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30 December 2021

The Care of Churches Secretary
Durham Diocesan Office
Cuthbert House
Stone Bridge
Nevilles Cross
Durham
DH1 3RY

Dear Dan

Stanley S Andrew

I enclose for the Diocese a print of my 2021 quinquennial report on the church.

As requested I assess costs excluding VAT as follows

Immediate	less than £1,000
18 months	less than £3,000
Quinquennium	£15,000 - 20,000
Desirable	£5,000 – 10,000

Yours sincerely



Ian Ness

Diocese of Durham

St ANDREW STANLEY

(1)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT

on the architect's inspection on

19 October 2021

Durham Archdeaconry

Lanchester Deanery

a grade II listed building

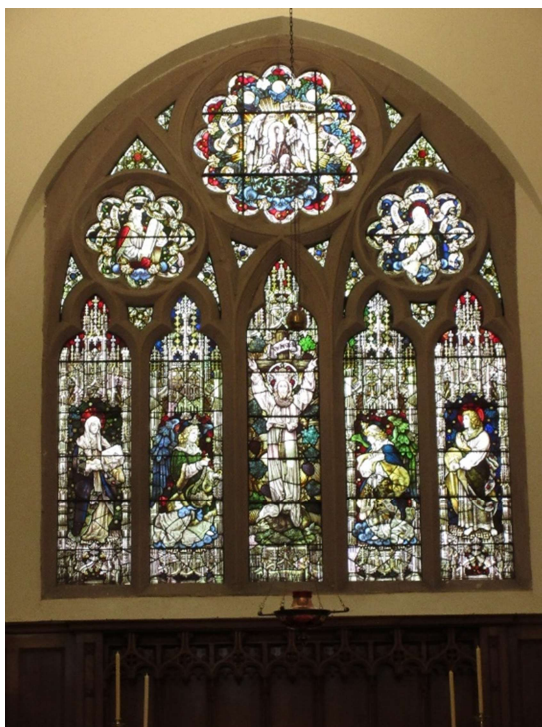
not in a conservation area

Incumbent Revd Stephanie Clark



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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. At this inspection access was not possible to either the inner roof slopes and long valley gutter or to the Tower roof (all renewed 2000 approx.). I therefore repeat observations *from the 2016 Report*, with caution that they may be out of date, although there are no watermarks inside which might suggest new defect.
3. No material seen is likely to contain asbestos but the history of the church is such that asbestos may be present. However this report is an Assessment rather than a Survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see the guidance on the Church Buildings Council ('ChurchCare') website.
If a survey is required and not previously done, a specialist surveyor should be approached.

Brief description

4. Nave, Choir, N Aisle and S Porch 1876-7 by JG Holt of Manchester. Rock faced sandstone with ashlar dressings. Slate roofs. At W an octagonal bellcote in the valley between Nave and Aisle.
In 1931 the church was transformed by Hicks and Charlewood of Newcastle who added a massive square Tower over a Sanctuary with passage behind altar, organ chamber and Vestries either side. Stair turret at S. An octagonal reinforced concrete needle spire makes the church distinctive in the landscape.
Boiler space under N Choir Vestry.

Recent structural history

5. Work 1995 – 2003 (some with grant aid from Heritage Lottery Fund/English Heritage 2001/2)
Nave, Aisle and Porch stripped and reslated using the existing facing the valley and new on the outer slopes. Gables raised to accommodate new flashings.
Relining of the centre valley and the valley between Aisle and Choir Vestry.
Woodworm treatment
Repointing of upper W gables, consolidation of the top of the Aisle E gable and chimney stack.
Repair of the clock mechanism and dials including dismantling, repainting and refixing
Dry rot treatment and repair under stair to organ loft and adjacent Choir Vestry.
Aisle W window masonry repair
New gates in Porch outer arch and at churchyard S and W entrances
Filling and pointing of worn paving in church
6. In 2015 and 2016:
Kitchen and servery added in the W end of the Aisle, W end floor relevelled and finished with HW faced sheet, new carpets at E end
Rewired and relit with wide angle LED spots
E glass repaired and protection renewed
Level access work outside the Porch including new stone steps and handrails, sloping paving in the Porch and new glazed inner Porch doors.
7. Since last report
Pointing of crack under Aisle NW window
Boilers and Clock serviced
Slate refixed and centre gutter cleared
New powder coated steel entry gates at W and S
New notice board by W gate

