

**Quinquennial Inspection Report  
St Alban's Church, Windy Nook, Gateshead  
Deanery of Gateshead  
Archdeaconry of Sunderland  
Diocese of Durham**



Report prepared by

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11 March 2021

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## **1.0 BACKGROUND**

- 1.1 St Alban's Church, Windy Nook  
Windy Nook Road  
Gateshead  
Tyne and Wear  
NE10 9SL
- 1.2 Client:  
The Parochial Church Council of The Parish Church of St Alban, Windy Nook  
Windy Nook Road  
Gateshead  
Tyne and Wear  
NE10 9SL
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA  
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email: [david@davidjowett-architect.co.uk](mailto:david@davidjowett-architect.co.uk)
- 1.4 Date of Inspection 11 March 2021 at 9:30am
- 1.5 Weather conditions - windy and dry
- 1.6 Previous Report 30 June 2015 by Michael Drage, Architect & Designer. The previous inspection before that had been carried out by Michael Drage in 2010.

## **2.0 EXECUTIVE SUMMARY**

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

This report is larger than the previous mostly due to considerably more description of the Church.

With the last 12 months of lockdowns and locked churches, regular maintenance items have understandably slipped a little. There are three critical bits of maintenance going unattended. Firstly keeping the drainage in good working order, secondly regular 5 year inspections of the electrical system, and thirdly annual inspections of the heating system.

Social distancing has seen a reorganising of the church interior with far less chairs in use and therefore far more chairs stacked, either in the Chancel or the north west corner of the North Aisle. This has also meant that the Kitchen, East End Lobby and Entrance Porch are being used more for storage. A general consideration of storage within the church should be considered sooner rather than later. Perhaps forming a Store in the north west corner of the North Aisle; some cupboards in the Entrance Lobby; and some cupboards at the north east end of there North Aisle would be good places to start.

The ongoing maintenance of these buildings and its extensive grounds is currently undertaken by a small number of people with limited funds and these people should to be applauded for their efforts.



### 3.0 PREVIOUS REPORT

3.1 The Previous Report followed the inspections on 30 June 2015 by Michael Drage: Architect & Designer, Lowgate Old School, Lowgate, Hexham, NE46 2NN.

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

#### **Urgent** (circa £1500)

Test electrical installation (overdue) **Completed**

Replace missing slates **No evidence in Log Book to say Completed**

Repair and secure gas meter housing **Appears completed but not noted in the Log Book**

Clearing of gutters and gullies **No evidence in Log Book to say Completed**

#### **Essential within twelve months** (circa £5000)

Decorate exterior woodwork & metalwork **No evidence in Log Book to say Completed**

Service heating boiler **Completed**

Inspect and make safe broken gable cross **Appears completed but not noted in the Log Book**

Point gaps in water tablings **Appears completed but not noted in the Log Book**

Check fibreglass gutter linings **No evidence in Log Book to say Completed**

Lubricate bell mountings **No evidence in Log Book to say Completed**

#### **Advisable within quinquennium** (circa £8,000)

Reduce ground level on south elevation **Not Completed**

Reglaze boarded-up porch window **Not Completed**

Repointing of noted areas of walling **Appears completed but not noted in the Log Book**

Monitor stonework decay as noted **No evidence in Log Book to say ongoing**

Safety work to cellar steps **Not Completed**

Point porch floor joints **Not Completed**

#### **Future work**

Consider lightning conductor **Not Completed**

Other works carried out since the last report:

November 2020 fire extinguishers services by Firepoint Services Ltd

#### **4.0 BRIEF DESCRIPTION OF BUILDING**

- 4.1 The building is situated within its graveyard at the junction of Windy Nook Road and Carr Hill Road. It reportedly dates from 1841-2 and was designed by Thomas Liddell. In 1888 the north aisle was added. It has a nave with entrance porch at the southwest end and an aisle to the north. The chancel has a former organ transept to its north, now converted to provide a kitchen. The vestry is north of the north aisle with WC and rear lobby adjacent. The disused boiler room is below this area.

