Weather conditions - cloudy and mostly dry but heavy shower during inspection.
- 1.6 Previous Report 15 December 2015 by Tony Barnes of B3 Architecture.

2.0 EXECUTIVE SUMMARY

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

There are three main issues that need tackling:

1. The flat roofs and rainwater goods need attention in both the short term to ensure they are fully watertight and in the longer term to prevent further deterioration of the concrete and cast iron and, possibly, to introduce insulation.
2. The exterior is in need of redecoration, new windows and a door in certain locations.
3. The WCs need upgrading.

The Log Book is basic and some exemplary guidance from Holy Trinity, Southwick as to how better keep this would be advisable. There is some basic maintenance being missed, such as electrical inspections, emergency lighting testing and lightning-conductor testing.

Overall, the ongoing maintenance of this buildings is currently being undertaken by a small number of people with limited funds and these people should to be applauded for their efforts.

3.0 PREVIOUS REPORT

The previous Report followed the inspections on 15 December 2015 by Tony Barnes: B3 Architecture, 11a Struan Terrace, East Boldon, Tyne & Wear, NE36 OEA.

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

North Elevation

- 1 Inspect and repair concrete soffits to nave/chancel. **Outstanding**
- 1 Clean out and repair gutters . **Outstanding**
- 1 Replace timber fascia to Hall. **Completed**
- 1 Unblock rainwater pipe and gully to main lobby, repair hopper and flashings. **Completed**
- 2 Obtain report on tower fabric from close inspection. **Outstanding**
- 2 Repair concrete coping to tower. **Outstanding**
- 2 Decorate gutters and fall pipes and repaired soffits, include internal gutter faces. **Outstanding**

East Elevation

- 1 Hall :Repair/ Replace fascia board. **Outstanding**
- 1 Hall Repair /Replace boarded infill. **Outstanding**
- 1 Hall: Redecorate all woodwork. **Outstanding**
- 2 Obtain report on tower fabric from close inspection. **Outstanding**
- 2 Attend to roof void vents to chancel south aisle east gables. **Outstanding**

South Elevation

- 1 Clean out, repair guttering and paint. **Outstanding**
- 1 Replace/repair mesh in Tower openings to prevent unauthorised access and birds. **Completed**
- 2 Repair flashing at Tower / Nave abutment. **Outstanding**
- 2 Repoint brickwork around vestry lobby gully, kitchen gully and south east corner vestry / chancel junction. **Outstanding**
- 2 Remove redundant waste pipe clips ,vestry wall. **Completed**
- 2 Refit kitchen waste pipes to discharge into gully. **Completed**
- 2 Check all fall pipes regularly for blockages/ leaking joints and repair. **Outstanding**
- 2 Basement: Inspect regularly for fabric deterioration and repair. **Outstanding**

- 2 Hall: Repair replace rotten fascia. **Outstanding**
- 2 Hall :Replace / repair escape doors , fitting weather moulds at top and bottom. **Completed**
- 2 Hall :Replace plywood panel infill to original window opening, **Completed**
- 2 Hall: Decorate. **Completed**
- 3 Consider Level access at Vestry entrance, Hall /Church lobby entrance and Hall escape doors. **Completed**

West Elevation

- 1 Replace defective gutter sections, remake all joints. **Outstanding**
- 1 Check and ensure that rainwater is diverted away from west verge at base of tower to prevent further deterioration of brickwork. **Outstanding**
- 2 Remove vegetation at base of tower. **Completed**
- 2 Repoint cill stone joints at base of west windows, reseal aggregate panel joints. **Outstanding**
- 2 Hall: Refit windows in neatly formed openings with projecting cills to prevent water ingress, and decorate boarded panels. **Completed**
- 3 Consider gentle cleansing of brickwork to remove algae: seek advice ... do not jet wash. **Outstanding**
- 3 Arrange inspection of tower and finial. **Outstanding**

Nave / Chancel

- 2 Overhaul north entrance doors and fit weather seals Overhaul north door ironmongery for improved security. **Completed**
- 2 Re-bed all loose floor blocks and replace skirting adj. north door. **Completed**
- 2 Overhaul opening window vents to reduce condensation risk Re-bed loose flags in chancel platform. **Outstanding**
- 2 Monitor north wall above entrance for further water ingress from porch roof and advise. **Completed**
- 2 Monitor for water ingress/ condensation around west windows and advise. **Completed**
- 3 Consider condensation channel and drain at base of Chancel windows to remove condensate. **Outstanding**
- 3 Consider Slimlite double glazing units. **Outstanding**
- 3 Consider replacing plaster beads in stainless steel. **Outstanding**
- 3 Arrange for Heating engineer to check all radiators for leaking joints / further corrosion. Consider some replacements. **Completed**
- 3 Monitor east wall for further cracking in plasterwork above Aumbry and advise. **Completed**

Vestry Lobby

- 1 Repair external door to Lobby, consider replacement. **Completed**
- 2 Repair stile and door faces : door from Nave. **Completed**
- 2 Repair wall and ceiling finishes. **Completed**
- 3 Provide threshold seal at door opening to prevent rainwater ingress. **Outstanding**
- 3 Consider replacing plywood infill to fanlight with security glass. **Outstanding**

Vestry

- 2 Repair perished plasterwork at low level, south wall See external. **Completed**
- 3 Consider reinstating original window/ fitting high level opening light for natural light and ventilation. **Outstanding**

Meeting Room / Choir Vestry

- 3 Consider fitting restrictor stays and window locks for improved ventilation and security. **Outstanding**

Kitchen

- 2 Complete plaster repairs behind door, fit skirtings decoration. **Outstanding**
- 2 Secure fire extinguisher and blanket to wall. **Completed**
- 2 Repair vinyl floor covering. **Completed**
- 2 Overhaul windows, replace window catch and replace cracked glass. **Outstanding**
- 3 Consider boxing in pipe work : health and safety. **Outstanding**
- 3 Consider mechanical extract fan. **Outstanding**

Vestibule and Link Lobby

- 1 Replace cracked glass in lh leaf of north entrance doors. **Completed**
- 2 Repair minor damage to ceilings and walls following rewire. **Completed**
- 2 Raise level of mat in mat well: health and safety. **Completed**
- 3 Consider new ironmongery to meeting room doors. **Outstanding**

Female WC/ Disabled persons WC

- 1 Replace broken light. **Outstanding**
- 1 Re-fix grab rail. **Completed**
- 2 Replace worn ironmongery. **Outstanding**
- 2 Seal edges of sheet vinyl floor covering or fit vinyl skirting. **Completed**
- 2 Complete decoration. **Completed**
- 3 Consider mechanical extract on movement sensor. **Outstanding**
- 3 Consider panel heater/ heated towel rail to minimise condensation. **Outstanding**

Male WC

- 2 Replace worn ironmongery. **Outstanding**
- 2 Ease windows. **Outstanding**
- 2 Replace cracked window glass. **Outstanding**
- 3 Consider mechanical extract on movement sensor. **Outstanding**
- 3 Consider panel heater/ heated towel rail to minimise condensation. **Outstanding**

Tower

- 2 Arrange inspection over full height with report and implement actions. **Outstanding**
- 2 Replace mesh guarding in wall openings. **Outstanding**
- 2 Obtain report on bell and hangings. **Outstanding**
- 3 Consider upper level lighting and power points for maintenance. **Outstanding**

Boiler Room (redundant)

- 3 Monitor fabric for deterioration; remove debris and pumping out water as required. **Completed**
- 3 Decorate railings /stair enclosure. **Outstanding**