Summary of structural condition

8. Clear signs of past spread and subsidence of the W end of the Nave and Aisle, but not of present movement.
9. The concrete needle spire has been covered in aluminium and Tower roof concrete repaired, braced and asphalted. In good condition when seen in 2016. Steelwork in the belfry (semi-exposed to the weather) now rusting more deeply and needs specialist stripping and repainting to preserve the bells and chimes.
10. The slate roofs are in good condition.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs



Clergy Vestry



outlet from centre valley

11. All green westmorland on modern breather felt.
At inner slopes large slates fair except on Nave one very large fixed on two lead clips.
12. *At the Aisle roof next to the turret a change of bond between new green and older slates is flashed with a piece of stainless steel.*
13. The cover flashings at Tower and gable upstands are felt or other substitute.
Felt dressings and back gutter around the N side of the bell turret.
14. The outer slopes at Nave and Aisle are good green westmorland with lead soakers and cover flashings.
Porch same but mortar fillets under the gable water tables.
At Aisle E end chimney a flashing is slightly lifted but looks secure.
15. *Main valley long bay stainless steel with capped centre roll except W bay bitumen felted each side of a stainless steel roll so that bay may be felt over stainless, perhaps after a leak. Not accessible 2021.*

16. The valley outlets were enlarged when it was relined 2001. A lead-lined W outlet chute goes straight through the turret masonry. The E bottom outlet has a very large cage and little silt. Its internal pipe goes round the Tower masonry and emerges over the Choir Vestry valley.



paras 16 - 18

17. Choir Vestry good green westmorland. Substitute flashings against Tower carried over slates. Cover flashings at N upstand are painted. A few broken slates at E near ridge and one broken at W eave.



Choir vestry W side

18. The long one piece abutment gutter against the Aisle E end said to be relined in lead 2001. It appears too long but it is well shaded so may avoid some of normal summer expansion. It may be well washed by the piped flow from the main valley but should be kept clear. A water mark on the Vestry ceiling (para 59) should be kept under observation in case a leak remains.
The gutter outlet is a deep chute of mixed metals let into the Vestry W slope.
19. At E side two vertical flues pass through a narrow felt flat roof over the basement stair.
20. Clergy Vestry good green Westmorland. Substitute flashings against Tower and its buttresses, carried over slates. At S upstand lead cover flashings have disguise paint at E side only.
21. Small flat roofs E of both Vestries refelted 1991.

Rainwater System, Drainage

22. From Tower roof a very tall cast iron pipe at N onto the boiler house roof. Complete but may be loose from one clasp fixing. Paint poor.
At W of Tower a sound cast iron rainwater pipe (belfry floor?) emerges and falls onto the Nave slates.
At Tower stair a cast iron pipe bends out of the masonry, paint poor. Unpainted clasp fixings sound.
Bottom of pipe plastic.
23. Nave, Porch and Aisle cast iron half round gutters and round pipes including swan necks and shoes over gullies, good condition. Stone colour paint mainly good but some rust beginning at S, poorer at N with some rust at joints.
24. At W end a hopper takes a lead back gutter at the Nave side of the turret. Its pipe and the lead chute valley outlet through the turret fall into a second hopper and pipe with shoe over a gully. All sound.