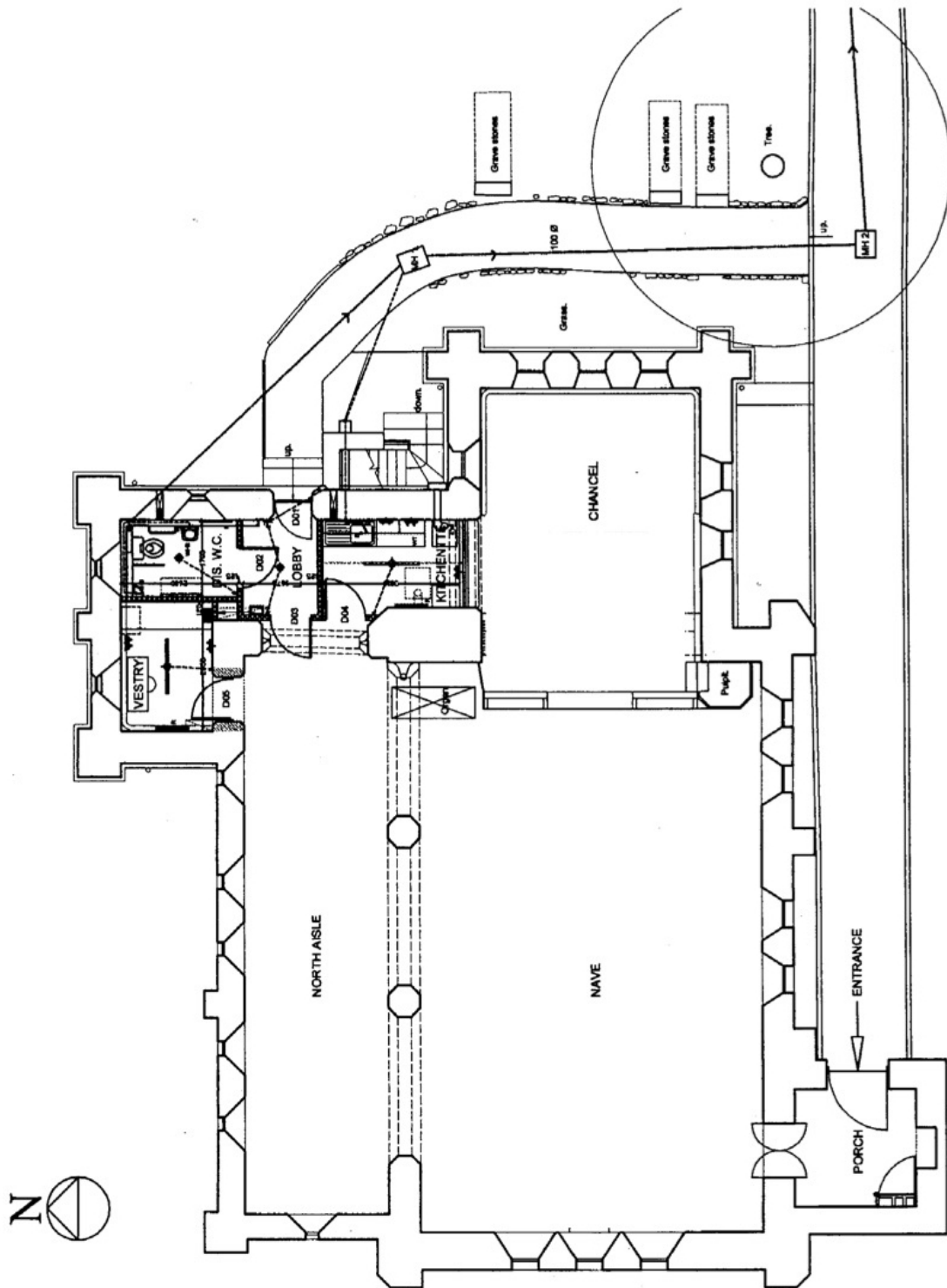
Construction is of squared coursed sandstone walling with finer jointed ashlar quoins and dressings, supporting a timber roof. The roof finish is Welsh slates with sandstone ridges. Floors are partly of solid construction with former pew banks and aisle floors in timber.

Internal features include a C19 font and reused pulpit panels. Recent reordering in 2010 to designs by Michael Drage has seen oak flooring of the nave and carpeting of the chancel, removal of pews and installation of a projection screen.

Heating is provided by a modern (2004) gas boiler in the new kitchen, serving a pressurised system of pipework and radiators installed in 2010 when the old large cast iron pipes proved incapable of further repair.

The building is Grade II Listed and its curtilage walls and other features are also thereby protected.

# 5.0 PLAN OF CHURCH



## **6.0 LISTING GRADE**

COPY OF LISTING DESCRIPTION (from English Heritage website)

NZ 26 SE FELLING WINDY NOOK ROAD (west side) 6/57 Windy Nook

26.4.48 Church of St. Alban Grade II

Parish church. 1841-2 by Thomas Liddell with additions 1888. Coursed squared sandstone, with ashlar dressings; plinth; roof of Welsh slate has flat stone gable coping. Nave with south porch; north aisle, 1888 north porch to chancel. South front: trefoil window in gable of porch, shouldered door in return in chamfered jambs; 2 pairs of lancet windows flanked by buttresses; lower chancel set back has 2 lancets. Strings at sills and at head of coped buttresses; clasping buttresses to nave and angle to chancel.

East front has 3 cusped lancets, quatrefoil over; sill string. North side has 5 lancets; central buttress. West front has 3 lancets with sill string, slit window in gable peak; bellcote corbelled out above. Cross finials.

Listing NGR: NZ2721160966

## **7.0 MAINTENANCE**

Maintenance of the church lies with the PCC. The Churchyard is closed and maintained by the local authority.

## **8.0 LIMITATIONS OF THE REPORT**

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

## 9.0 EXTERIOR

### 9.1 ROOF COVERINGS

#### Description

Roofs were re-slatted in 1992 with Welsh Slate with sandstone ridges. There are fibreglass lined gutters between the nave and north aisle roofs and to the stone eaves gutters to the nave and chancel. Valleys are lead lined. There is a mixture of lead, synthetic lead-free flashings over lead soakers and mortar flashings to the various gables.



**North Aisle Roof**



**North Transept East Roof**



**Chancel South Roof**



**North Transept West Roof**



**Chancel North Roof**





**South Nave Roof**



**Porch East Roof**



**Porch West Roof**

### **Condition**

Several chipped slates 3no to South Nave Roof, 1no to North Transept West Roof, 2no to North Aisle. One section of synthetic lead-free flashing has come loose to the nave roof north west gable and needs to be secured immediately.

