

Diocese of Durham

# REKENDYKE St JUDE

St Jude's Terrace, South Shields  
(115)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

## QUINQUENNIAL REPORT

on the architect's inspection on

**6 May 2021**

Archdeaconry Sunderland

Deanery Jarrow

an unlisted building

not in a conservation area

Priest in Charge Revd Kate Boardman



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## **PART ONE**

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and gallery levels. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. An Asbestos Management Survey May 2012 seen in the records found only one possible asbestos containing material (pad under stainless steel sink) but no asbestos was found in a sample taken so it is reasonable to say there are no such materials unless wholly concealed.

### **Brief description**

3. Built 1886 by J H Morton of South Shields. Chancel fittings 1936 by Hicks and Charlewood. Otherwise unaltered apart from removal of some pews, the addition of a Nave altar and organ removed from chamber on N side and replacement installed on W balcony.
4. Nave with clerestory, Aisles, Chancel with faceted apse Sanctuary, all under a continuous roof. W balcony and lean-to Porches at SW and NW. Former N Organ chamber (now Clergy Vestry) and S Vestry with passage to an external door.  
Red brick with sandstone windows, doors and buttress caps. Welsh slate roofs with slate and timber bell turret over Chancel step. Whole interior brightly painted including brick walls and stone arcades, windows and internal hoodmoulds. Painted roof boards and exposed trusses on stone corbels.
5. Small grounds fenced from the former vicarage gardens at E.

### **Recent structural history**

6. Previously recorded:
  - 1982 whole roof reslated including new felt, lead flashings and bell turret repairs
  - 1984 oak panelling at SE of Sanctuary renewed after dry rot and chemical treatment of the wall behind
  - 1989 dry rot found in roofs of both Aisles, splice repairs of some Aisle truss ends, new wall plates
  - 1991 W window reglazed
  - 1995 plastic repairs of masonry at S and N window surrounds
  - 1995 balcony altered from raking pews to flat floor and organ from Cockerton installed
  - 1997 old organ and asbestos lagging removed and new Sacristy formed in organ space by adding three new oak panels to extend existing screen, new oak door and frame, carpet and lights
  - 1999 polycarbonate window protection added

Since 2000

Remains of organ motor and housing removed

Pipes in boiler house lagged

Glass repairs at S Porch, N Aisle and S clerestory

2003 Floor blocks refixed at W end of N Aisle and under stair

2005 new lighting

New gas boiler with stainless flue in the stone chimney

Clerestory SW window remade with added saddle bars

Replacement of whole sandstone bottom Chancel step

2008 plinth caps in half of the two E bays of the S Aisle renewed in sandstone

A Log Book kept from 2010 only.

A door from short passage formerly connecting Vestry to Vicarage bricked up.

Repair of S Nave roof after storm damage

2017 Pointing of part of N Aisle wall

Also since 2016:

Carpet tiles removed from in front of the Chancel steps

New Tarmac path along S side

SW sign refurbished

### Summary of structural condition

7. The building is at rest. Two very minor cracks in the N Nave brick joints are just visible inside each side of the W truss. Old cracks with no sign of present movement.
8. The fabric remains mainly in good order. The high Nave gutters on brick corbels are difficult to maintain. Any gutter leaks are difficult to see and an immediate risk to the roof timbers. The wardens should observe frequently for signs of leaks inside or outside.

## PART TWO

### DETAILED DESCRIPTION OF THE EXTERIOR

#### Roofs

9. Welsh slate with clay ridges and hips at E apse facets. Lead cover flashings at W gable upstand and abutment of Vestry to Chancel. Lead valleys at the short slate return to the buttressed chimney on the Chancel wall.
10. Painted metal valley W of Vestry. Zinc apron flashings at top of S Aisle complete but a length under one downpipe is loose. Mortar fillets at ends of Aisles.
11. The whole roof relaid in 1982-3 and the Aisles part opened again during timber repairs in 1989.
12. The turret and most slates appear in good order. One S Nave slate slips near the W end of ridge. One N Nave slate begins to slip. Scattered S Aisle slates have broken corners.
13. At N the accessible low Clergy Vestry valleys are roofing felt which is understandable given lead theft but felt has limited life. No sign of present trouble but eventual replacement in permanent material such as stainless steel would be wise.