Hall Interior not inspected (locked)

- 2 Continue annual inspection, and advise, monitoring any fabric deterioration and carrying out repairs. **Completed**

Heating and Plumbing

- 2 Obtain annual service inspection report from registered Gas Safe Engineer. Include radiators and pipe work. **Completed**
- 2 Check and ease stop valves thermostatic valves regularly to ensure easy action in event of emergencies. **Outstanding**
- 2 Check and ease water stopcocks internally and externally to ensure easy action in event of emergencies. **Outstanding**

Electrical

- 2 Obtain inspection report from registered NICEIC electrical contractor. **Outstanding**
- 2 Obtain test notice on earth protection/lightning conductor as part of inspection. **Outstanding**

Site and Externals

- 1 Remove vegetation from gullies and flush out. **Outstanding**
- 2 Overhaul notice board. **Completed**
- 2 Cut grass in south enclosure prune shrubbery to allow maintenance access to fabric. **Completed**
- 2 Flush out manholes annually. **Outstanding**
- 2 Re-level pavings on north side. **Completed**
- 3 Consider ramped access /egress at vestry, link entrances and hall fire exit. **Completed**

Other works carried out since the previous report as listed in Log Book:

2013

New kitchen
New cupboards in small hall
Hall re-wired
Carpeting of East End of Church
Double-doors in link, through to garden, fitted
Glass panels in Church main doors and double doors into link, installed

2014

New boiler and heating system
Ironwork in 'chapel' removed
Pews removed
Chairs from St Bede brought in
Entrance carpets fixed, doors to link installed

2016

PA system and screens installed

2017

Roller blinds in Main Hall installed
New storage room made in Main Hall

2018

Loop system installed
New doors in Main Hall installed
Small hall and toilets decorated
New table, chairs and curtains
New kitchen cupboards in Main Hall

2019

1 Dishwasher in Large Kitchen installed
2 Water Boilers - one in each kitchen - installed
1 Old Water Boiler removed
2 benches (wooden slats & metal frame) for Outdoor use purchased
100 Church chairs removed and replaced with
100 New chairs

2020

6 New chairs (blue with arms) purchased
1 New TV 55 inch, wall brackets and DVD player purchased for the small hall
25 September 2020 Boilers and Cooker serviced
9 December 2020 Fire Extinguishers serviced
24 June 2020 Intruder Alarm serviced

4.0 BRIEF DESCRIPTION OF BUILDING

- 4.1 The church is situated within the Redhouse area of Sunderland, some 2.5 miles north west of the city centre, on the north side of the River Wear. The site, on sloping ground, sits at the junction of Rotherfield Road and Redhill Road, set back from these roads with an open frontage laid mainly to grass.

The church forms part of a group of buildings with a linked church hall to the south west and a vicarage to the east. The site was much larger originally, but an area of land to the south was sold and is now occupied by a residential care home.

This is a 'hall' church with nave and chancel under a continuous low profile curved roof, constructed in 1959 to designs by Cordingly and McIntyre of Durham. It has a reinforced concrete portal frame of seven bays mostly with buff multicoloured brick infill all in Flemish bond, with projecting brickwork detail. It has a concrete barrel vault roof spanning approx 11 metres covered with copper faced felt. Window surrounds in cast concrete with cast concrete and tile infill panels beneath windows

A rectangular plan combining nave and sanctuary, with a curved brick east wall and ancillary accommodation to the south. There is clerestory lighting to the north and south facades, with small supplementary slit windows, below on the north side and a large high west window.

The sanctuary is naturally lit by large vertical lights within the first structural bay on the north and south elevations.

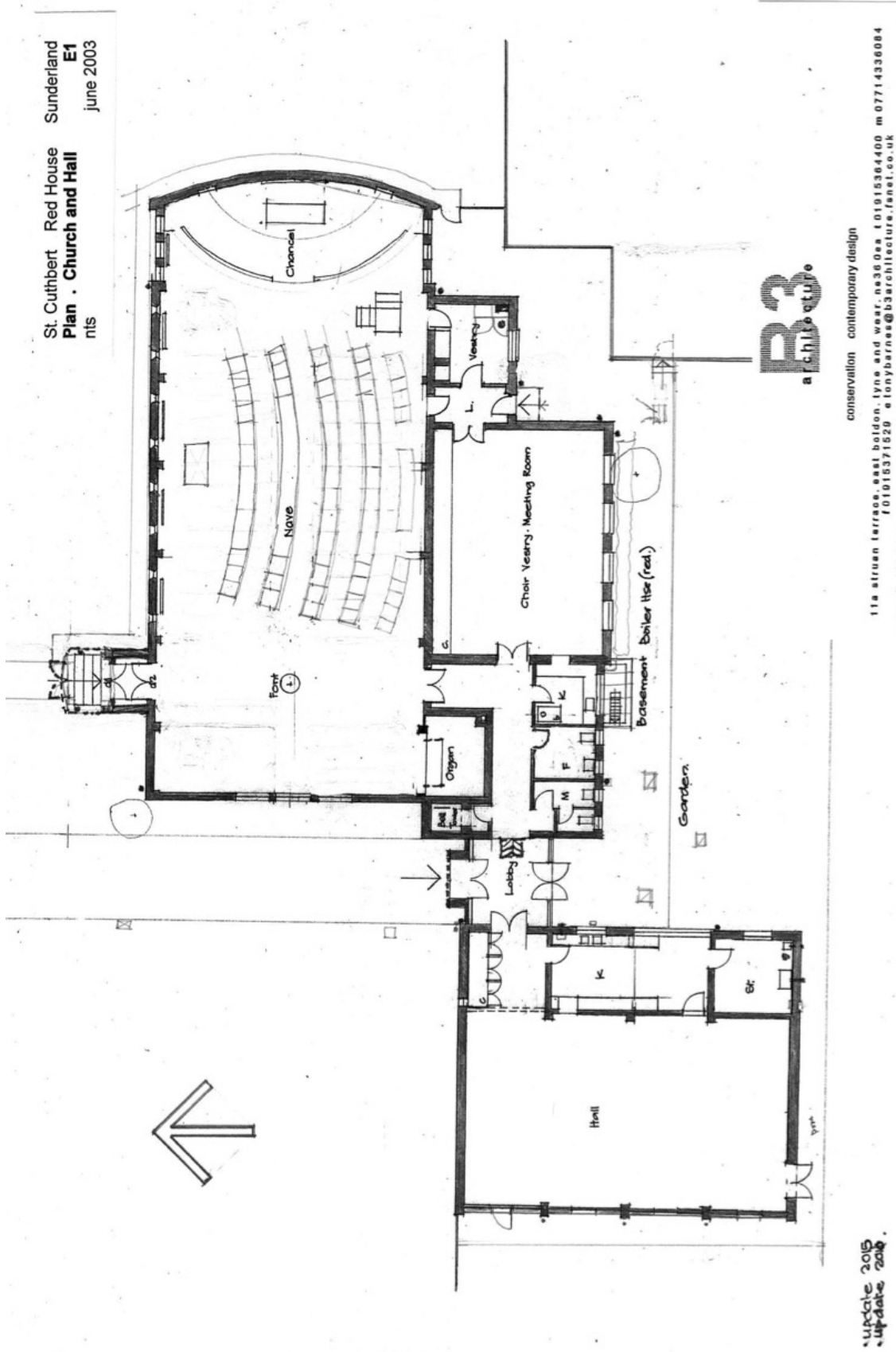
There is an attached brick bell tower with brick and concrete detailing, concrete capping and copper faced spirelet housing one bell at the south west corner. There is a stepped approach to the north porch with projecting canopy in concrete.