## **Repair Needs, Category A, Urgent, requiring immediate attention**

Replace all chipped slates. £150.00.  
Secure loose flashing. £100.00

## **Category B, Requires attention within the next twelve months**

Undertake full inspection of fibreglass lined gutters by reputable roofing company. £250.00

## **9.2 Rainwater Goods**

### **Description**

Rainwater goods are black painted cast iron. Cast iron gutters to aisle and vestry roofs are fixed to timber rafters with conventional brackets. Several downpipes are cemented into slots in the plinth stonework. Rainwater pipes discharge over concrete slabs or paving away from the building and then to the grass beyond or to gullies.



**Typical Cast Iron Gutter**



**Rainwater Pipe Cemented In**



**Typical Rainwater Pipe**



**Typical Rainwater Pipe**

## Condition

It was not possible to tell if everything is fully watertight as it was dry at the time of the inspection.

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

### Category B, Requires attention within the next twelve months

Redecorate rainwater goods. £750.00

### Category E, a desirable improvement with no timescale

Where downpipes are cemented into slots in the plinth stonework these should be observed for deterioration. Replacement in due course should incorporate a suitable offset to avoid this detail being replicated. £5000.00.

## 9.3 PARAPETS, FINIALS, BELLCOTE AND CHIMNEY

### Description

Stone parapet cappings with stone kneelers at west and east ends with Stone Finial Crosses. Stone parapet cappings with stone kneelers to Porch, and North Transept gables. Tall gabled stone Bellcote to west end. Stone chimney over North Transept.



**Chancel East End Finial**



**Nave East End Finial**





**North Transept Finial**



**West Nave Bellcote with Finial**



**Chimney over North Transept Finial**

**Condition**

Parapets, Finials, Bellcote and Chimney all appear generally sound and in good condition when viewed from ground level.

**Category B, Requires attention within the next twelve months**

Check pointing to gables by reputable roofing company as above.

## 9.4 WALLING AND POINTING

### Description

Walling is mainly of coursed squared sandstone with textured faces. Window and door trims, cills, and buttresses etc are in smooth finer jointed ashlar masonry. The building has been blackened by pollution but this appears to be weathering off now that air quality has improved. Cleaning can cause damage and should probably not be attempted.



**West Wall**



**Eroding Stone to West Wall**



**West Wall North Aisle**



**Eroding Stone to West Wall North Aisle**





**North Aisle North Wall**



**North Transept East Wall**



**Chancel South Wall**



**Nave South Wall**



**North Transept North Wall**



**Chancel East Wall**



**Nave South Wall High Ground Level**

### **Condition**

Overall condition remains good and considerable lime mortar pointing has been carried out since the last quinquennial.

Some structural movement caused by roof spread is evident in nave and chancel walls but does not appear to be ongoing. A crack to LHS of vestry door has been repointed.

West end of aisle: a crack at outer corner has been repointed. One eroded window quoin to North Aisle.

Main west gable: One eroded stone at high level. Porch stonework: cracks around doorway and on rear west wall have been pointed. Nave south: distortion caused by roof spread on this elevation. Chancel south: distortion caused by roof spread on this elevation.

Ground level margin between entrance path and nave south wall is high here causing subfloor vents to act as sumps. Margin would be better reduced and gravel filled. This should be regarded as a fairly urgent item to avoid dampness affecting the floor joists.

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

Excavate a trench 300mm wide and to 450mm below existing ground level to south nave wall. Line sides and bottom of trench with Recycled Polyester Geotextile material. Backfill trench with gravel between 20mm and 50mm diameter to within 100mm of surface and cover with a further layer of Recycled Polyester Geotextile material. Backfill to surface with final 100mm gravel layer. Repoint open joints in stonework with lime mortar. £500.00

### **Repair needs, Category M, Routine Maintenance**

Monitor stonework deterioration.

## 9.5 WINDOWS AND EXTERNAL DOORS

### Description

Most windows are single lancets, direct glazed into the stonework. Plain leaded glass unless noted otherwise below. All now polycarbonate protected, some of which is yellowing. Some require monitoring as noted below (numbered anticlockwise from main door).



