Diocese of Durham

ALL SAINTS SOUTH SHIELDS

Boldon Lane West Harton
(111)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

QUINQUENNIAL REPORT

on the architect's inspection on

25 July 2025

Sunderland Archdeaconry

Jarrow Deanery

an unlisted building

not in a conservation area

Incumbent the Revd Mervyn Thompson

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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 level and ladders. 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. No material seen is likely to contain asbestos and the history of the church is such that asbestos is unlikely to be present. However the organ blower box, a common site of asbestos linings, was not seen. Any proposal to alter or remove the organ should take account of that risk.
   However this report is not a survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see advice on the churchcare website.
   If a survey is needed because of future work and not previously done, a specialist surveyor should be approached.

Brief description

3. An open rectangular site on Boldon Lane, near the southern edge of South Shields. Bounded by two side streets and to E by the vicarage garden.

4. Designed by C Hodgson Fowler, built in 1887. Nave without aisles, narrower Chancel, NE Vestry, organ chamber and basement boiler room. Solid sandstone and slate.

5. In 1996 a W Porch and the Nave W window were removed and a two storey extension added, in cavity artificial stone and natural slate reusing the former W window.
   The window arch was left open and an upper social room was formed partly in the extension and partly in the W bay of the Nave, divided by an acoustic glazed screen. An upper Kitchen, small lift and lower entrance lobbies, coffee bar and wcs. A softwood framed W Porch with Sarnafil roof.

Recent structural history

6. Significant work since 2000 shown in a former log book :

2000	Nave and Sanctuary windows reglazed and protection added
	Vestry door strengthened after theft of safe. New safe.
2001	Vestry rewired from a spur at W end of Nave, new security light at Vestry door
	Lightning conductor checked
2002	Loop installed and sound system renewed by Tony Atkinson Assoc

7. The present log book includes :

2010	internal refurbishment including
	breaking out and relaying the whole Sanctuary floor and steps on a new stone base
	cleaning and redecoration of the whole interior including
	removal of telltales and crack filling after monitoring of internal tell-tales verified that structural movement had finished
	latex cleaning of all interior masonry
	washing inside of all glass
	rewiring and relighting
	new frontal chest and cupboard at W end of Nave, repair of pulpit floor
	change of oak communion rail to new brass rail and handrails at pulpit and Chancel steps
	recarpeting
	vestry and organ chamber glazing renewed
2012	arch at N Porch rebuilt, room refurbished and new W entry doors fitted
2015	extension boiler replaced, ladies floor replaced
2016	three light fittings replaced
2018	porch, entry and wcs painted inside and out
	sinks resealed
2020	whole church cleaned including kitchen extract
	gullies cleared, outside tap fitted
2021	both kitchen taps replaced and waste repaired
	cellar gate replaced and railings painted
	all lamps changed for more light and glasses cleaned
	vestry roof repairs – new slates, soakers, flashings, gutter, pipe
2022	W porch painted, locks replaced, cellar door repaired and painted
	new notice board and vicars board
	lift call renewed
2025	drone survey of roof, gutters, turret and lightning conductor

Summary of structural condition

8. A history of movement and monitoring at the E end and Organ chamber in 1990's included shoring and strengthening of the Chancel NE buttress and shoring of the internal arch between N Porch and Organ chamber. The arch had spread because the Organ N gable had part subsided and leaned outward.

9. An engineer's structural appraisal in September 2000 (seen at previous inspection) mentioned previous reports, not seen. Movement then appeared stopped though not reversed since the removal in 1998 of a black poplar from the vicarage garden and two from near the N side of the Vestry and Organ chamber. No other action was recorded.

10. Monitoring of telltales and the pattern of cracking then visible is recorded in the 2010 quinquennial which concluded movement had stopped. The telltales were removed in 2010, the cracks filled and painted and the shored arch in the N Porch rebuilt. Most cracks have not reappeared and the arch has not reopened so the church can be regarded as stable apart from slight widening of a minor diagonal crack over the Organ side of the arch. However the Organ chamber remains distorted with cracked joints outside.