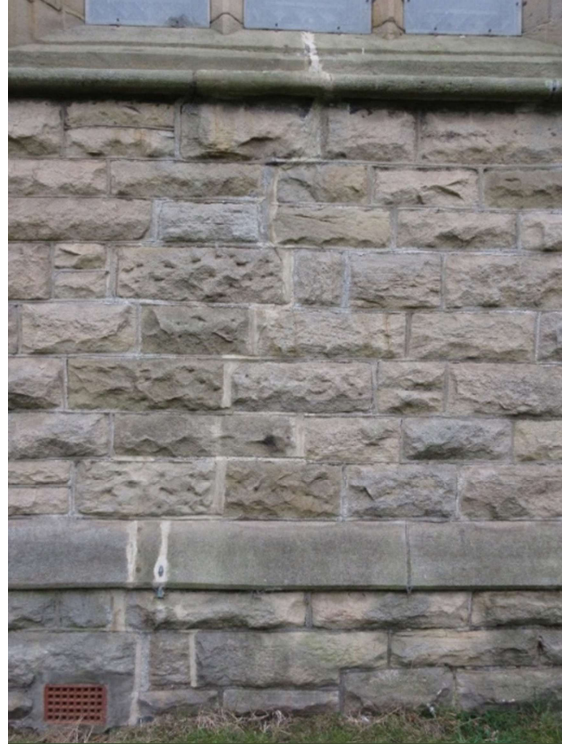
25. At the Choir Vestry W eave an ordinary ogee cast iron gutter takes half the flow from both main valley and Vestry. A cast iron pipe and gully.
At its E eave a short plastic gutter is part broken. Cast iron pipe sound.
At the boiler house side outlet a hopper and pipe sound but paint needed where rust spots begin.
26. At wc E of the Clergy Vestry a sound cast iron rainwater hopper and pipe, gully shared with plastic wastes.
A plastic wc waste into a cast iron soil pipe with added fixings. All need paint.
27. At least some of the S gullies join an earthenware drain through manholes at S and E which appear to lead under graves, northwards down the bank into the grounds of St Andrew's Nursing Home. No known defect but some history of blockage reported.

Walls, Buttresses, Chimney

28. E side of WC and Clergy Vestry – stone good but 30% joints open.
29. S and W sides of Clergy Vestry – coursed rough tooled sandstone with dressed plinth cap, mainly good, minor cracks above and below the wide S window show minor spread of the wall. Open joints in gable watertables. Very minor surface decay at low level due to rising damp or hard cement pointing or both.
30. S Nave - rock faced, sound, narrow slightly raised pointing with wide vertical joints under all windows except the middle. Between the two windows E of the Porch slight reopening of high level joints.
31. Porch - good but slight cracking away of narrow cement pointing.



cracked joints at Nave W gable – para 32



under Aisle NW window – para 33

32. W gables - have watertables on damp proof courses. Stone and modern lime pointing above string good. Below string stone and older narrow ribbon pointing good but very minor cracked joints below Nave cill due to spread.
Bell turret masonry good but moss high on the W side. Said to contain a disused single bell.



33. Aisle N side – stone and pointing sound except:
 - Above and below W window roughly vertical cracks in stones and in wide vertical joints previously refilled have been cement pointed since the last report – very minor cracking again. Movement may be seasonal.
 - At 2nd window from W wide pointing at cill and joints below the cill, with very minor re-cracking of joints and cracking of stones.
 - Under 3rd window from W wide joints, not re-cracked.
34. Disused chimney on the Aisle E gable finishes as a simple square stone shaft with an open cap of stone slabs with side outlets.
Damp proof course under raised watertables with some visibly new masonry below.
35. Choir Vestry and Boiler stair – scattered very minor open joints.

Tower, Spire, Bells, Clock



36. No safe access to the Tower roof so I repeat observations from 2016:

A loose extending aluminium ladder to the copper covered roof hatch which remains awkward to use.

Tower roof asphalt with lead cover flashings over the upstand. Large outlet with cage in NE corner and pipe through concrete roof and masonry to external downpipe.

Stair roof flat lead on concrete with shallow step and dressed into top of low edge upstand



37. About half the joints inside the parapets are open. Carved outsides of parapets good.



38. Belfry roof reinforced concrete with downstand beams and ring beam at bottom of octagonal needle. An interlaced steel cage (now beginning to rust) was added to strengthen at least the base of the needle. Ceiling concrete patched at former spalls and crack and appears sound. Brick inner walls sound. Slate louvres with good mesh inside.