**Window 1 Leaded, plain glass, good condition**

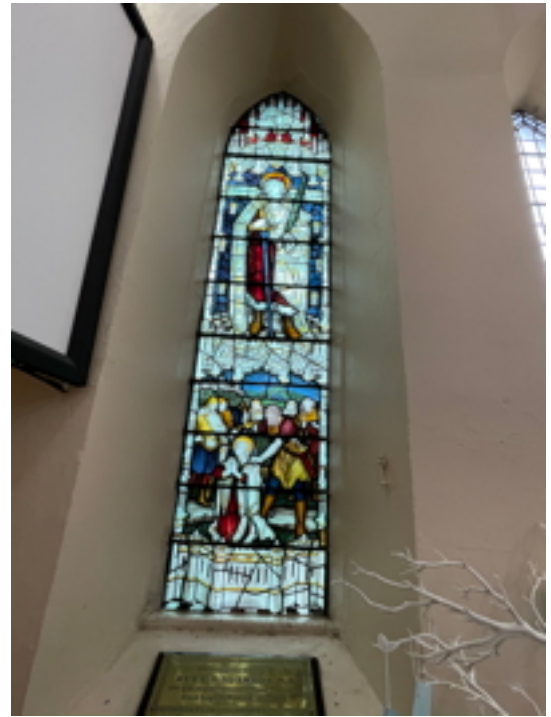


**Window 2 Stained glass dated 1901, unremarkable but satisfactory**





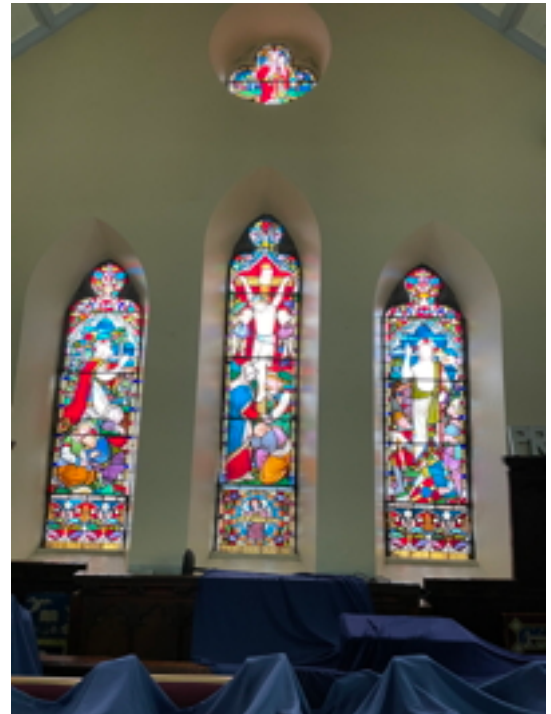
**Window 3** Leaded, plain glass, good condition



**Window 4** Stained glass window by Kempe. Memorial dated 1898 depicting St Alban. The most significant window in the church.



**Windows 5 and 6** Stained glass, signed by Baguley 1891. Good quality windows in reasonable condition



**Windows 7, 8, 9 and 10.** W7-9 Three stained glass lancets. W10 Quatrefoil window above. Rather garish stained glass, possibly reused as the fit to stonework openings is poor. Saddle bars are rusting. Some distortion, repairs may be required soon.



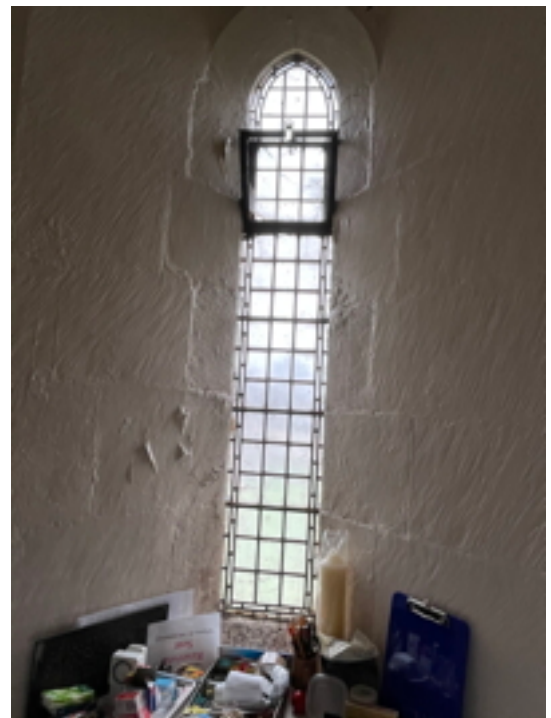
**Window 11 Chancel north, stained glass, similar to Windows 9 and 10**



**Window 12 WC East, single lancet, plain.**



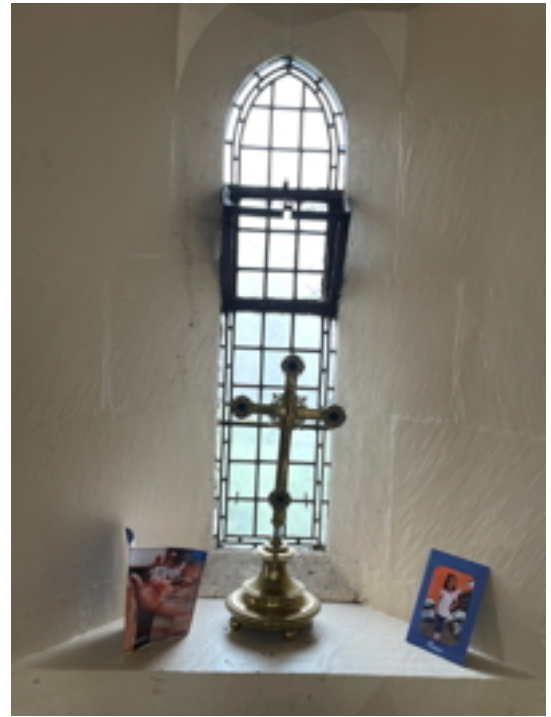
**Window 13 WC North, single lancet, plain.**