The attached ancillary rooms to the south are single storey with flat concrete roofs above walls of brickwork. The linked Church Hall was added c1962, by Bernard Taylor and Associates, a four bay steel structure with load bearing brickwork and infill panels beneath a dual pitched tiled roof. Later amendments to enclose the church/hall link c1979.

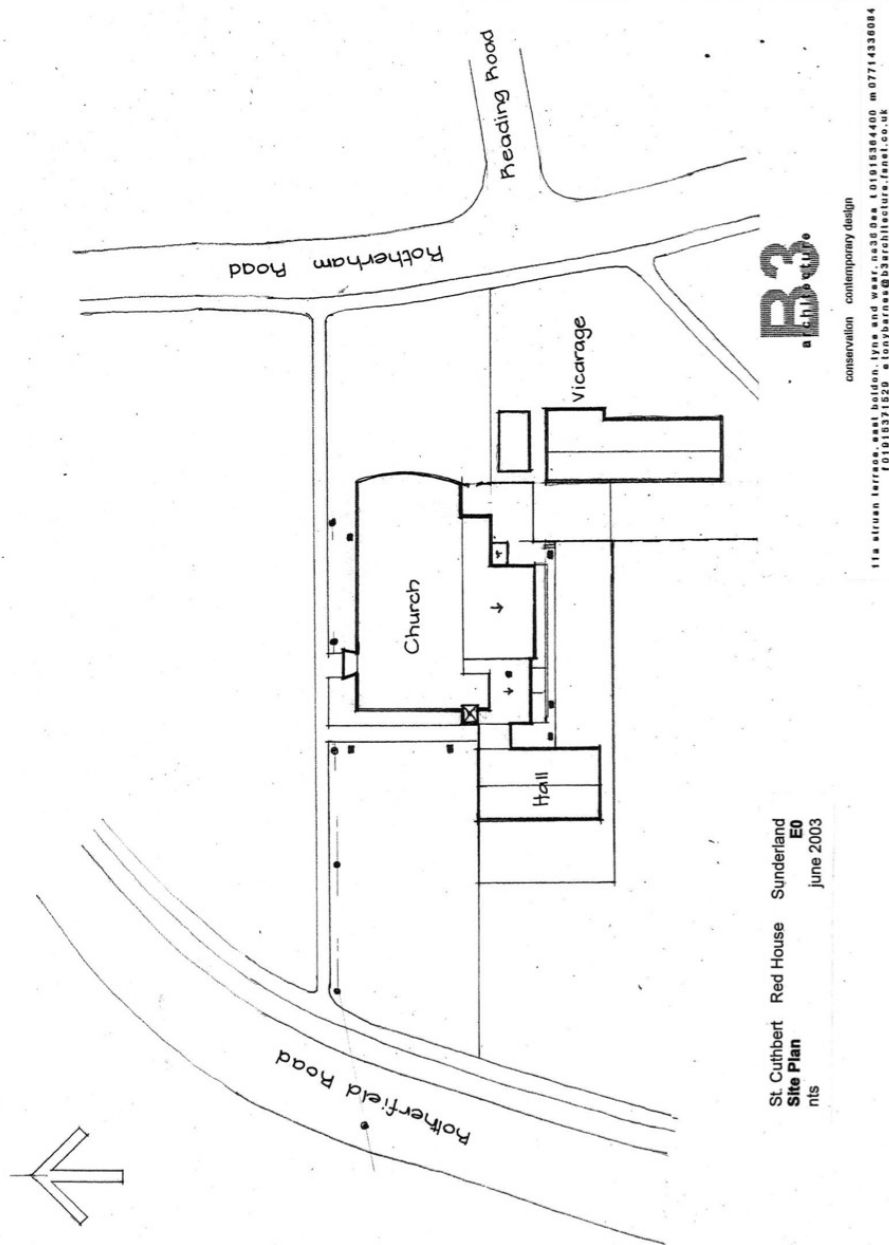
Accommodation comprises Nave and Sanctuary; North Porch; South Entrance Lobby; Vicar's Vestry; Choir Vestry/Meeting Room; Kitchen; WCs; Basement Boiler Room; Tower; West (link) Lobby with Hall access; Hall, Stores and Hall Kitchen.

The Church is unlisted.

5.0 PLAN OF CHURCH



6.0 SITE PLAN OF CHURCH



7.0 MAINTENANCE

Maintenance of the church and grounds lies with the PCC.

8.0 LIMITATIONS OF THE REPORT

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

9.0 EXTERIOR

9.1 ROOF COVERINGS

Description

Curved concrete with copper faced felt to church. Flat concrete with felted finish to ancillary spaces with lead and metal flashings. Timber rafters on trusses to Hall with tiled finish with lead and felt flashings. Concrete to Bell Tower.



Church Roof



Church Roof Patching North Elevation



Church Roof Patching South Elevation



Church Roof Lift Felt North Elevation



Porch Roof



Vicar's Vestry Roof



Choir Vestry/Meeting Room Roof



Hall Link Lobby Roof



Hall Roof

Condition

There are multiply areas of patching to the church copper felted roof in black felt and a flash band patch to the south elevation. There is a lifting strip of felt to the north elevation. The ancillary flat roofs cannot be seen from ground level. The Hall roof is in reasonable condition.

Category B; Requires attention within the next twelve months

Undertake full inspection of felted roofs and flashings by reputable roofing company and implement recommendations. £3,500.00.

Category E; a desirable improvement with no timescale

Consider re-roofing main church roof with insulation.

9.2 RAINWATER GOODS

Description

Rainwater goods are black painted cast iron gutters and rainwater pipes to the Nave and Sanctuary. Cast iron rainwater pipes drain hidden gutters to the ancillary flat roofs to the south. Black UPVC rainwater pipes with hopper heads serve hidden gutters to North Porch and Hall Lobby Link. Black UPVC gutters and black painted cast iron rainwater pipes to the Hall. Rainwater pipes all drain to gullies.



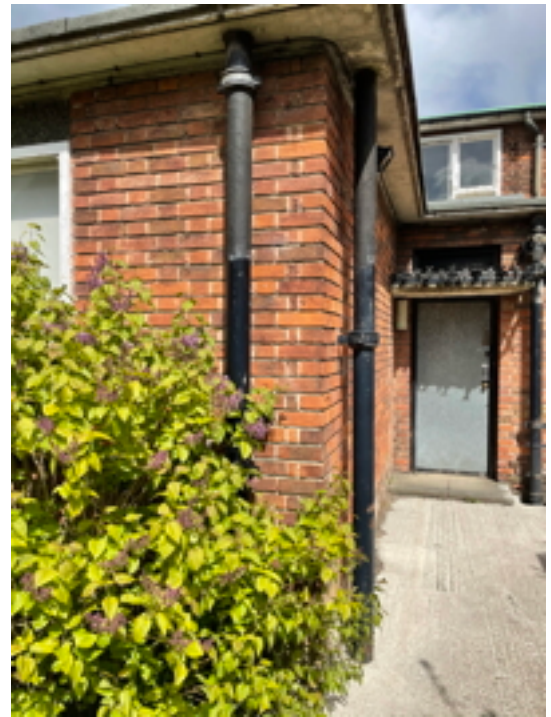
Nave North East Rainwater Pipe



Nave South Rainwater Pipe



WCs South Rainwater Pipe



Choir Vestry/Meeting Room and South Lobby Rainwater Pipes



North Porch Rainwater Pipe



Hall East Rainwater Pipe



Hall West Rainwater Pipe



Hall Lobby Link North Rainwater Pipe

Condition

It was not possible to tell if everything is fully watertight as it was dry at the time of the inspection. However there are clearly issues with the North Porch hopper head; the nave north-east rainwater pipe; the nave gutter south-west end, all of which show signs of leakage.