Rusting steels in Belfry

39. Eleven deadstock carillon bells cast 1931, overhauled 1991 by Pembleton's of Chesterfield with replacement of most supporting steelwork. Bell springs and steels increasingly rusted, some deeply. The rust gets to the point where deep treatment and new protection with specialist paint (after independent advice) is needed before long to avoid eventual replacement of the steels and weakening of the needle.
40. In belfry sound looking felt floor on boards on joists. No visible outlet but a pipe onto the slates. The open floor joists are extensively watermarked especially at the W side. Marks may pre-date the last Tower repairs but needs to be re-checked at next inspection.



water marked Belfry floor (open to Ringing Chamber)

41. Ringing Chamber whitewashed brick inside stone face. Louvred door to rusting iron ladder to slate roof (not openable this time).
Clock 1951 restored 2001 by Cumberland Clock Co. including four cast iron dials outside belfry repainted, regilded and re-erected. The clock is fast.



42. Tower external masonry :
W good except open joints in the buttresses and under the louvres with some minor stone edge decay.
N, E and S sides fair. Scattered minor surface decay and open joints, especially in buttresses and at E and S under the bell louvres and over the E window.

An ash tree sapling against the E side of the Tower must be dug out.

Window and Door Openings



43. E large 5 light with three cusped roses in tracery, fair, minor opening of joints and loss of mould above tops of both mid mullions. Empty canopied niche over.

44. WC and lobby – three lights good.

45. Clergy Vestry - 3 light S window good, most joints open, especially the peak which has reopened after repointing.
W door good.

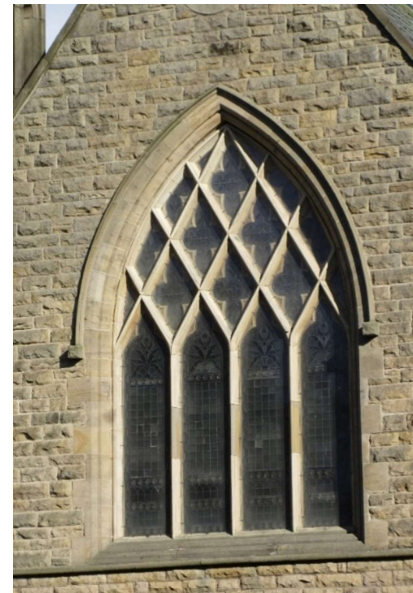
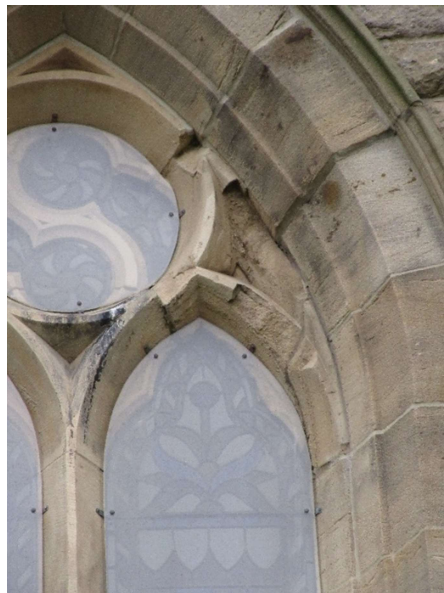
46. S Nave – good but
very minor damage at tables below mullions at two windows closest to Vestry,
minor opening of head and cill joints and
old iron cramps across some cill joints may rust enough to cause splits. The cramps must have been added in response to early opening of cill joints but are not likely to have slowed movement.

47. Porch – arch and hood moulds good with very minor opening of joints.

48. W end of Nave – lattice tracery, lime mortar pointed, good condition except open joints at cill and minor loss of one bead mould.



W end of Aisle – para 49



Nave W end – para 48

49. W end of Aisle – window fair but slight displacement of S tracery with loss of its outer face.
Door surround good but some hoodmould joints open.