**Window 14 Vestry, single lancet, plain.**



**Window 15 North Aisle, temporary polycarbonate-glazed with applied lead tape.**



**Window 16 North Aisle, single lancet, plain.**



**Window 17 North Aisle, single lancet, plain.**

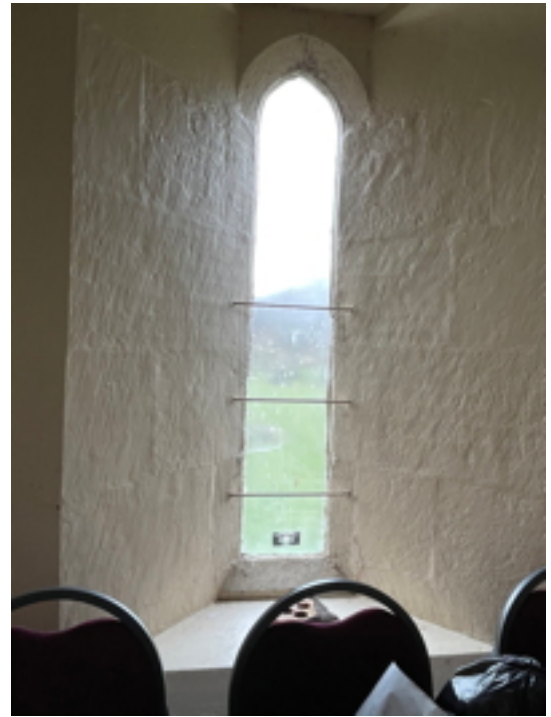


**Window 18 North Aisle, single lancet, plain.**





**Window 19 North Aisle, stained memorial glass dated 1990**



**Window 20 North Aisle, west wall temporary glazed in polycarbonate**



**Window 21, 22 and 23 West Nave, three single stained glass lancets**



**Window 24 South Porch, trefoil window infilled with plywood**



**Porch Door, heavy boarded door with iron fittings and studs**



**East Lobby Door, Boarded door with iron strap hinges**



**Boiler Room Door**

## Condition

All generally satisfactory.

Windows 7 to 10 saddle bars are rusting. Some distortion, repairs may be required soon.

W16 has two cracked quarries.

Vestry Lobby door and Boiler House door require decoration.

Windows 15 and 20 should ideally be replaced

Window 24 should ideally be reglazed to give light into the Porch

## Category E, a desirable improvement with no timescale

Replace cracked queries and replace 3no windows. £6000.00

## Repair Needs, Category M, Routine Maintenance

Decorate Vestry Lobby and Boiler House doors and monitor windows 7 to 10. £200.00

## 9.6 BELOW GROUND DRAINAGE

Some rainwater pipes discharge over concrete slabs or paving away from the building and then to the grass beyond. Others discharge over gullies and probably run to soakaways. There is foul water drainage with inspection chambers along the north eastern corner pathway from the WC and then down the entrance pathway with a final inspection chamber by the entrance gates.



Typical run off on concrete slab



Bottom of pipe blocked by vegetation





**Modern Gully**



**Gully Missing to Drain**

**Condition**

Some run offs obstructed. One gully missing.

**Repair Needs, Category A, Urgent, requiring immediate attention**

Remove obstructions to run offs to let water drain to grassed areas. £150.00

Replace missing gully £200.00

**Repair Needs, Category M, Routine Maintenance**

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



**Modern Inspection Chamber**

## 10.0 INTERIOR

### 10.1 BELL

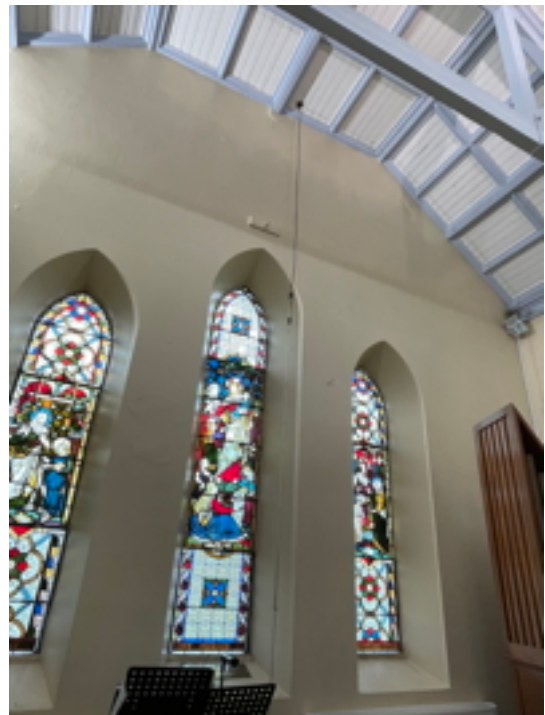
There is a single bell with part rope, part wire bell pull at the nave west end.

#### Condition

Appears in working order.

**Repair Needs, Category A, Urgent, requiring immediate attention**

Lubricate bell mountings unless completed since the last quinquennial. £200.00



**West End Bell Pull**

### 10.2 ROOF

#### Description

Ceilings are painted timber boarding framed with exposed rafters and purlins and supported to the Nave and Chancel by the painted exposed roof trusses.



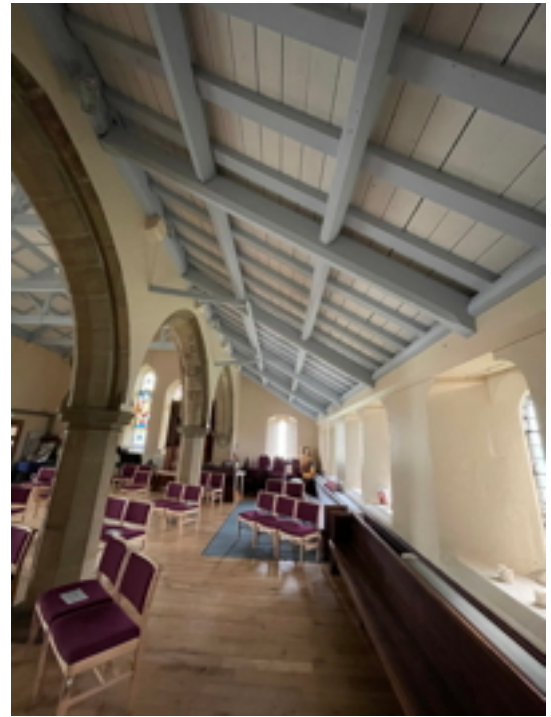
**Nave Ceiling Facing East**



**Nave Ceiling Facing West**



**Chancel Ceiling Facing East**



**North Aisle Ceiling Facing West**

### **Condition**

All appear in good condition.