The rainwater goods all require redecoration. All fixings and joints should be checked over and re-fixed, caulked as necessary. Particular attention is required to decorating the backs of the pipes, which are easily missed.

Repair Needs, Category A; Urgent, requiring immediate attention

Attend to leaking sections of gutter and rainwater pipe £350.00

Category B; Requires attention within the next twelve months

Redecorate rainwater goods. £750.00

9.3 EAVES AND FACIAS AND SPIRELET

Description

Painted concrete eaves to Nave and North Porch. Part painted concrete eaves to ancillary rooms to south. Lead lined verge gutter to Hall behind timber verge board. Timber facias and verge boards to Hall. Copper cover spikelet to West Tower.



Nave North Eaves Spalling Concrete



Nave South East Eaves Probably Spalling Concrete



**Choir Vestry/Meeting Room South
West Eaves Spalling Concrete**



**Vicar's Vestry South East Eaves
Spalling Concrete**



**Hall South East Lead Gutter and
Rotten Eaves**



Hall South East Rotten Verge



Hall Lobby Link Fascia Requires Decoration



Copper Spirelet to West Tower

Condition

Spirelet appears generally sound and in good condition when viewed from ground level.

Category B; Requires attention within the next twelve months

Replace rotten sections of timber verge and eaves to Hall and decorate all fascia and verge boards to Hall and Hall Lobby link. £750.00

Repair Needs, Category D; Requires attention within the next 5 year

Repair all sections of spalling concrete eaves to church and ancillary south roofs and redecorate eaves. Note the repair method for the concrete needs to be carefully specified. £5,000.00

9.4 WALLING AND POINTING

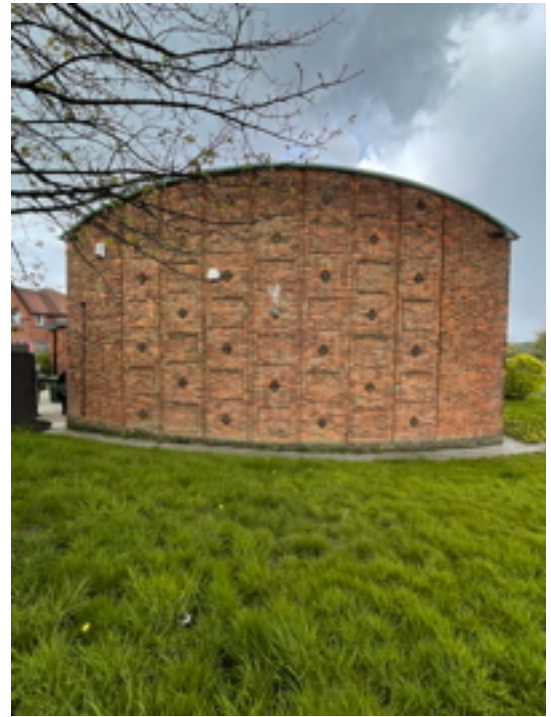
Description

Solid brickwork laid flemish bond to Church and ancillary rooms to south with brick detailing to east and west elevations and concrete infill panels to west elevation. North Porch brickwork laid stack bond. Soldier course brickwork below Sanctuary windows to north and south elevations. Stretcher bond infill to Vicar’s vestry window in poorly match brick.

Brick bell tower with brick, part stack-bonded and concrete detailing. Stretcher course cavity brickwork to Hall Lobby Link and Hall. Some timber and painted blockwork infill to Hall east and west elevations.



Nave West Elevation



Sanctuary East Elevation



North Porch West Elevation



Sanctuary South Elevation



Tower North West Corner Bottom Section



Tower North West Corner Top Section



Vicar's Vestry Blocked-up South Elevation Window



Hall East Elevation



Hall West Elevation Timber and Painted Blockwork Infill



Hall North Elevation



Hall West North West Corner Spalling Brickwork



Nave West North West Elevation Spalling Brickwork



Sanctuary North West Elevation Broken Creasing Tiles

Condition

Overall condition of the brickwork remains satisfactory.

There are a few individual bricks that have spalled badly that should be cut out and replaced.

The timber panelling to the Hall needs redecoration.

Replace broken creasing tiles to base of sanctuary brickwork below windows north and south elevations.

Repair needs, Category B; Requires attention within the next twelve months

Decorate timber panelling to Hall. £500.00.

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

Cut out badly spalled bricks, ie with more than 30% loss of surface depth, and replace with new bricks to match existing. £750.00

Category E; a desirable improvement with no timescale

Replace broken creasing tiles to base of sanctuary brickwork below windows north and south elevations. £1800.00

9.5 WINDOWS AND EXTERNAL DOORS

Description

Rectangular steel framed windows set in cast concrete surrounds to Church at high level to north and south elevations. Small slot windows on north elevation at low level with plastic coloured film. Triple long windows to Sanctuary north and south elevations with plastic coloured film and attached leadwork to some panes. Coloured glass blocks set in concrete surround to west window with polycarbonate protection. Painted timber panel doors to North Porch behind black painted metal gates.

Steel frame windows in brick reveals with coursed tiled cills to Church WCs and Kitchen with wire mesh guards. Steel frame windows in concrete surrounds with coursed tiled cills to Choir Vestry/ Meeting Room. Steel panel on flush door with blacked painted timber frame to South Lobby Entrance. Timber framed panelled timber door to Boiler Room.

White UPVC windows to Hall west elevation. White painted timber windows to Hall east elevation. Timber painted flush doors to Hall south elevation. Brown UPVC windows and glazed doors to Hall Link Lobby south elevation. Roller shutter to Hall Link Lobby north elevation with painted timber flush doors behind.

Brick openings in tower with mesh infill.



North Elevation Nave Windows



North Elevation Sanctuary Windows



South Elevation Sanctuary Windows



South Elevation Nave and Choir Vestry/Meeting Room Windows



South Elevation Church Kitchen Window



Church WCs South Elevation Windows



Hall Link Lobby South Elevation Windows and Doors



Hall Kitchen East Elevation Window



Hall Store East Elevation Window



Hall West Elevation Windows



Hall West Elevation Windows



**Hall Link Lobby North Elevation
Roller Shutter**



Nave West Window



North Porch Doors



South Lobby Door



South Elevation Boiler House Door



Tower Brickwork Openings

Condition

Concrete surround to Church and Ancillary Room windows in need of decoration.

Church WCs and Kitchen windows in need of decoration.

Hall Store and Kitchen windows have rotten window frames and should be replaced with white UPVC as remainder of Hall. Check whether permission is required prior to replacement.

Ideally the majority of windows would be best replaced with double glazed units to reduce heat loss.

Category B; Requires attention within the next twelve months

Replace windows to Hall Store and Kitchen and Boiler House Door. £2,250.00

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

Decorate all concrete surrounds to windows and all timber doors and frames. £5,000.00

Category E; a desirable improvement with no timescale

Consider replacing all windows with double glazed units.

9.6 BELOW GROUND DRAINAGE

Rainwater pipes and waste pipes discharge over clay gullies. There are multiple inspection chambers around the site to the south and west and it is assumed both foul and surface water all connect to drains.