11. An exception is the small N entry Porch where movement away from the Organ chamber and Nave continues. It is so small that complete rebuilding on a better foundation or using a different plan may be best policy,

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

12. Nave, Chancel, Organ chamber and Vestry all reslated 1986 in new natural purple-grey Penryn welsh slate on new battens and felt. Lead cover flashings over soakers at abutments of Chancel to Nave and at low gable upstands. Clay ridges. Generally sound.

13. Chancel has one broken slate N side near top E end and one missing S side near SE corner.

14. N good. S Nave good but one slate broken near turret.

15. Organ chamber slate sound but outward movement of the W side of the gable has pulled apart the cover flashings and lead soakers, leaving a short gap where there may be some leakage, not visible inside.
No clear change since last inspection but one stretched soaker is now slumped flat.

W side of Organ Chamber – lead flashings pulled apart show the gable has moved away from the slate roof

16. An inaccessible short lead tapered gutter between the Organ chamber and Nave gable. Over organ so trouble inside caused by blockage would be hard to see. Cleaning say every two years would be a wise precaution.

17. Lead flashings at the low N Porch roof

18. Two slates at the Vestry top course are held in lead clips under a painted lead flashing.

19. Extension covered in natural welsh slate said to be on Cellotex insulation as sarking to suit the sloping ceilings, requiring no ventilation. Clay ridge and lead abutment flashings.
Sound except two S slates near top middle are slipping and part of the N flashing against the church hangs loose.

20. The low W porch roof is dark grey Sarnafil with integral gutter and two outlets. The Sarna is dressed over the W window sill and appears sound.

Rainwater System, Drainage

21. Church half round cast iron gutters on brackets with round pipes. Paint generally sound but rust at several joints.

22. The S Nave and S Chancel gutters show some rust but appear sound.

23. At N Nave some rust at joints, one mid joint open and leaking.

24. The Organ E gutter is rusting. Under the W gutter green streaked stone suggests a leak.
The N Porch plastic gutter appears sound.

25. At W extension ogee gutters and square aluminium downpipes. The S gutter W end stop is missing. Moss on the buttress below shows spillage.
Plastic downpipes from the W Porch.

26. All church gullies are choked.
Annual cleaning of gutters and gullies and flushing of drains is needed.

27. The extension gullies and 100mm foul drains combine with earlier drains from the church gullies and connect to public sewer.

Walls, Buttresses, Chimney

28. The church is solid squared random rock faced sandstone with dressed quoins and set backs. Plinths at buttresses only. Slate and bitumen damp proof course about 75 above tarmac level. The stones show some surface decay but it does not appear to get worse.

29. Cracks at the N half of the E gable are little changed.
A very minor diagonal crack in joints from the bottom NE corner to the N window sill.
A much wider crack in joints and stones through the bottom of the N buttress, caused by past local subsidence, may be slightly wider. It should be grouted and pointed in lime mortar a) to show clearly in future whether movement continues and b) to keep out weather which may be widening the cracks by very slow decay of the exposed internal surfaces.

NE buttress

stone decay next to over-hard pointing under the E window

and under the string course near the N buttress

30. Otherwise E gable and Vestry E wall stone fair but some minor open joints and decay behind hard modern pointing spread over some stones which tends to accelerate stone decay. Some stones are losing their whole faces, especially in the buttress sides and at harder pointing. For example the pointing of a patch under the string course near the N buttress is now forward of the decaying stones.
Further open joints at the exposed gable peak and some watertables.
A skilled mason should rake and point the whole gable, buttresses, parts of the window tracery and Vestry E wall in low strength lime mortar to protect the stone and reveal any future movement.

31. S Chancel wall is generally sound but wide hard pointing at vertical joints and stones at former movement under the middle of the E window. Repair pointing cracked again.
Some decay in the E sill and the course under it.