### **10.3 Panelling and Doors**

#### **Description**

The inner door, plain glazed and oak framed, to Porch. Stain softwood framed, ledged and braced doors to Kitchen and East Lobby. Stain softwood framed, ledged and braced door to Vestry with strap hinges. Stained flush plywood door to WC.

Carved timber panelling to Chancel. Low level stained timber dado panelling to North Aisle north wall and Nave south wall.





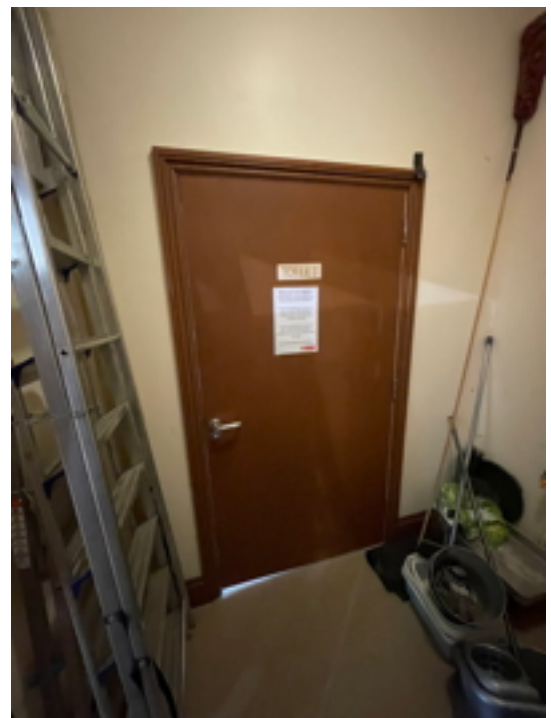
**Porch Inner Door**



**Vestry Door**



**East Lobby and Kitchen Doors**



**WC Door**



**Chancel Panelling North Side**



**Chancel Panelling South Side**



**Nave South Side**

**Condition**

Doors and screens are all in satisfactory condition.



## 10.4 FLOORS

### Description

The Chancel floor is carpeted over boards and joists. Nave and aisle floors are a mixture of solid (former aisles) and timber (former pew banks), now all overlaid in oak flooring.



**Carpeting to Chancel**



**Oak Flooring to Nave**

### Condition

All are in generally satisfactory Condition.

## 10.5 Internal Wall Finishes

### Description

Painted Plaster

### Condition

All is in satisfactory condition except peeling paint to RHS of door to Entrance Lobby.



**Painted Walls to Nave**



**Peeling Paint to RHS of Door to Entrance Lobby**

### Category B, Requires attention within the next twelve months

Locally brush down and decorate peeling section of paintwork and treat mouldy sections with appropriate fungicidal solution and redecorate. £200.00

## 10.6 MEMORIALS

### Description

Memorials include WW1 board on south wall, WW2 brass plaques on pillar of arcade, memorial tablets each side of chancel arch. Stone plaque to Revd Edward Adamson, died 1898. Window 4 dedicated to Revd E.H.Adamson. Window 22 to Anne Adamson wife of Revd Edward Adamson.



1914-1918 Memorial



1914-1918 Memorial



Revd Edward Adamson



Anne Adamson



Revd E.H. Adamson

### Condition

All memorials are in good condition and well cared for.

## 10.7 SOUTH ENTRANCE PORCH

### Description

Plastered walls and painted boarded ceiling. The porch floor is stone paved.



**Porch Looking South**



**Porch Looking North**

### Condition

Decoration deteriorating and efflorescence at low level on walls and mould around door. Wheelie bin and stored material could compromise emergency escape route. The porch floor requires some pointing of joints.

### Category B, Requires attention within the next twelve months

Locally brush down and decorate peeling section of paintwork and treat mouldy sections with appropriate fungicidal solution and redecorate. £200.00

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

Point porch floor joints £250.00

Consider alternative storage for Wheelie bin and other stored material.



## 10.8 EAST END LOBBY

### Description

Plastered ceiling, plastered walls and vinyl flooring, renovated 2004. Hatch to roof void not inspected.



**East End Lobby**



**East End Lobby**

### Condition

The East End Lobby is generally in satisfactory condition. Stored material could compromise emergency escape route. Edge seals to flooring should be replaced to avoid washing water ingress.

### Category B, Requires attention within the next twelve months

Replace edge seals to vinyl flooring in East End Lobby with Dow 785+ clear silicone sealant. £50.00

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

Consider alternative storage for stored materials.

## 10.9 KITCHEN

### Description

Plastered ceiling, plastered walls and vinyl flooring, renovated 2004, with modern Kitchen units.



**Kitchen**



**Kitchen**

### Condition

The Kitchen is all is in satisfactory condition but needs decoration. Stored material compromise the use of the space. Edge seals to flooring should be replaced to avoid washing water ingress.