Partly Blocked Gully



Partly Broken Gully



Partly Blocked Gully



Partly Blocked Gully



Partly Broken Gully



Broken Waste Pipe



Leaking Waste Pipe



Missing Concrete Haunching



West Elevation Inspection Chamber



South Elevation Inspection Chambers

Condition

Some gullies partly blocked and some partly broken. Concrete haunching to one pipe missing. Two waste pipes broken or leaking. West elevation inspection chambers not lifted for some considerable time.

Repair Needs, Category A; Urgent, requiring immediate attention

Unblock all gullies and repair waste pipes. £100.00

Category B; Requires attention within the next twelve months

Repair all broken gullies and replace missing concrete haunching. £500.00

Repair Needs, Category M; Routine Maintenance

Lift all inspection chamber covers and rod and purge system annually. £0.00

10.0 INTERIOR

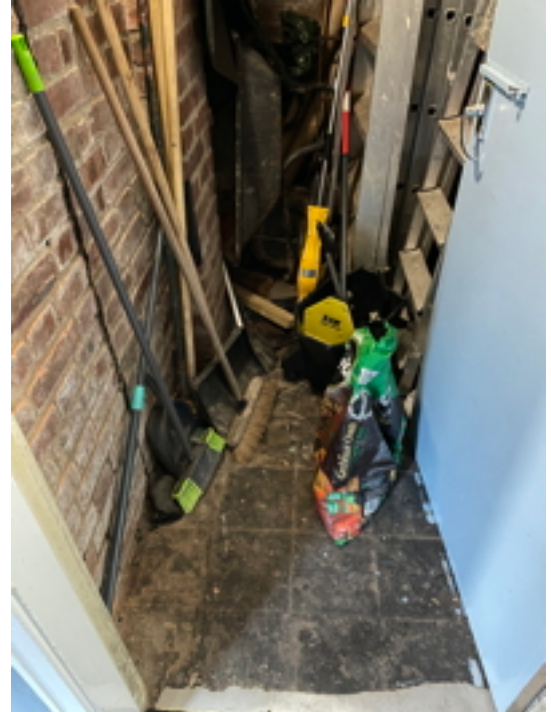
10.1 TOWER

Description

Solid flush door at ground floor entrance. Concrete at ground floor level, previous vinyl tiles now removed. Wooden platform at first floor level. Walls are fairfaced brickwork. High level openings on four sides at bell hanging, with open vents at belfry level having mesh guards internally. Steel rung fixed ladders give access up tower. Single bell but no visible bell pull. Inspected from ground level only.



Tower Access from Ground Level



Tower at Ground Level

Condition

Area now used for storage at ground floor level. No obvious problems when viewed from ground level.

Repair Needs, Category C; Requires attention within the next 2 years

Obtain bell hangers' report and advice on routine maintenance. £300.00

Arrange inspection of tower over full height with report. £500.00

10.2 ROOF

Description

Painted insulation board with taped joints set between curved painted concrete portals.



Roof Looking East



Roof Looking West

Condition

All appear in good condition.

10.3 PANELLING AND DOORS

Description

Varnished oak flush single doors to Vicar's Vestry and South Lobby. Part glazed varnished oak flush double doors to North Porch and Hallway.



Vicar's Vestry Door



South Lobby Door



Hallway Doors



North Porch Doors

Condition

Doors and screens are all in satisfactory condition.

10.4 FLOORS

Description

Wood block in herringbone pattern to Nave and stone flooring to Sanctuary on concrete subfloor.



Herringbone Flooring to Nave



Stone Flooring to Sanctuary

Condition

Wood block would benefit from refinishing.

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

Refinish woodblock flooring to Church. £4,800.00

10.5 INTERNAL WALL FINISHES

Description

Facing brickwork set between concrete portals to Nave and and painted plaster to Sanctuary.

Condition

Some signs of salts to brickwork, notably north west corner below broken gutter and north wall, also east end near damaged rainwater pipe. Further, sign of salts to brickwork below West window indicating leakage around glass. Plasterwork is in satisfactory condition.



Salts to North West Corner Brickwork



Staining to Brickwork Below West Window



Salts to North Wall, East End Brickwork

Category C; Requires attention within the next 2 Years

Repair rainwater goods as outlined above section 9.2 and check pointing externally. Once brickwork has dried out approx 12 months, brush down brickwork to remove salts. £200.00

Inspect west window glazing by specialist and make watertight £2,000.00

10.6 MEMORIALS

Description

West Window to Leonard Richard Borthwick, Doris and Len Borthwick. Organ to Wilfred Birks Trotter, Priest.



West Window Memorial



Organ Memorial

Condition

Inspect West Window as item 10.5 above otherwise all well cared for.

10.7 NORTH ENTRANCE PORCH

Description

Painted plastered walls and ceiling. The porch floor is wood block in herringbone pattern. Sunken entrance mat.

Condition

Wood block flooring would benefit from refinishing. External doors require redecoration. Mat level should be raised to same level as wood block as it currently causes a trip hazard.



North Porch



North Porch

Category B; Requires attention within the next twelve months

Level mat well. £20.00

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

Refinish woodblock flooring. £200.00

Decorate external doors £50.00

10.8 VICAR'S VESTRY

Description

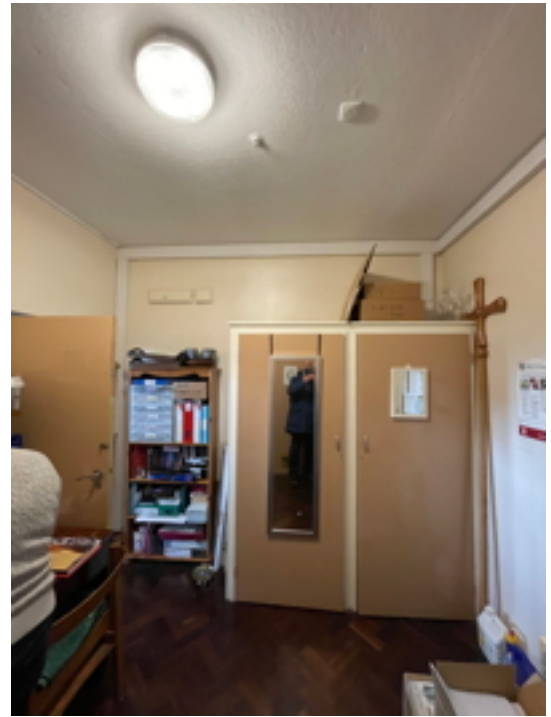
Painted plastered walls. Painted fibre board ceiling. The Vestry floor is wood block in herringbone pattern. Painted flush door. Contains the safe. Incoming service meter and distribution board in cupboard.

Condition

The Vicar's Vestry is generally in satisfactory condition.



Vicar's Vestry



Vicar's Vestry

10.9 SOUTH LOBBY

Description

Painted plastered walls. Painted fibre board ceiling. The South Lobby floor is wood block in herringbone pattern. Painted flush doors.



South Lobby Looking South



South Lobby Looking North

Condition

The South Lobby is generally in satisfactory condition but the woodblock floor would benefit from refinishing.

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

Refinish woodblock flooring. £300.00

10.10 CHOIR VESTRY/MEETING ROOM

Painted plastered walls. Painted fibre board ceiling. The Vestry/Meeting Room floor is wood block in herringbone pattern. Painted flush doors. Fitted cupboards to north wall.



Choir Vestry/Meeting Room



Choir Vestry/Meeting Room

Condition

The Choir Vestry/Meeting Room is generally in satisfactory condition but the woodblock floor would benefit from refinishing.