50. N Aisle – fair with very minor displacements and wide joints including in cills.

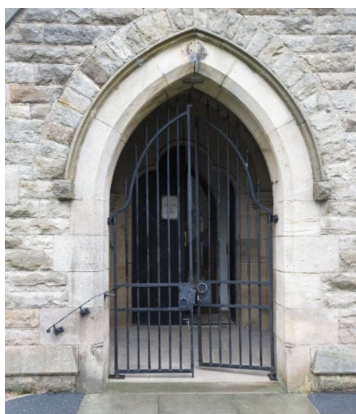
51. Choir Vestry and Boiler stair – doors and windows good but Vestry window cill joint open.

52. Sanctuary N window – good.

External Iron and Wood

53. Porch gates painted, good. Some rust at the outer handrail.

Outer doors shouldered to fit stone opening, framed battened with decorated strap hinges, good.
Inner doors pair recent glazed engineered oak, good.



54. Choir Vestry and Boiler doors framed batten mainly good.
At Boiler door one batten lost and generally dilapidated, stain poor.
Steel handrail outside the Choir Vestry door needs preparation and paint
55. Clergy Vestry disused door weathered but sound except one cover lath bottom damaged.
Painted iron rail at steps minor rust and detached from bottom post.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

56. Visible parts all appear sound. Nave void accessible from Tower.
In the Nave E bay one board of the open walkway has been renewed.
Nave, Aisle and Porch timbers all recorded treated against woodworm during reroofing 2001/2.

Ceilings

57. Nave and Chancel good plain painted panels in moulded ribs, faceted under trusses. Sand from old slate torching lies on the Nave ceiling.
58. Aisle good plain horizontal boards in plain ribs, faceted under trusses. Good painted flat plaster under organ. A spot of soot above a wall candle bracket would be worth cleaning off.
59. Choir and Clergy Vestries plain painted panels in moulded ribs. At Choir Vestry a small water mark at W side under the valley gutter may be unchanged since the last inspection. Needs to be painted over or checked for changed appearance from time to time to check there is no present leak (para 18).



Chancel Arch, Arcades, Masonry

60. Instead of a Chancel arch an extra painted timber arch under paired trusses. At the Sanctuary a sound stone arch under the Tower. At the Aisle and organ a sound stone arcade.
61. Insides of windows sound except:
S Choir and S Nave – some decay at cills
Aisle NW, mid and NE windows – wide pointed joints in cills (over hairline plaster cracks).

Doors, Panelling, Screen

62. Painted panelled doors sound, some plain panels, some linenfold moulded. Overhead closer at Choir Vestry inner door. Painted linenfold dado in vestries, sound where visible.
63. Carved Chancel screen now moved to W bay of Nave, sound.



Plaster, Decoration

64. Plaster sound, recent decoration sound except small area of flaking paint at S edge of WC S window.

Hairline cracks under windows:

S Nave W

Small lower E end lights

NE corner of passage

Ventilation

65. Nave roof space ventilated by large opening with bird mesh in top of W gable.

66. A wall extract fan from the Kitchen.

67. In Nave and Aisle the floor is the common victorian pattern of three blocks of suspended timber alternating with two solid walkways. Complicated by solid crossways at E and W with other pockets of suspended floor at the ends. In some churches air bricks in the long external walls connect by ducts through the solid walkways so that all timber floors have some through ventilation to prevent damp and decay.

St Andrews appears to have the less effective alternative of external air bricks and cast iron grills in the suspended floors themselves each side of the walkways in the hope of some air movement through the church and back down into the next void. The arrangement seems to have prevented widespread decay but some was found in 2015 at the Nave W end. Underfloor ventilation then improved by adding vents in Nave W wall but may still be poor.