### Category B, Requires attention within the next twelve months

Replace edge seals to vinyl flooring in Kitchen with Dow 785+ clear silicone sealant. £50.00

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

Consider alternative storage for stored materials in Kitchen.  
Decorate Kitchen walls and ceiling. £250.00

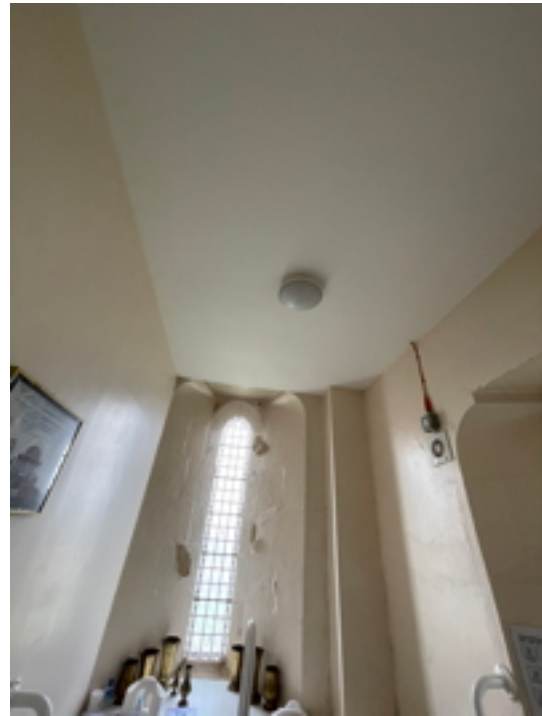
## 10.10 ACCESSIBLE WC

### Description

Plastered ceiling, plastered walls and vinyl flooring, renovated 2004. Includes Baby Change Unit.



WC



WC

### Condition

The Ground Floor Accessible WC in generally satisfactory condition but needs decoration. Edge seals to flooring should be replaced to avoid washing water ingress.

### Category B, Requires attention within the next twelve months

Replace edge seals to vinyl flooring in WC with Dow 785+ clear silicone sealant. £50.00

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

Decorate WC walls and ceiling. £250.00

## 10.11 VESTRY

### Description

Plastered ceiling, plastered walls and carpeted floor, renovated 2004.

### Condition

The Vestry is in generally satisfactory condition but needs decoration.

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

Decorate Vestry walls and ceiling. £250.00

## 10.12 BOILER ROOM

### Description

Below the kitchen, now disused but contains pipework and pressure vessel for the new heating circuitry. Stone walls and black painted concrete ceiling. Approached from external steps.



**Boiler Room Steps**



**Boiler Room**

### Condition

The steps are rather dangerous and attractive to children. Fencing off with a secure access gate and fitting a handrail to the staircase could be considered.

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

Consider fitting metal railings and secure gate around staircase to boiler Room and a handrail to staircase to Boiler Room. £1,500.00



## 10.13 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

### Description

New communion table, lectern and font lid designed and made by Treske Ltd.

New loose seating (ash, upholstered)

Pine pulpit panels reused as sound desk Communion rails (old, unused)

Kneeling desk and oak chair

Fixed seat in chancel

Two pews against north aisle wall



**Communion Table and Lectern**



**Loose Seating**



**Sound Desk**



**Loose Seating with Pew Behind**

### Condition

All are in satisfactory condition.

## 10.14 ORGAN

### Description

Organ is situated to the north west end of the nave. It is a single manual organ by Flentrop, Zaandam, Holland. Restored Flentrop instrument imported 1973 from Lelystad (originally built 1956 for west gallery at Opstandingskerk (Resurrection Church) Amsterdam, aka the Kolenkit Church), bought and transferred to St.Alban's, Windynook

There was no Organ Tuners Book visible. Further details at <https://www.npor.org.uk/NPORView.html?RI=H00980>.



### Condition

Believed to be in working order.

**Category B, Requires attention within the next twelve months**

Supply Organ Tuners Book if none already available. £10.00

## 11.0 CHURCH ENVIRONS

### 11.1 BOUNDARY WALLS, FENCES AND GATES

#### Description

Boundary walls are mainly of stone and act as retaining walls to the roadways on the east and northern boundaries. Eastern boundary wall has entrance of twin stone pillars and double black painted metal gates. There is some metal palisade fencing the western boundary. There is some timber fencing above the stone wall to the southern boundary.



**Entrance Pillars and Gates**



**Typical Stone Walling**



**Metal Palisade Fencing**



**Timber Fencing**

#### Condition

The stonework walls are in many areas suffering from hard cement pointing and little or no pointing. Who is responsible for upkeep of the boundary walls and fences should be confirmed by the PCC. Timber and metal palisade fencing is satisfactory but unsightly. The gates require decoration.



## Category B, Requires attention within the next twelve months

Establish who is responsible for maintenance of boundary walls and fences.

Generally rack out all cement mortar to boundary walls and all loose mortar and repoint as necessary £4,000.00.

Decorate entrance gates £150.00.

### 11.2 NOTICEBOARDS

#### Description

To left hand side of entrance gates on eastern boundary.



#### Condition

The Noticeboard is in satisfactory condition.



### 11.3 PATHS AND LANDSCAPING

#### Description

The access to the site from the east is a tarmaced pathway leading directing to the Porch entrance doorway and gives level access from the pavement to the church.

A second tarmac pathway around the east and north east elevation leads to the East Lobby door.