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

Refinish woodblock flooring. £750.00

10.11 ACCESSIBLE WC

Description

Painted plastered walls and ceilings. No slip vinyl flooring. Painted flush doors.



Accessible WC



Accessible WC

Condition

The Accessible WC does not meet current standards for an accessible WC. It is in need of general modernisation and decoration. It would be better fitted with wall mounted baby-change unit

Category C; Requires attention within the next 2 years

Re-fit accessible WC including Baby Change Unit. £10,000.00

10.12 WC

Description

Painted, plastered walls and ceilings. No-slip vinyl flooring. Painted flush doors.



WC



WC

Condition

The WC is in need of general modernisation and decoration. It should be fitted with a wall mounted Baby Change Unit.

Category C; Requires attention within the next 2 years

Re-fit WC including Baby Change Unit. £9,000.00

10.13 CHURCH KITCHEN

Description

Painted, plastered walls and ceilings. No-slip vinyl flooring. Painted flush doors. Units replaced 2013.

Condition

The Church Kitchen is in generally satisfactory condition. There is a missing section of skirting to the right hand side of the door that should be replaced. For Health and Safety reasons, it would be better fitted with a wall-mounted water boiler.

Category C; Requires attention within the next 2 years

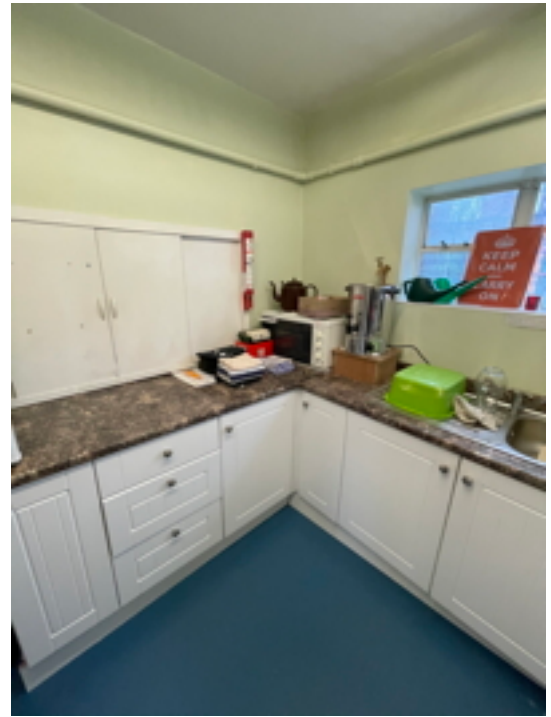
Replace missing skirting. £75.00

Category E; a desirable improvement with no timescale

Fit wall-mounted water boiler. £1,500.00.



Kitchen



Kitchen

10.14 NAVE TO HALL HALLWAY

Painted, plastered walls. Painted fibre board ceiling. No-slip vinyl flooring. Painted flush door.



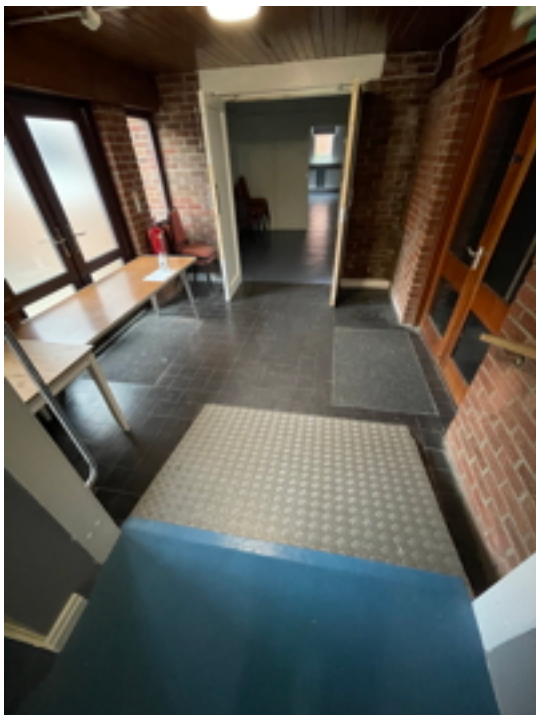
Nave to Hall Hallway

Condition

The Nave to Hall Hallway is in generally satisfactory condition.

10.15 HALL LINK LOBBY

Facing brickwork walls. Timber boarded ceiling. Black tiled floor with fitted mat wells to external doors. Metal fixed ramp up to Nave to Hall Hallway.



Hall Link Lobby Looking West



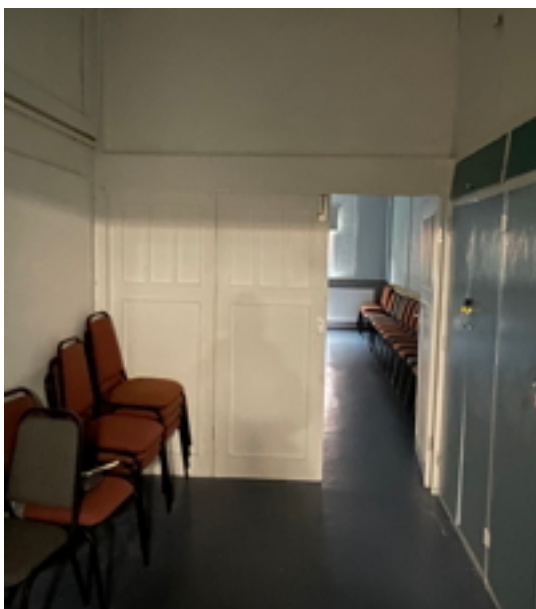
Hall Link Lobby Looking East

Condition

The Hall Link Lobby is in generally satisfactory condition.

10.15 HALL LOBBY

Description



Hall Lobby Looking West

Painted, plaster walls and ceiling. No-slip vinyl flooring. Painted panelled doors. Fitted cupboards to north wall.

Condition

The Hall Lobby is in generally satisfactory condition.

10.16 HALL

Description

Painted blockwork walls and brickwork piers. Painted boarded ceiling. Vinyl flooring.



Hall Looking South



Hall Looking North West

Condition

The Hall is in generally satisfactory condition.

10.17 HALL KITCHEN

Description

Painted blockwork walls, part tiled. Painted boarded ceiling with exposed painted timber rafters. Vinyl flooring. Painted flush door. Range of kitchen units with 2 sinks, fridge, microwave, water boiler, 8 ring gas cooker.

Condition

The Hall Kitchen is in generally satisfactory condition. For Health and Safety reasons it would be better fitted with a wall mounted water boiler.



Hall Kitchen Looking South



Hall Kitchen Looking North

Category E; a desirable improvement with no timescale

Fit wall-mounted water boiler. £1,500.00.

10.17 HALL STORE

Description

Painted blockwork walls. Boarded ceiling with exposed timber rafters. Vinyl flooring. Painted flush door. Contains wall mounted boiler and gas meter.

Condition

The Hall Store is in generally satisfactory condition.



Hall Store Looking South

10.19 BOILER ROOM

Description

Below the Church Kitchen, now disused. Contains pipework and pump for heating system. Concrete and exposed brickwork walls. Concrete ceiling and door. Approached from external fixed metal ladder secured with metal mesh cage. Sump with pump to floor.



Boiler Room with Pump



Boiler Room with Sump



Boiler Room Ladder and Handrail

Condition

The handrail to the external steps is rotten and should be replaced. Clean rubbish from landing at foot of ladder.