#### Bell Turret

14. On the ridge over the Chancel step a slated timber framed turret with four louvre panels. Appears in good condition after repairs in 1999.



## Rainwater System, Drainage

15. The long level gutters are prone to silting and blockage, needing clearance at least once a year. The high gutters (Chancel and Nave) are very difficult to reach. During the inspection all gutters were being cleared of silt and thick plant growth by motorised suction pipe from ground level.



Gutter choked by plants before clearance at the inspection



Trench against N Aisle refilling

16. Cast aluminium gutters are bracketed to the roof wall plates and bedded on mortar on brick corbels at the wall heads. At the Aisles the mortar was removed to improve ventilation at the time of the rot repairs. Aluminium more prone to temperature movement than cast iron. Appear to be jointed with mastic which does not have the flexibility of polysulphide.
17. Six downpipes from each Nave clerestory gutter (five of them discharge over the Aisle slates) so the water load on the Aisle slates is spread.
18. The S Nave gutter lacks paint at the joints which appear to have been filled. Plants grow in damp bricks under the third outlet from W end so an apparent leak.
19. At S Aisle window stone decay under one gutter joint and plants growing in eave brick joints show at least this gutter joint needs prompt flexible sealing.
20. Elsewhere gutter paint fair except at N Aisle joints which are all corroded. This gutter appears to have overflowed especially under the 2<sup>nd</sup> Nave downpipe from the Nave E end (before the gutter clearance on the day of inspection).
21. The Vestry E gutter has no end cap but is stopped by a zinc sheet sealed with silicon rubber. It should be checked for leaks from time to time after rain.
22. The ground channel along the N side previously dug out to keep the Aisle wall dry begins to fill with debris and rubbish again. Like the gullies it should be kept clear.

## Walls, Buttresses, Chimney

23. Red brick with sandstone watertables, buttress caps and dressings. Scattered spalling of brick surfaces and patches of open joints, especially:
- many open joints in N clerestory wall and its buttress under the turret
  - scattered open joints at the N gable of the Clergy Vestry and a joint in its water table
  - at E end of the N Aisle N wall and at its W end
  - at scattered joints in the W end of the S wall of the S Aisle
  - minor open joints at parts of the chimney and S side of the Chancel over the Vestry ridge
  - minor open joints left after part pointing of the Chancel apse corners
  - open joints at the E side of the S Vestry

24. Deeper brick damage at the eave corbel brickwork at the E end of the N Aisle and down the NE corner of the Chancel apse are no worse than at the last inspection and are probably frost damage from saturated bricks before the 1982 roof and gutter works. Both areas seem sheltered enough not to let water into the core of the walls. No repair seems needed.
25. In contrast the next panel of the N Aisle brickwork (between the Aisle's two E windows) has much more brick and pointing damage than previously - probably frost damage of brickwork saturated due to overflow from a blocked gutter.



Para 25



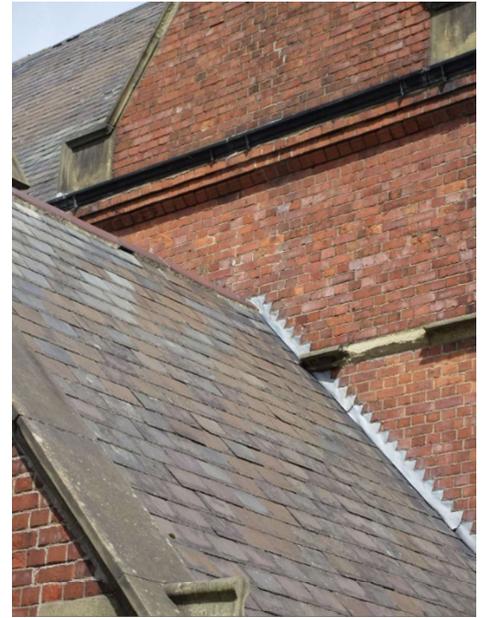
Para 26

26. The large W gable is mainly good but there is damp over the N spring of the arch of the great window, shown by two plants growing out of the wall and several decaying bricks. Cause not clear. Modern pointing of the N watertable joints over appears sound. The brick decay may have started before the joint repair. The S watertable joints appear slightly open. Unfortunately in this exposed position decayed bricks will tend to let water and frost into the wall core, spreading decay. Despite the expense of access, local brick replacement (and checking of watertable pointing) may be a good investment before long. Might be combined with window hoodmould replacements (para 37).