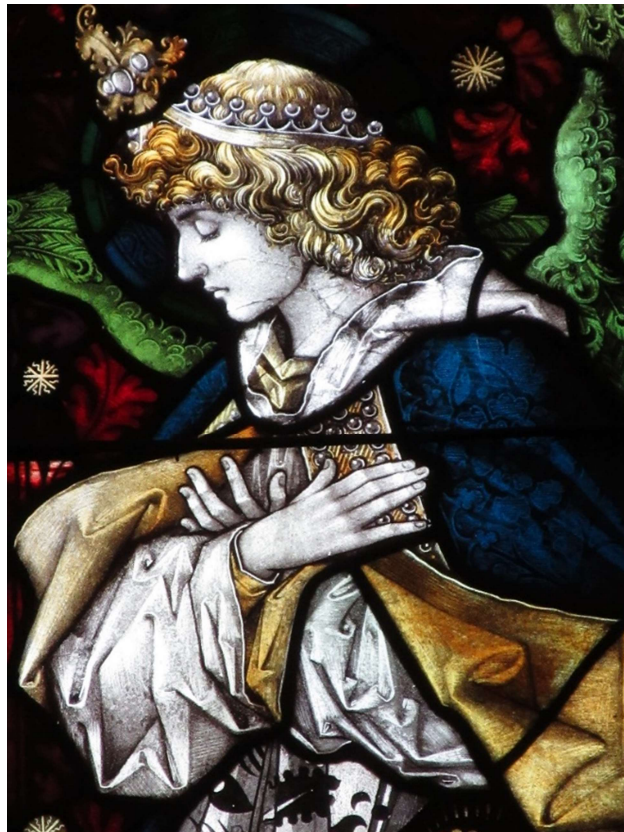
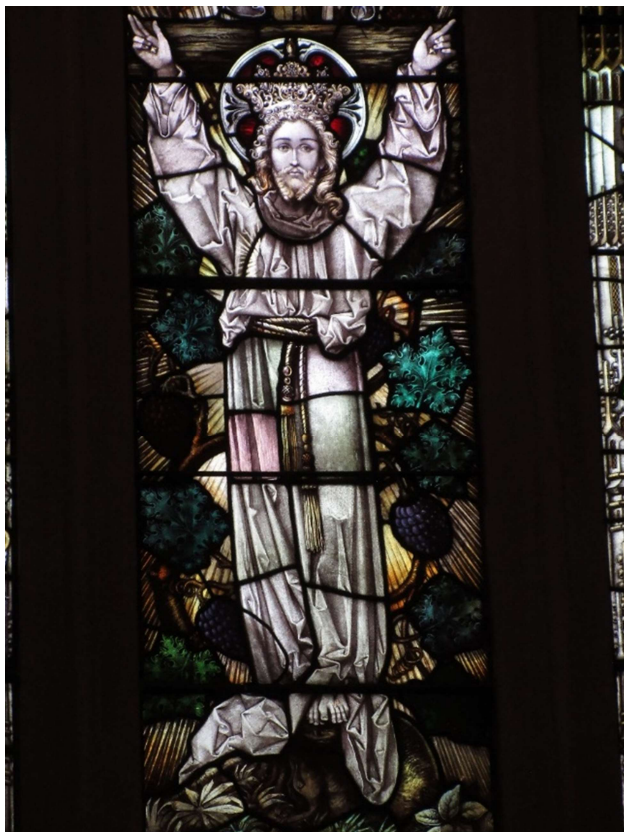


68. Two large recent air bricks in the Nave W end, three each in the N & S walls. One at S found part blocked by mud splash and cleared at the inspection. Reduce soil level or check annually they are clear of soil and growth.

Nil at E end and Vestries. Good large louvres ventilate the Boiler rooms.

Glazing, Protection (clockwise from E)

69. E – five light Bacon Bros cleaned and repaired 2016, small former repairs not all well coloured, sound.



E lights

Small lower E end lights including wc – cast white diapers, dirt outside

S Choir – two light Light of the World/I am the Good Shepherd very slight bowing and cracking, dirty inside

S Nave 2 – two light Baptism of Christ 1937 Wardle memorial with former churchyard gates, good but dirty inside

S Nave 3 and 4 – both two light decorative coloured and white leaded, fair, minor dirt

S Nave 5 – two light Cuthbert, Aidan, Lindisfarne 1986 by Beattie, minor dirt

W Nave - four light decorative coloured and white leaded, good

Aisle W end and three N windows – decorative coloured and white leaded, good except very minor cracks over open cill joints, some dirt inside and outside.