Repair Needs, Category B; Requires attention within the next 12 months

Replace handrail and clear rubbish. £200.00

10.20 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

Description

Oak east end altar table with oak altar rail with paired balusters and curved rail to Sanctuary with assorted candle sticks and small tables and stools.

Wooden north side altar table and with wooden assorted chairs and wooden lectern.

Loose chairs with cushions.

Pulpit polished oak to south east corner.

Font black painted metal work base with stone top with metal work lid to west end.

Children's Corner to west end with assorted tables and shelves.

Assorted hangings to south and west walls



East Altar



North Altar



Pulpit



Font



South Wall Hangings



West End Hangings



West End Children's Corner

Condition

All are in satisfactory condition.

10.21 ORGAN

Description

Organ is situated to the south west end of the nave within a recess. It is a two manual organ by Vincent of Sunderland, 1967.

There was no Organ Tuner's Book visible. Further details at <https://www.npor.org.uk/NPORView.html?RI=D06404>.



Condition

Believed to be in working order.

Category B; Requires attention within the next twelve months

Supply Organ Tuner's Book if none already available. £10.00

11.0 CHURCH ENVIRONS

11.1 BOUNDARY FENCES AND GATES

Description

Close boarded fencing to east, south and west rear boundary. Some sections to south and west painted in multiple colours. Black painted metal gate to south east corner gives access to rear sections of site. Front boundaries all open.



South East Boundary Fencing



South Boundary Fencing



West Boundary Fencing



South West Boundary Fencing



South East Corner Gate

Condition

All generally in satisfactory condition. One missing fence panel to south east boundary fence

Category B, Requires attention within the next twelve months

Replace missing fence panel £30.00.

11.2 NOTICEBOARD

Description

To north west corner of side.



Condition

The Noticeboard is in satisfactory condition but is difficult to read from the pavement.

Category E; a desirable improvement with no timescale

Consider moving noticeboard nearer to pavement and pathway.

11.3 PATHS AND LANDSCAPING

Description

The north boundary is a flagged pathway running parallel with the north elevation of the church. A concrete pathway leads to the Hall Link Lobby. A blocked paved pathway lead to the North Porch. A small concrete pathway leads round the north and east elevations of the church to the gate at the south east corner. All landscaping to the north, east and west elevations of the church is grass.

A concrete pathway leads round the south of the church where there is an enclosed raised garden newly set out. There are paved pathways to the east, south and west of the Hall and grass to the south and west of the Hall.



Pathway Running East West



Pathway to Hall



Pathway to North Porch



Pathway to North Elevation



North West Grassed Area



North East Grassed Area



Raised Garden to South



Raised Garden to South



Grass and Paving to Hall West Elevation

Condition

All is generally in satisfactory condition but the grass was not yet cut. I was informed that this was imminent. The flagged and block paved areas have many weeds.

Repair Needs, Category A; Urgent, requiring immediate attention

Remove weeds for flags and paving. Consider using vinegar or mechanical means before weed killer. £30.00

11.4 TREES

Description

There are two large deciduous trees to the east of the Church. There are some small deciduous trees to the south west corner of the raised garden.



Trees to East of Church



Trees to Raised Garden

Condition

The trees generally all appear to be in satisfactory condition. The trees should all be inspected by a qualified tree surgeon every five years, and pruned in accordance with their recommendations.

Repair Needs, Category M; Routine Maintenance

Maintain the trees generally with regular pruning as advised by qualified tree surgeon and arrange tree survey on a 5 yearly basis by qualified tree surgeon. £0.00

12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

12.1 HEATING

Description

The main church heating comprises a Potterton Gold WH65 74Kw, wall-hung combi boiler in the Church Kitchen, serving the church with a flue through the Church Kitchen south wall and the pump in the boiler house below. It was last noted in the log book as serviced 25 September 2020. The boiler feeds a series of cast iron radiators generally around the perimeter of the building through steel pipework. It provides hot water to the WCs and Church Kitchen.

The Hall Heating comprises a Baxi Solo 24HE 24Kw wall-mounted boiler in the Hall Store with a flue through the south wall. There is a Main Medway Super wall-mounted water heat in the Hall Kitchen. It was last noted in the log book as serviced 25 September 2020. The boiler feeds a series of pressed steel radiators generally around the perimeter of the building through copper pipework.

The gas meter is in Hall Store.



Church Boiler



Church Radiator



Hall Boiler



Hall Radiator

Condition

All appears to be in generally satisfactory order. Some signs of leakage to cast iron radiators in church.

Repair Needs; Category M, Routine Maintenance

Monitor cast iron radiators and associated pipework for signs of leakage.

12.2 ELECTRICAL INSTALLATION

Description

The electrical supply comes in to the Vicar’s Vestry cupboard and was reported to be recently rewired in the 2015 Quinquennial.

Wiring in the church is generally concealed with white plastic sockets. Wiring is generally surface fixed in plastic trucking with metal sockets in the Hall.

In the church there are pendant lights. There are fluorescent type, and compact fluorescent type lights, to other areas.

There is an emergency lighting system.



Church Lighting



Compact Fluorescent Type Lighting



Fluorescent Type Lighting



Emergency Lighting



Typical Church Socket



Typical Hall Socket

Condition

According to the log Book there is no record of an electrical test being undertaken in the last 5 years and it is therefore overdue. There is no record of the fire detection system having been tested in the Log Book.

Repair Needs, Category A; Urgent, requiring immediate attention

Electrical system must be tested immediately and then every five years and a copy of the test certificate kept with the Log Book. £300.00

Repair Needs, Category M; Routine Maintenance

Have fire detection system serviced on an annual basis.

12.3 INSULATION AND AIR LEAKAGE

Description

It is not apparent that there is any insulation to the building. The North Porch provides a draught lobby.

The building does not appear unduly draughty.

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

Consider whether insulation could be provided and/or upgraded, eg double-glazed windows; roof insulation below roofing felt; external insulation and render system to Church Hall; warm roof with insulation to Hall.

12.4 WATER SUPPLY

Description

The incoming mains supply is in the WCs.

Condition

All appears to be in working order.

12.5 SOUND SYSTEM AND HEARING LOOP AND VISUAL DISPLAY

There is a Sound System in the church installed 2016 with moveable lectern microphones, facilities for radio microphones, a Hearing Loop installed 2018 and mixer desk with wall mounted speakers.

There is a visual display system with two TVs on the north elevation wall. There is a further 55-inch TV and DVD player on the Meeting Room east wall.



Church TVs



Meeting Room TV and DVD



Church Speaker



Audio Visual Housing Unit

Condition

All appears to be in working order.

12.6 FIRE PROTECTION

Description

Fire protection is provided by fire extinguishers which were last noted in the Log Book as serviced 9 December 2020 by Safe and Sure. There is an emergency lighting system but no record of servicing in the Log Book.

A secondary means of escape to the outside is provided to the Church, Choir Vestry/Meeting Room and Hall.

Condition

All appears to be in working order.

12.7 LIGHTNING CONDUCTOR

There is a lightning conductor on the Tower West Wall.

Condition

There is no record of it having been tested in the Log Book

Repair Needs, Category A; Urgent, requiring immediate attention

Arrange Lightning Conductor Test and thereafter 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. £250.00.

12.8 SECURITY

The locks to church all appear satisfactory from a security point of view. Safe in Vestry. Anti-Climb devices to all flat roofs. Metal gates and screen to North Porch. Intruder alarm fitted, last noted as serviced 24 June 2020 by AWM Alarms.