27. A sapling grows against the Chancel apse SE wall.

28. The Chancel walls have been drilled at low level for an injected chemical damp proof course.

29. The Chimney cap stones are cramped together with stainless steel. Its W supporter stone decays from its bottom edge.



para 29

30. The Vestry gable kneeler stone sides have old mortar repairs, part lost at the side of the W kneeler. The stone E face of the E kneeler decays, perhaps due to soaking from the end of the gutter (para 21).



Vestry kneelers

31. The brick plinths are capped with sandstone. At the W end the plinth cap joints are open. Decayed stone at E side of Vestry. Some stone renewals at S Aisle but most have sound older mortar repairs.

**Bell Turret, Bells**

32. Two bells (1 cwt and 2 cwt) recorded rehung 1999 with new stainless steel bolts to existing iron yoke bars fixed to new stainless angles screwed to the timber frame. Clappers freed and given new cords in new plastic/stainless marine pulleys to floor level. The turret louvres appear sound. Stout plastic bird mesh. Cills under louvres recovered, Buttresses lead capped.

### Window and Door Openings, String Course

33. Paired two light sandstone windows with simple tracery in the Clerestories and Aisles and in the passage to the former vicarage. In the Chancel taller mullioned and transomed windows. A very large perpendicular W window in a four centred arch.

34. Many windows have aged mortar repairs of the stone which appear in sound condition but parts the remaining stonework continues to decay. At S clerestory there is slow decay of four arch spring stones (especially each side of the gutter outlet over plant growth) (para 18). Repairs in the 1990's of the N and S windows appear sound.



para 34

35. Chancel embellished with continuous stone string course/hoodmoulds over the windows. Some loss of mouldings at parts of both. String at NE corner mostly missing.

36. At Sanctuary E and SE windows some stone loss at the transoms and mullions and at about 25% of the reveal stones. The Sanctuary NE window has eroded reveals down one side. Little change.



37. The large W window is very exposed to the weather but overall remains in sound condition. Its protective hoodmould has been mortar repaired, perhaps decades ago. Both mortar and stone mouldings have lost material since those repairs and parts are missing but there is no visible further loss since the last inspection.

Similarly about 50% of the arch stones with carved floret decoration have surface decay, deepest at the arch ends. No visible change since last inspection.

The damage can be repaired with new durable matching stone, the priority being the missing hoodmoulds.



38. The remainder of the W window – reveals and tracery (obscured by mesh) appears good. Two open joints in the stone cill should be pointed.

39. The W door arches are fair.

At the N door the top N reveal is cracked, apparently by pressure from the (rusting?) hinge pintel.



#### **External Iron and Wood**

40. The doors are sound but the paint is worn.

## DETAILED DESCRIPTION OF THE INTERIOR

### Roof timbers

41. Visible timbers are the ties of ten Nave scissor trusses, a pair of hammer beam trusses under the turret, two Chancel trusses and half trusses at the apse. Half have long braces down to stone corbels to spread the loads. The rafters, purlins and most parts of the trusses are concealed by plaster.
42. The exposed Aisle purlins rest on principal rafters and half trusses corbelled from the arcades. Six steel splice repairs from 1989. No visible defect.
43. Vestry timbers concealed. High hatch not entered. Clergy Vestry roof is fully concealed above flat and sloping plaster so likely to be coupled rafters. No hatch. No sign of defect at either.

### Ceilings

44. Plaster in good condition. At Chancel deeply embossed patterned paper (favoured by Morton) on the plaster may originally have been picked out with decorative paint.