Chapel – sound

NE corner of passage – diaper leaded, hopper disused, very dirty

N Sanctuary – two light SS Peter and Andrew, sound

Vestries - decorative coloured and white leaded, good, some dirt

70. At N Sanctuary complete but rusting mesh protection.

All others polycarbonate fitted to glass openings. Clouded at Chapel, Organ, passage and wc, Clergy Vestry and three Nave windows.

Floors, Rail

71. At Chancel, passage, Clergy Vestry fitted carpet on solid floors. Non slip vinyl in wc and Choir Vestry. All sound.

72. Oak communion rail with inserted paler tracery. Hinged gates drag a little on carpet.

73. Carpet on stone flags in walkways.

Sound softwood boards under pews and at W end with cast iron vent grills close to solid walkways. Sound.

74. In W bays wood effect sheet on mixed solid and suspended, sound.

Reredos, Monuments, Brasses, Furnishings, Organ

75. A 1931 carved oak reredos in good condition. Pulpit carved oak on stone base. Oak eagle lectern. Two large matching tablets with painted lettering each side of the Sanctuary. Several marble, brass and oak tablets, some dirt. Sound oak furnishings in Chancel, softwood in Nave and Aisle. Oak Stations of the Cross. A portable oak font at the W end. At the W end of the Aisle a new Kitchen and servery surface includes well fitting sliding oak doors to enclose a hob. Acrylic wall lining.



76. Two manual Vincent Organ 1931 in regular use. Repairs 1991 by Harrison and Harrison. Some unseen stencilled pipe decoration facing the stair. Trunking from blower in basement.

Heating (and heating and blower chamber)

77. Good modern high output convector radiators in boxings along the N and S sides are effective. Unboxed low radiators at the W end may not be enough to counter cold down draughts and an open entry door. Thermostatic radiator valves
78. In boiler room gas meter, two wall gas boilers with vertical balanced flues through flat roof, pump and pressurisation vessel. Large control panel. Well lagged circuit pipes. Said to be serviced and working well.
79. Sound brick walls and concrete floor. Deep concrete lintels over a widened opening. Some water seeps in at the bottom of the E wall onto the concrete floor. Deep open manhole is a pumped sump.
80. A slightly rusting steel supports the concrete ceiling of Blower chamber. In Boiler room concrete casing around another apparent steel under ceiling is cracked.
81. A build up of storage and archive risks damp despite good ventilation and should be limited.



Electrical

82. At W end of Aisle rising main and two modern distribution boards. MICC wiring, part concealed, part surface about 40 years old with recent additions. Earthed to the W lightning conductor earth rod.
83. Last known full Periodic Inspection Report June 2006 was summarised 'unsatisfactory'. A second certificate May 2007 followed related remedial work. Five years after the latest lighting alterations a new periodic test and report is due. See Addendum.
84. New lighting 2015 at all ground floor parts, some on old MICC wiring found to be in good condition, with some new wiring for added uplights.
85. Limited metal clad twin 13A sockets, plastic at kitchen.
86. At belfry and top of spiral stair rusting metal switches and lights not working.
In Boiler room external quality strip lights, metal clad switches and MICC wiring, good.
87. Speakers fixed to window masonry, loose wiring for microphones.

Lightning Conductor

88. At Tower the copper coloured sheathing on the needle is part of the system. Conductors bonded to it cross the asphalt and pass down NE and SW corners without earth rod covers. At SW sheathed aluminium tape has test clamp and galvanised low level protection, NE sheathed cable with protection but no test clamp.
89. At W Turret a bare copper tape with test clamp, no protection or earth cover.
90. All assumed bonded to the metal crosses. Last recorded test 1988 so new five yearly test overdue. See Addendum.

Fire Precautions

91. Adequate two-way escape. Extinguishers all serviced September 2019:

Ringing chamber	2kg CO ₂
Near Kitchen	2kg CO ₂ and 9l water
Choir vestry	9l water
Organ	2kg CO ₂

A fire blanket at the kitchen.