32. Nave E gable and N Nave fair except open joints in the N buttress plinths.
Nave W gable (over extension) pointing fair but watertable and peak joints open with some stone decay.
Former W cross missing.

33. S Nave fair but slight vertical cracks under the SW window and slight surface decay especially at the more exposed buttresses. Buttress decay would be slowed if hard pointing were removed and buttresses repointed in suitable lime mortar.

34. On the Organ Chamber linked twin octagonal chimney flues on a sloping base with drip over two courses of plain dressed stone. The caps and base seem sound with very minor further loss of surface.
The three course octagonal flues have old render repairs, are decaying from open joints but seem stable. Many joints open, especially at W where the two sloping base stones are decayed with an open hole between them.
No visible lean.

35. Both flues have gas terminals on top. If a future change of boiler makes the flues redundant there could be a case to demolish the chimney and cap it over.

From NW – two N flue stones decaying and hole and open joint between sloped cap on base

From SE

36. Under the chimney a patch of deeply weathered open joints and decayed stones in the top of the gable are beyond repointing and need stone replacements to keep out the weather and the chimney stable.

37. Organ gable watertable joints open (one with fern growing) and one watertable out of alignment, perhaps due to the movement. General walling fair but some open joints especially at the old diagonal structural crack full height of the gable.
Pointing the watertables and open joints would slow decay and show any further movement.

38. Wide diagonal cracks remain in the Organ W wall and N gable (see paras 8 - 10 for history). Both have been pointed in cement mortar and seem stable.

39. Movement of the small N Porch continues. It lacks any bond to the Nave where a wide cement mortar vertical joint is again cracked away from the Nave wall, widest at top.
Further crack at the recent filling of a wide joint at the N end of the door lintel. Together with plaster cracks these show that the Porch continues slow rotation away from the Nave and Organ Chamber, suggesting both poor foundation and lack of bond to the building
The Porch is so small that the most economic answer would be to take it down and rebuild it on proper founds. If preferred an alternative would be a larger Porch with more inside (wc etc?) similar to my drawing 111/2 July 2004 in the church archive.

40. Vestry N wall fair but cement pointing of diagonal crack is part missing. Minor open joints only. Retaining wall at boiler room steps repointed 2010.

41. The 1994 west extension is buff/grey artificial stone. The original drawings show cavity walls of artificial stone, cavity part filled with insulation and ties to concrete inner blocks. Reinforced concrete strip founds. Slight settlement away from the Nave shows as vertical cracks in the butt joint pointing both sides, about 20mm wide at top. The cracks show the edges of vertical damp proof courses.
With plaster cracks inside this confirms the 1994 drawings in church which show no structural anchors tying the extension walls to the church stonework.

Cracked joint at N side

Cracked joint at S side

42. A 1993 site plan before the extension was built shows all the present trees on the church land existed then apart from a small cherry NW of the extension which has been removed.
A small Whitebeam tree close to the SW corner of the west extension may be near enough to shrink the subsoil in a dry year sufficient to cause building movement. A tree surgeon's advice may be justified.

Bell turret, Bell

43. A graceful small octagonal turret near the W end of the Nave ridge is timber framed with lead clad dome and base and external plastic bird mesh over traceried timber openings.
About half of the mesh is missing or loose.
One S lead panel is missing, exposing timber diagonal rolls and boards.
The remaining exposed timber parts need paint.
Otherwise appears sound though no close access. The exposed timber will decay if left unprotected and the time comes for general repair and painting from scaffold.

44. The Diocesan bell register says All Saints has one bell of about 1890. A bell in the turret is said to have been refurbished in 1979 but is not now ringable. Its bell rope with collar through the suspended ceiling hangs in the upper meeting room.
It may be the corroded bell with lever now in the cellar.
If the turret is scaffolded for repair the Diocesan bells advisor should be invited to use it for his free advice on what needs to be done to bring the bell back into use.