### Arcades, Masonry

45. Octagonal stone columns and chamfered four centred arches. Matt paint at capitals and shafts, eggshell on bases. Sound except rising damp trapped behind the paint shows as:
  - Most base paint is hollow and parts of the paint and stone surface is missing at SE respond and all three S bases, slightly less at N arcade
  - Worst is NE respond where decay reaches up into the lower two stones of the half shaft behind the pulpit, spreading sand on the respond base and the pulpit floor





Paint and stone loss outside and inside the pulpit continues slowly

**Partitions, Doors, Panelling**

46. At the head of the Vestry/passage door frame cracked timber caused by the 1983 dry rot was left in place after chemical treatment and painted over. Other doors and frames are sound.

47. Oak panelling lines the lower Chancel walls. Half the S side was renewed after the same rot.

**Plaster, Decoration**

48. Small paint flakes show the brick walls were formerly painted brick red. They are now emulsioned eggshell white with details, timbers and ceiling plaster painted in lively colours, mainly in good condition.

49. Flaked paint at a few scattered bricks in all walls of the Chancel, at low level in the NW porch and at top middle of the N clerestory  
 at SE corner of the S Aisle  
 at low level at the W end of the S Aisle  
 and damp bricks show through the paint  
 above the 2<sup>nd</sup> pair of S Aisle windows from W end (plants outside para 19)  
 above the 2<sup>nd</sup> pair of N Aisle windows from W end  
 between the 1<sup>st</sup> and 2<sup>nd</sup> pair N Aisle windows from E end (pointing missing outside para 25)



S mid



NE

50. Small losses of ceiling paint at the middle of the NW and SW porches and mid way along the Nave

## Ventilation

51. No deliberate ventilation is needed. The solid floors need no ventilation.
52. Excessive ventilation at the Aisle eaves (left open to ensure no repeat of dry rot) could be reduced by filling above the inner face of the wallhead.

## Glazing, Protection

53. E over high altar – Christ in Majesty, Crucifixion and SS Simon and Jude 1<sup>st</sup> war memorial in good condition though some dirt. Inaccessible behind reredos.
54. N & S Sanctuary windows are pale mixed coloured leaded cast rectangular glass ('quarries') with red border in simple tracery. Slightly dirty.
55. Aisles and Porches have simple leaded cast glass with blue borders. Most with three saddle bars, some two. Minor cracks in the long borders and especially around the tracery. Some cracked glass held in place with adhesive film.  
Four S side and three N side pieces have small holes, some puttied to block draughts. Some dirt.  
N Aisle fourth light from W end is bowed out and has a poor putty repair, stippled glass and part painted glass in place of two quarries. It looks poor but is waterproof.
56. W window similar coloured quarries appear sound.
57. In middle of W wall under balcony sound stained glass S John the Baptist entirely renewed 1971 after damage. Side windows in lower W end as Aisles, minor cracks. Dirty.
58. Clerestory glass as Aisles but many distorted at borders (see typical photo) and all dirty.  
S – in middle pair one quarry is crudely patched and looks poor  
N – the W light has only one supporting saddle bar but appears intact  
Counting internally from left these lights are distorted down at least one edge, in a few cases with slight gaps between glass and lead :  
S – lights 9, 10, 11, 13, 14, 15, 17, 18  
N – lights 1, 3, 4, 10, 12, 13, 18



59. Vestry and Clergy Vestry roundel are similar to Aisles but sound except minor cracks in top of Vestry middle and in Clergy Vestry generally.
60. Sanctuary, N clerestories and all S side protected by polycarbonate on ventilating brass clips. Clouded by sunlight. Some dirt.
61. W window, N Aisle and Clergy Vestry windows protected by galvanised mesh, some rust.  
The three small low W windows have both galvanised mesh and polycarbonate.

## Floors, Chancel Riser, Rails, Gallery Stair

62. Chancel floors granolithic in two colours with minor cracks. A centre carpet runner. Softwood platforms under the choir stalls. Painted stone steps.
63. A good oak communion rail. Wide gates, dragging slightly on the carpet.
64. The painted stone riser N of the Chancel steps and its returns each end of the three Chancel steps have lost paint and stone decay due to rising damp slowly progresses. The lowest stone step was replaced due to damp damage.