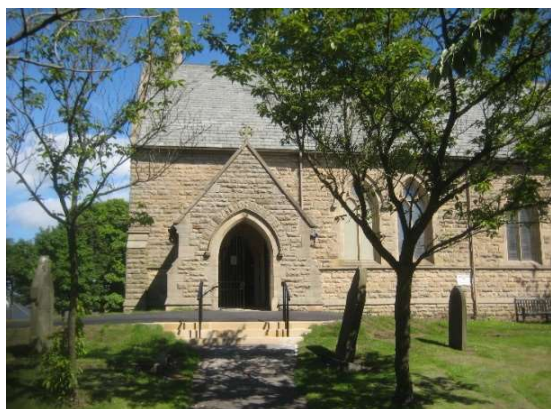
In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces because the powder is corrosive.

Water and Sanitary facilities

92. A well fitted WC accessible to all includes a baby change shelf.
A stainless steel sink and wash hand basin at the Kitchen.

Access and use by people with disabilities

93. Complete access by level external path, through the Porch to most of the church and by short ramps inside to the Chancel and to the accessible wc and Vestries.
Space for a wheelchair has been made among the pews.



Security

94. Heavy steel gates at the Porch padlocked and bolted. A deadlock at the Porch outer doors.

External weaknesses may be the nightlatch at the Choir Vestry outer door and the low glass at N and E where overlooking is very limited.

In Clergy Vestry a floor safe and a part recessed wall safe.

Churchyard, boundaries, signs, paths, trees

95. Closed and maintained by Durham County Council. Attractive well kept with trees, an avenue at S path and steps at both ends. Adjoins a Council cemetery at NE.

96. Stone walls at all boundaries. Parts of the churchyard are significantly higher or lower than the surrounding pavements.

Part of the W wall facing Church Bank collapsed in the early 1990's and was rebuilt. Other parts still bulge but seem stable.

At E some cracks including under copings may be caused by a close line of churchyard trees. Observe and if widening consider whether the trees can remain.

97. Open joints at

- the bottom inside of a length of W wall S end and
 - parts of the N end inner face
- should be deep filled and pointed.

98. Good powder coated steel gates at W and S.



99. Several monuments have lost their crosses. A few fallen stones. Kerbs at E end may hamper grass cutting.



Reed



100. Stones generally sound, some with minor lean.

The Reed stone S of the Nave has a severe lean and appears unstable but was not tested.

The Colquhoun cross monument near the SW corner of the churchyard leans noticeably. Could be righted on a new foundation.



101. A new sign facing Church Bank is sound

Archaeology

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

General comments

103. The parish achieved a lot of repair and improvement in the last two decades. The church is now attractive and in very good condition.

104. Special effort will be needed soon at the rusting Tower steels.
Other minor maintenance work is needed over the next few years.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Repair broken slates both sides of Clergy Vestry, clear its gutter against Aisle end, renew its E plastic gutter	17, 18, 25
Check clock time, adjust if needed	41

For completion within 18 months

Point open joints at Clergy Vestry gable watertables and its S window	29, 45
Remove all sapling against Tower E side	42
Obtain a new electrical installation Periodic Test Report	83 and Addendum
Obtain a new Lightning Conductor Test Report	90 and Addendum
Fill and point deep open joints at churchyard W wall (Council responsibility?)	97

For completion within five years

Strip, treat and specialist paint all steelwork in the belfry	9, 38, 39, 104
Repaint rainwater pipes N and S of Tower	22
Strip and paint handrails at Porch and steps at both Vestries	53 - 55

Desirable improvements

Paint low level rainwater goods	23, 25, 26
Refurbish doors at Choir Vestry and Boiler Room	54, 55
Clean dirty glass (gently with plain water)	69
Renew clouded protection at S Nave with UV resistant polycarbonate	70

Recommendations on Maintenance and Care

Paint over water mark on Choir Vestry ceiling	59
Limit storage in Blower Room	81

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) or a member of the Electrical Contractors Association (ECA) 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.

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

If a test is unsatisfactory the earthing can often be improved but an extended system to meet the BS may not be justified unless specifically required by insurers.

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.