Window and Door Openings

45. E window plate tracery is braced by its own buttress.
    Some open joints and minor decay at bottom of two mullions. Open joints and very minor decay in top of hood mould and parts of the two moulded string courses need pointing.

46. SE Chancel window arch and sill are slightly out of alignment due to past settlement.
    Other traceried windows are sound but many narrow joints are open and should be carefully pointed soon to prevent decay starting from the joints.
    The large repositioned perpendicular W window has some renewed tracery and appears sound.

47. At the N Porch a former broken moulded door reveal was replaced to match. The moulded lintel is sound and stable but remains displaced by the movement which broke the reveal stone.

External Iron and Wood

48. Delicate iron cross on turret seems sound.

49. The W entrance painted softwood glazed doors and framing are sound. The large doors have been replaced at reduced size. They open outward and are held by large purpose-made bottom bolts.

50. The painted Vestry door is sound after metal reinforcement on the lock side.
    A disused painted flush door with heavy lock in a second N opening, plastered over inside, seems sound.
    Boiler house stair railings are rusting in parts.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

51. Four exposed painted Nave trusses are wind braced to the lower purlins. Five concealed Chancel trusses appear only as curved ribs below the barrel ceiling. In Vestry main rafter and purlin. All appear sound.

Ceilings

52. At **Chancel** a barrel of painted plaster panels between moulded timber ribs and trusses. An old photo and faint traces show they were formerly highly decorated with stencilling.
    Now a single silver fleur-de-lys in each panel on a mustard ground between grey/white ribs. Sound.

53. The **Nave** ceiling is deep red painted plaster in white ribs following the roof slope. At the modern W balcony room the upper ceiling is concealed by a suspended ceiling.

54. In the **Vestry** sloping plaster painted mustard. Good.

55. The **Organ** chamber ceiling is hidden above a modern plaster ceiling with hatch to storage space over the passage.

56. **N Porch** sloping ceiling is intact despite widening cracking away from the walls at all sides. Further vertical cracks at N wall and N side of outer door.

Cracked plaster at all sides of the N Porch

Hairline crack at Organ side of arch to N Porch (para 10)

57. In the **upper extension** flat and sloping suspended and painted plaster ceilings are sound except one tile missing.

58. Water marks by the bell rope suggest a little water enters at the turret. Another mark further E under the ridge.

59. In the **extension ground floor** textured suspended ceilings (good except water marked in Ladies after former leak from Kitchen waste).
The coffee bar differs having painted plaster with downlights for fire resistance.

Chancel Arch, Masonry

60. The stone arch is sound. Open joints each side of the key stone were pointed 2010.
Over the Nave side of the arch a vertical crack from the peak and from above the S spring rising at 45^0 to above the wall plate were recorded in 1999, as no worse in 2005 and shown by monitoring of telltales to be stable 2008-10. They were filled and painted 2010 and do not show now.

61. The sandstone window surrounds and E window frame were cleaned by vacuum and latex film in 2010 and remain sound. Vacuuming of sills now would help keep all masonry clean.

Reredos, Screens, Doors

62. A beautiful painted wooden reredos fits into the E window arch. Small amounts of sinuous fretwork frame panels with carved tracery over alternating painted angels and decorative paper. A rich contrast with the now plainer church. Was cleaned and slightly touched up after the church refurbishment in 2010.

Door at top of stair binds on floor

63. The upper room is separated from Nave by a good quality hardwood Neslo double glazed acoustic partition.

64. The doors Chancel/Vestry and Nave/N Porch are both sound painted framed batten.

65. The 1996 glazed softwood doors at the back of Nave and at the inner W lobby are wide and heavy. The joints lack through tenons and the sections seem barely large enough for their size and weight but they are holding up. At the entry lobby the S closer does not work. A night latch keep in the N door is missing, leaving a cut out.