65. In front of the Chancel riser a strip of exposed flags, now dry to the touch.
66. A large patterned carpet surrounds the Nave altar, partly on the same flags and partly on large herringbone woodblocks where pews have been removed. More patterned carpet on the centre aisle. Corners lifted have rubber underlay, which may prevent evaporation from the floor, forcing damp into the columns.
67. Thin green carpet runners are stuck down to the solid aisle walkways, under the gallery and around the font. The adhesive may be some barrier to rising vapour. Grano sound except cracked under the NE corner of the gallery.
68. Small W Gallery occupied by the organ. Stained softwood stair sound.

## Rising damp

69. Churches of this age were built before damp proof courses were normal in walls and floors. The principle was that provided rainwater was drained away from the building, water vapour from the damp ground under the building would slowly rise through the stone, bricks and floors and evaporate harmlessly provided no modern membrane is added under any part and no finish (such as some paints or rubber carpet backings) is used which would either be a barrier (driving more vapour through other parts of the building), or themselves be damaged by damp such as most plasters and paints.
70. It appears that St Jude has lost that delicate balance. Symptoms are
- Past damp damage of the bottom Chancel step
  - Damp damage in the stone risers each side of the Chancel steps
  - Loss of paint and stone at the arcade columns and their E responds, especially behind the pulpit
71. Since the last report carpet tiles forming a moisture barrier in front of the Chancel steps have been removed, a useful improvement.  
As well as keeping the gullies and ground channel along the N Aisle clear to reduce damp in the ground other steps to promote desirable general evaporation would be:
- Remove any rubber underlay under the carpet around the Nave altar
  - Remove the paint from the stone risers
  - Remove the paint from the column bases and E responds if practical (this will cause further stone loss but leaving the paint will cause deeper long term damage).

### **Reredos, Furnishings, Organ**

72. Four altars, all open wooden tables with similar frontals, all sound. Painted wooden tracery at high altar reredos. Low dais and communion rails at Nave altar.
73. Two side altars make the ends of the Aisles into side lit Chapels. The N Lady Chapel altar has sound gaily painted riddle posts and curtains. The S Chapel has well painted board reredos with plaster statue.
74. Oak stalls, brass eagle lectern, carved oak pulpit and frontal box. A painted stone or composition font. Varnished softwood pews. All sound.
75. Small Nelson two manual pipe organ rebuilt on balcony 1995 and reported serviced regularly but used infrequently.

### **Heating**

76. Gas boiler and froststat in basement under the Vestry. The concrete vaulted chamber is tidy and dry without sump or drain. A pump and bypass on the single circuit. Boiler air inlet in door. System reasonably effective but all such churches are prone to cold draughts dropping from the clerestories and W window.



77. Twin 4" cast iron pipes around the church perimeter except a single pipe in the Chancel with grill over a trench behind the high altar. Banks of four pipes as radiators in the Aisles and under the balcony. A pipe repair close to the W wall.
78. A lesser copper circuit to a Vestry radiator is lagged in the boiler room.

### **Electrical**

79. Meters over lobby in the S Porch. Mostly rewired 2005. A periodic test report May 2012 said whole system including retained parts 'satisfactory'. No later report seen.
80. Neat surface MICC wiring except at connections to Aisle lights.  
Low energy globe lamps in four chandeliers in the Chancel, eight in the Nave.  
Eight floods in the Aisles, one not working.  
Narrow spots on the walls light the high altar, hanging crucifix over Chancel steps and Organ. If more emphasis is needed the spots might be doubled or changed to more powerful.  
Low energy ceiling lights under the gallery.  
Metal clad 13A sockets.  
Microphones and wall speakers.

### **Lightning Conductor**

81. An intact looking copper air rod and cable conductor from the turret bonded to cables  
- along the Chancel ridge and down SE corner of the Chancel to ground and  
- across the N Chancel slates to the E side of the Clergy Vestry with low level protection but too overgrown to see how it enters the ground.  
No visible earth rod covers.
82. Test certificate May 2015 says upgraded then by adding the second (SE) down tape and tested satisfactory at 4.8 and 7.9 ohms resistances.