Condition

All appears to be satisfactory.

12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES

Description

Permanent level access is provided to the building through the South Lobby and the Hall Link Lobby.

There is no wheelchair-accessible WC. There is a hearing loop system. The internal decor to the building generally provides reasonably contrasting colours which is helpful for the visually impaired. The artificial lighting is satisfactory so that those who are visually impaired should not experience too much difficulty in this area. Large print copies of service sheets and hymn books where used should be provided for the visually impaired.

Condition

All appears to be satisfactory except lack of wheelchair-accessible WC.

Repair Needs, Category C; Requires attention within the next 2 years

Provide Wheelchair-Accessible WC as item 10.11

13.0 SUMMARY OF REPAIRS

Repair Needs, Category A; Urgent, requiring immediate attention

Attend to leaking section of gutter and rainwater pipe £350.00

Unblock all gullies and repair waste pipes. £100.00

Remove weeds for flags and paving. Consider using vinegar or mechanical means before weed killer. £30.00

Electrical system must be tested immediately and then every five years and a copy of the test certificate kept with the Log Book. £300.00

Arrange Lightning Conductor Test and thereafter 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. £250.00

Category B; Requires attention within the next twelve months

Undertake full inspection of felted roofs and flashings by reputable roofing company and implement recommendations. £3,500.00

Redecorate rainwater goods. £750.00

Replace rotten sections of timber verge and eaves to Hall and decorate all fascia and verge boards to Hall and Hall Lobby link. £750.00

Decorate timber panelling to Hall. £500.00

Replace windows to Hall Store and Kitchen and Boiler House Door. £2,250.00

Repair all broken gullies and replace missing concrete haunching. £500.00

Level North Porch mat well. £20.00

Replace Boiler Room access ladder handrail and clear rubbish. £200.00

Supply Organ Tuners Book if none already available. £10.00

Replace missing fence panel £30.00

Category C; Requires attention within the next 2 years

Obtain bell hangers report and advice on routine maintenance. £300.00

Arrange inspection of tower over full height with report. £500.00

Repair rainwater goods as outlined above section 9.2 and check pointing externally. Once brickwork has dried out approx 12 months, brush down brickwork to remove salts. £200.00

Inspect west window glazing by specialist and make watertight £2,000.00

Refit accessible WC including Baby Change Unit. £10,000.00

Refit WC including Baby Change unit. £9,000.00

Replace missing skirting to Church Kitchen. £75.00

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

Repair all sections of spalling concrete eaves to church and ancillary south roofs and redecorate eaves. Note the repair method for the concrete needs to be carefully specified. £5,000.00

Cut out badly spalled bricks, ie., more than 30% loss of surface depth, and replace with new bricks to match existing. £750.00

Decorate all concrete surrounds to windows and all timber doors and frames. £5,000.00

Refinish woodblock flooring to Church. £4,800.00

Refinish woodblock flooring to North Porch. £200.00

Decorate external doors to North Porch. £50.00

Refinish woodblock flooring to South Lobby. £300.00

Refinish woodblock flooring to Choir Vestry/Meeting Room. £750.00

Category E; a desirable improvement with no timescale

Consider re-roofing main church roof with insulation

Replace broken creasing tiles to base of sanctuary brickwork below window north and south elevations. £1800.00

Consider replacing all windows with double-glazed units

Fit wall-mounted water boiler to Church Kitchen. £1,500.00

Fit wall-mounted water boiler to Hall Kitchen. £1,500.00

Consider moving noticeboard nearer to pavement and pathway

Consider whether insulation could be provided and/or upgraded, eg double-glazed windows; roof insulation below roofing felt; external insulation and render system to Church Hall; warm roof with insulation to Hall

Repair Needs, Category M; Routine Maintenance

Lift all inspection chamber covers, and rod and purge system annually. £0.00

Maintain the trees generally with regular pruning as advised by qualified tree surgeon and arrange tree survey on a 5-yearly basis by qualified tree surgeon. £0.00

Have fire detection system serviced on an annual basis

14.0 ROUTINE MAINTENANCE PLAN

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

14.1 RAINWATER GOODS AND DRAINS

Gutters and Downpipes

Clear away leaves and debris regularly

Consider fitting bird/leaf guards.

Gullies

Clean gullies regularly and remove any silt and debris.

Clear any blockages using drain rods.

Empty any silt traps every three months.

Soakaways

Check for silting or contamination every few months or so.

Remove any silt deposits when the soakaway chamber is empty.

14.2 ROOFS

Natural Slate

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

Ridges

Use mastic or repair tapes as an emergency measure until a proper repair can be carried out.

Consider having heating tapes fitted in inaccessible gutters.

Roof Valleys and Parapet Gutters

Clear debris from roof valleys and parapet gutters at least twice a year.

Clear away snow from parapet and valley gutters in the winter.

Flashings

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

Bellcote

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

14.3 WALLS

Structural Issues

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

Report significant changes in any cracks to your architect or surveyor.

Masonry

Clean gullies regularly and remove any silt and debris

Clear any blockages using drain rods

Empty any silt traps every three months

Timber

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

Plants

Clear away plant growth from around the building

Consider removing ivy and other climbing plants

Ground levels, Air bricks and Ventilators

Clean air bricks or ventilators if necessary

Consider fitting fine mesh behind the ventilator to exclude rodents and insects

14.4 DOORS AND WINDOWS

Doors

Lubricate door ironmongery

Check the security of any locks

Timber Windows

Ensure that the integrity of paint finishes is maintained by repainting timber windows every few years

Make sure that windows can be opened easily so that the building can be ventilated

Lubricate window ironmongery

Check the security of any locks

Metal Windows

Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years

Make sure that windows can be opened easily so that the building can be ventilated

Lubricate window ironmongery

Check the security of any locks

Leaded Windows

Make sure that windows can be opened easily so that the building can be ventilated

Clear away any dirt from condensation drainage channels

Ferramenta

Check for silting or contamination every few months or so

Remove any silt deposits when the soakaway chamber is empty

External Joinery

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

14.5 INSIDE THE BUILDING

Bells and Bell Frames

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

Ceilings

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

Internal Walls

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

Organs

Consider keeping a tuner's logbook.

14.6 SERVICES**Plumbing**

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

Electrical Systems

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

Heating Systems

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

Fire Safety

Test and clean smoke alarms regularly

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

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

15.0 ADVICE TO THE PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **Fire Safety Advice** can be found at <http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance/index.aspx>
- **Electrical Installation**
Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book. For further details please see <https://www.ecclesiastical.com/risk-management/church-electrical-wiring/>.
- **Heating Installation**
A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.
- **Lightning Protection**
Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.
- **Asbestos**
A suitable and sufficient assessment should be made as to whether asbestos is, or is liable to be, present in the premises. Further details on asbestos are available at <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>. The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.
- **Equality Act 2010**
The PCC should ensure that they have understood their responsibilities under the The Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/guidance-advice/making-changes-to-your-building/detailed-advice/disabled-access>
- **Health and Safety**
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**
The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats>.

Trees, Bells and Organs

The Church Building Council has prepared the following factsheets:

Trees

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/eafeb641c40a88e3e20e70d2e2d254c9a6f6ac28.pdf>

Bells

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/5d956a7eef3eb6e41cfed5690363b0b16d63935e.pdf>

Organs

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/ab01e8a6f0f019e8282fcc2f09aa7b7ab16a9b23.pdf>

- **Sustainable buildings**
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of their building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available at <http://www.churchcare.co.uk/shrinking-the-footprint>.