66. The wc and upper doors are all beech faced solid core flush ply with round aluminium handles, still loose at the upper Kitchen.
After dry weather the door at the top of the stair sticks on the floor.

Plaster, Decoration

67. The church is plastered and painted, setting off the stone details. A photo of 1900 shows the Chancel walls and at least the E wall of the Nave around the arch had rich stencilled decoration like the Chancel ceiling. All walls are now plain painted.

68. In 2010 former movement cracks were filled and all plaster cleaned and painted.

69. Dirt shows on the Nave walls. Dust is picked up by strong rising currents from the hot pipes and radiators (whose shelves protect only small areas from soiling). Simple washing of the wall paint with a little sugar soap cleans them but it recurs.
There seems no way to stop the soiling but it may be reduced by more frequent thorough vacuuming and/or washing of the floor or carpeting over the wood blocks.

70. It might be worth experimenting with reducing the temperature of the water in the pipes. Not so much as to affect the heating (though longer periods might be needed) but enough to slacken the up draughts.

71. Or the hot pipes and radiators could be boxed in with front mesh only to direct rising air away from the walls. Not a certain cure, as the dirt above the radiator shelves shows.

72. The extension walls are painted plaster, sound except corners between walls and sloping ceilings are cracked where the extension meets the original building, another sign of movement between them. More visible at South side over the stair than in the upper Kitchen at the North side.


upper kitchen


over the stair

73. At Kitchen, coffee bar and wcs vinyl sheet splashbacks over the worktops and basins.
In Ladies lobby damage by rising damp at original W wall of Nave has been repaired with added plaster vents. Very minor paint damage is unchanged.


ladies lobby

Ventilation

74. No deliberate ventilation at the Church.
    In the upper meeting room very large fans in opposite walls, variable speed and direction.

75. Four extract fans and grills through the extension N wall. One at the upper Kitchen controlled by indicating switch.
    Three in the wcs controlled with the lights with short overrun timers. None at coffee bar under stair.

Glazing, Protection

76. Most windows are plain glazed in reamy white making the church pleasantly light. These lights retain their original external ferramenta.
    At E and one S Nave window high quality Clayton and Bell stained glass. Internal saddle bars throughout.



77. E – six light Christ the King and Servant with evangelists in roundel over, Philpott memorial 1888, good condition.
    S Chancel and Nave except one S side – reamy glass good but dirty outside especially at N between glass and protection
    S Nave stained – Peace and Hope, 1st war memorial good painted glass in good condition
    W window (moved into extension) - reamy white glass in good condition but some dirt
    Organ chamber – small leaded glass and borders, renewed 2010, good
    Vestry - small leaded glass with borders and painted shields, renewed 2010, good

78. All windows have ventilated polycarbonate well fitted to the tracery.
    Clouded by sunlight and dirty between protection and glass (reducing daylight inside) except clearer at one N window.

79. All Nave and Chancel glass was washed inside in 2010. Dirt remains between the glass and protection.

Floors, Rails, Stair, Lift

80. All ground floors are solid. The whole Chancel has fitted carpet.

81. Former subsidence at the N side of the Sanctuary was rectified in 2010 by digging out its whole floor and replacing poor fill with compacted crushed stone down to foundation level, foam insulation, damp proof membrane and lightly reinforced concrete with reused stone steps at rail and altar dais. Appears sound.

82. For the record a 9" earthenware pipe (papers in void suggested it was installed in 1960) was found and retained in the new fill. It slopes down from the large airbrick in the S Chancel wall to basement floor level. Water runs into the boiler room from the vicinity.

83. The rest of the Chancel floor was and is sound. Under the carpet the centre is flagged between woodblocks on solid floor between built up softwood platforms under the choir stalls.

84. At the N Porch clean-off carpet on concrete and carpet. Behind the organ slightly subsided concrete.
    Vestry carpet on concrete between steel joists over the boiler room.

85. In the Nave a carpet runner on a concrete Aisle between softwood blocks under the pews.
    Carpet at E end and cleared W end. Four brass grills in E carpet may ventilate a heating trench.