**Fire Precautions**

- 83. Good escape in three directions.
- 84. Extinguishers all serviced February 2021
  - Organ            2kg CO<sub>2</sub>
  - Vestry outside door      2kg CO<sub>2</sub>
  - Vestry            6 litre foam
  - NW porch        2kg CO<sub>2</sub>

In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

**Water and Sanitary facilities**

- 85. A cold supply to the Vestry sink with an electric spray heater.

**Access and use by people with disabilities**

- 86. The flag approach to the NW Porch is ramped up slightly for good wheelchair access to the Nave and Aisles which is sufficient as the Nave altar is usable by all. Access would be universal if the same were done at the SW door which is in general use.
- 87. Accessible wc in the near-by hall.

**Security**

- 88. Five lever mortice deadlocks and shoot bolts at the stout outer doors. Two wall safes in the Vestry. The low windows are the weak point.

**Grounds, boundaries, signs, paths, trees**

- 89. Grounds all sides, largest at S. Beds and grass need some maintenance. Used to be continuous with the vicarage which was sold, now fenced off
- 90. Boundaries good except high brick wall along pavement at S leans in severely, lacks a few bricks and parts are poorly pointed with plant growth on top. No obvious change but partial collapse (onto the church's private lawn) is possible at any time.



para 90



South brick boundary wall decays with significant lean inwards, despite thin piers

91. Tarmac path S of the church has been replaced with good brick edging.

92. A paved W forecourt faces the main road. Steel gates at the boundary wall have fair paint. Older gates by the Aisle corners have some rust needing treatment and paint.



93. A sign with openable glazed front by the SW door in a wood and steel frame is in good order.

### **Archaeology**

94. Consultation with the local authority archaeologist indicates that the church and its site are not of archaeological importance

### **General comments**

95. A soundly built and looked after church. The parish is to be commended.

96. Damage by rising damp is hard to prevent completely but can be reduced by constant attention to rainwater disposal and letting evaporation inside happen as widely as possible.

## **PART THREE**

### RECOMMENDATIONS in order of priority

#### **For immediate action**

Dismantle and remake one S Nave gutter joint and one at S Aisle with beds of flexible polysulphide	18, 19, 34, 49
Treat and paint steel gates at NW and SW corners of church	92

#### **For completion within 18 months**

Refix part of head flashing at S Aisle roof	10
Refix two slipping Nave slates	12
Rake and repoint N Aisle bricks between two E windows	25, 49
Dig out sapling against the apse wall	27
Obtain a new periodic electrical system test report	79 and Addendum
Obtain a new Lightning Conductor test report	82 and Addendum
Reduce and repair S boundary wall or rebuild with better buttresses	90

#### **For completion within five years**

At W gable piece in damaged bricks and repoint above N end of window arch perhaps with renewal of damaged hoodmoulds	26, 37
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#### **Desirable improvements**

Paint external doors	40
Chemically remove paint from internal stone risers, column bases and responds including at the pulpit to ease evaporation	45, 64, 69 - 71
Clean glass, repair minor broken glass. renew clouded protection	53 – 55, 57 – 60

#### **Recommendations on Maintenance and Care**

Clear gutters, gullies and N ground channel at least once a year	15, 22, 25
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## **ADDENDUM to the SURVEY REPORT**

### **Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991**

**PURPOSE OF REPORT** This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

**LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

**MAINTENANCE** Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

**HEATING INSTALLATION** A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

**ELECTRICAL** The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book.** The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.

To check registration with NICEIC and ECA see [www.electricalsafetyregister.com](http://www.electricalsafetyregister.com)

**LIGHTNING CONDUCTOR** Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

**CHURCH WARDENS' INSPECTION** Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

The British Standard earth resistance is 10 ohms but the insurer EIG regards 15 Ohms as acceptable.

**PEOPLE WITH DISABILITIES** 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

**INSURANCE** The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.