86. Clean-off carpet in W lobby and vinyl floors in the coffee bar and wcs. In 2012 the vinyl and screed in the Ladies blistered up in the NE corner, probably due to damp from a former N gutter fault getting into the floor through the covered up Nave wall. Relaid and good.

787. Suspended upper floor with cord carpet and safety vinyl in the Kitchen.
Carpeted softwood stair with two handrails without daylight.

88. The lift is a simple platform in an open shaft with interlinked door locks at each floor for safety.
In case of failure a loose winding handle is provided to be used by someone standing on a loose timber batten to be laid across the shaft at 1st floor.

89. The 2010 work included a new polished brass telescopic communion rail and two curved brass handrails at the Chancel steps. All sound.

Monuments, Brasses, Furnishings, Organ

90. One marble, one oak 1st war memorial and two brasses, all sound.

91. Modern high altar with carved bas relief 'Lamb of God'. Modern oak credence table.
Pine choir and clergy stalls with some decoration.

92. Small oak Nave altar. A polished oak pulpit on stone base with floorboards repaired and handrail added in 2010. Painted timber lectern. Comfortable varnished pine pews.

93. In the NW corner a plain octagonal stone font with modern oak cover and fine engraved brass ewer.
An oak paschal candlestick.

94. Two manual pipe organ by Blackett and Howdon of Newcastle about 1900. Case plain oak filling a rectangular opening. A report by the diocesan organs advisor March 1990, when cleaning and restoration was proposed, said the organ was twisted due to floor movement and very poor alterations in about 1970. It is not recorded that any work was done in 1990.
The organ is not used. Said to be beyond economic repair.

Heating

95. Separate gas boilers for church and extension. Heating said to be adequate.

96. Church boiler Ideal Concord 41,500 btus, converted from oil in 1979 so now well over 40 years old. Open flue to sectional metal pipe whose joints are taped over to seal, to a flexible liner in the wall thickness, rising to a metal terminal on one of the stone chimneys. Frostat by boiler, 7 day timer in Vestry.
The boiler room is well ventilated but gets very warm due to lack of lagging on the steel circulation pipes which pass into the walls at head height.
So fuel economy poor due to inefficient aged boiler and bare pipes in boiler room.

97. Boiler room has brick walls and concrete ceiling and floor with embedded steel ceiling beams.
At floor level the end of the 9" pipe (para 82) used to seep water into the boiler room.
A sump pump in the gully at the foot of the external stair works. It discharges by plastic pipe into a gully at ground level alongside the retaining wall.

98. Church heated by twin 3" pipes with column radiators. The pipes are in three loops. One passes under the E end of the Nave and another around the N side of the Chancel arch. A header tank in the Vestry.

99. A working combi boiler in the upper Kitchen serves the extension panel radiators and hot water.

Electrical

100. Nave, Chancel, Vestry, Boiler room rewired 2010 in pvc/pvc, part concealed, part trunked. Sub main and distribution board for the E end by the organ. Heating pipes earth bonded in the boiler room.
New lights, switches and sockets.

101. A system test June 2022 was summarised 'Satisfactory' advising nine recommended minor improvements.

102. Ten pendant chandeliers with exposed low energy globes light the whole interior. Eight lamp in Nave, five lamp in Chancel. The lamps said to be replacements and may be LED equivalents.
One Nave globe lamp missing.
Separately switched spots for the altar, Nave altar and pulpit.
Six recessed downlights and two spots under the overhanging floor at W of Nave.
Plain pendants in the Vestry and organ chamber.

103. In the upper room suspended ceiling ten recessed downlights with short fluorescent tubes work well but are hard to change (two tubes off).
Recessed downlights in the W entry lobby, emergency lights and alarm in the extension.

104. Low energy lights in the extension downstairs rooms all work but are dim and some slow to strike in stair, coffee bar and wcs. Renew or uprate for better light.

105. Recessed 13A sockets in the extension, surface plastic in the Choir for audio equipment, four twin in Nave.

106. Fixed speakers in the Nave and upper room.

Water and Sanitary facilities

107. The combi boiler serves stainless sinks and wash basins in the Kitchen and coffee bar and basins at the three wcs. The kitchen fittings and wc basins are silicon sealed to vinyl splashbacks, seal part missing left of the coffee bar sink.

108. No water at the Vestry but a bib tap and instantaneous water heater over a cleaner's sink in the N Porch.

Lightning Conductor

109. The iron cross on the turret is clamped to a copper tape clamped to another tape with low level test clamp and steel tube protection. It appears complete but no five yearly test report was available. See Addendum.

Fire Precautions

110. 60 minute electro-magnetic/gravity fire shutters separate the coffee bar from the entrance lobby and the upper Kitchen from the Meeting room.

111. Emergency lights in the upper room, stair and wcs.

112. Fire alarm with break glass by exit and detectors in upper Meeting room, Kitchen, coffee bar and entrance lobby. Need to be tested annually.

113. Generous provision of extinguishers, all serviced November 2024:

Kitchen	fire blanket fixed to wall
W nave	2kg CO_2
	6 litre foam
NE nave	6 litre foam
	2kg CO_2
Organ chamber	6 litre foam
Upper room	2kg CO_2
	6 litre foam
None at boiler	

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

Access and use by people with disabilities

114. Level access by the wide W doors and lift. A Nave altar and handrails at the Chancel steps make the best available provision for the infirm. The wheelchair accessible wc is to modern standard including an alarm.

115. Access is poorer into the Vestry but there is no practical way to improve.

Security

116. Deadlocks and night latches at all outside doors and several inside doors.
A huge floor safe in the Vestry.
Window protection and ferramenta deter access through the glass.

Grounds, boundaries, signs, paths, trees

117. Small flat grounds maintained by the local authority. The remaining mature ash trees (three at N, one at S with single silver birches each side) are important in the townscape. The grassed site has steel railings and rusting gates.
Planting beds outside the railings at W are mainly bare. Tarmac paths in mixed condition.

118. A good recent sign on the church W wall.

Archaeology

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

General comments

120. The 2010 refurbishment was a considerable achievement. Some maintenance has continued and more is needed, notably at the turret.

121. The Chancel and Organ chamber appear stable. A slow programme of pointing is now needed.

122. Movement at the W extension and N Porch needs to be monitored.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Fit new end stop on extension S gutter	25
Clear all gullies and flush out their drains to manholes	26
Grout and point all sides of the N buttress at E gable, parts of the Chancel E gable and open joints at the E window	29, 30, 45
Point vertical joints between church and both sides of extension and fill plaster cracks inside to show whether movement continues	41, 72
Over seasons monitor the door at top of stair	66

For completion within 18 months

Decide plan for a rebuild of the small N Porch	11, 39, 47, 56
Scaffold turret and top of Nave W gable and repair turret, bell, loose flashing over extension roof and point Nave W gable, test Lightning Conductor and improve if necessary	32, 43, 44, 109

For completion within five years

Clear hidden lead gutter	16
Prepare and paint all cast iron gutters	21 – 24
Scaffold Organ gable, point chimney base, watertables and gable peak including insert repair masonry as needed	34, 36
Obtain electrical system test in 2027	101 and Addendum

Desirable improvements

Experiment with ways to reduce soiling of church wall paint	69 - 71
Clean outside of glass and fit new ventilated sunlight resisting protection	78, 79
Lag hot pipes in boiler room	96
Renew failed lamps at Nave and upper room	102, 103
Improve some lamps in extension ground floor	104

Recommendations on Maintenance and Care

Clear gullies and their drains every year	26
Prepare and paint railings at boiler stair and perimeter of grounds	50, 117
Save for new energy efficient boiler	96

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

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.

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.