The areas around the church are mostly grass with a few graves stones and a scattering of trees and shrubs. To the southern boundary the lands slopes steeply upward to the stone boundary wall with some shrub planting. The churchyard is closed and maintained by the local authority.



**Entrance Pathway**



**North Eastern Corner Pathway**



**Graveyard**



**Shrub Planting and Undergrowth**

## Condition

All is generally in satisfactory condition and well maintained. The north eastern corner pathway has a lot of moss making it slippery which should be cleared.

## Repair Needs, Category A, Urgent, requiring immediate attention

Clear moss from north eastern pathway. £0.00

## 11.4 TREES

### Description

There are several trees on the site. There are two large trees near the south east corner and south west corner of the church. It is not know if any of the trees are the subject of Tree Preservation Orders. There is a large buddleia growing at the north east corner of the chancel and various other small seedlings (ash?) growing in the beds around the church.



**Trees to South East and South West Corners of the Church**



**Buddleia growing at the North East Corner of the Chancel**

## Condition

The trees generally all appear is satisfactory condition. However the buddleia and other seedlings seeding should be fully removed before they cause damage to the church structure which could be significant if left. The trees should all be inspected by a qualified tree surgeon every five years and pruned in accordance with their recommendations.

## Repair Needs, Category A, Urgent, requiring immediate attention

Remove buddleia and other seedlings £100.00

## Repair Needs, Category M, Routine Maintenance

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

## **11.5 VIEWS AND CARVED TIMBER CROSS**

There is a view from the north east corner of the site down towards the offshore oil and gas manufacturing businesses on the north bank of the River Tyne.

There is a modern carved timber cross that sits on the north east corner of the site.



**View from the North East Corner of the Site**



**Modern Carved Timber Cross**

### **Condition**

The cross appears in satisfactory condition.



## 12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

### 12.1 HEATING

#### Description

The main church heating comprises an Ideal Imax 45Kw, combination boiler in the Kitchen, serving two the heating circuits and with a flue through the Kitchen east wall. It was last noted in the log book as serviced 9 December 2015. The gas meter is in a cabinet to the right hand side of the site entrance gateway.

The boiler feeds a series of radiators generally around the perimeter of the building. There are Drayton room thermostats including in the North Aisle and Chancel.



**Boiler in Kitchen**



**Low Surface Temperature Radiator  
in Nave**

#### Condition

All appears to be in satisfactory order.

#### Repair Needs, Category A, Urgent, requiring immediate attention

Boiler must be tested immediately and then every 12 months and a copy of the test certificate kept with the Log Book. £400.00



## 12.2 ELECTRICAL INSTALLATION

### Description

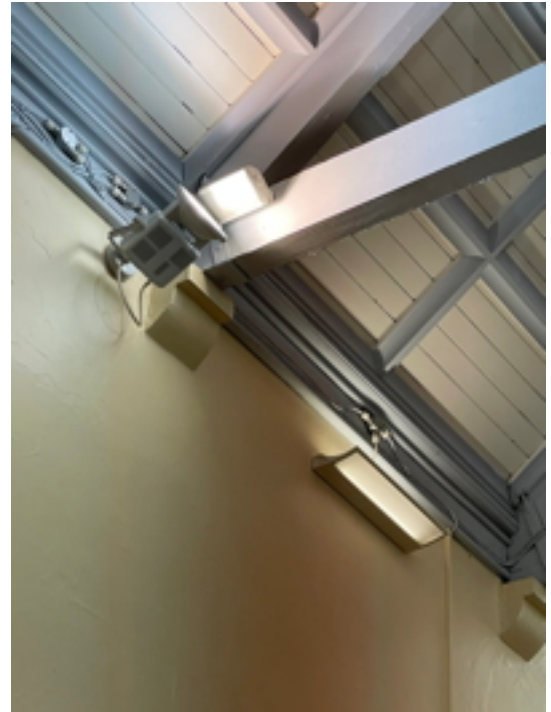
The electrical supply comes in to the Entrance Porch corner cupboard with 2 meters. There are distribution boards with RCCB protection adjacent to the meters and further distribution boards in the Vestry.

Wiring is general surface fixed but in plastic trucking.

In the church there are wall mounted uplighters. There are fluorescent lights to other areas.



**Porch DB Boards**



**Typical Nave Lighting**

### Condition

According to the log Book the last electrical test is dated 4 November 2015 and on the DB boards the date is 29 October 2015 and there is no record in the Log Book of an electrical test being undertaken since then and it is therefore overdue.

### Repair Needs, Category A, Urgent, requiring immediate attention

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



**Typical Fluorescent Lighting**

### 12.3 INSULATION AND AIR LEAKAGE

#### Description

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

The building does not appear unduly drafty.

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

Consider whether insulation could be provided and/or upgraded.

### 12.4 WATER SUPPLY

#### Description

The incoming mains supply could not be located.

#### Condition

All appears to be in working order.

#### Category B, Requires attention within the next twelve months

Confirm water entry position.

### 12.5 SOUND SYSTEM AND HEARING LOOP AND VISUAL DISPLAY

There is a Sound System in the church with moveable lectern microphones, facilities for radio microphones, a Hearing Loop and mixer desk with 2 wall mounted speakers on either side of the entrance to the chancel.

There is a visual display system with projector and screen on the wall of the nave south east corner.



**Mixer Desk**



**Screen, Speakers and Lectern Microphones**

## Condition

All appears to be in working order.

## 12.6 FIRE PROTECTION

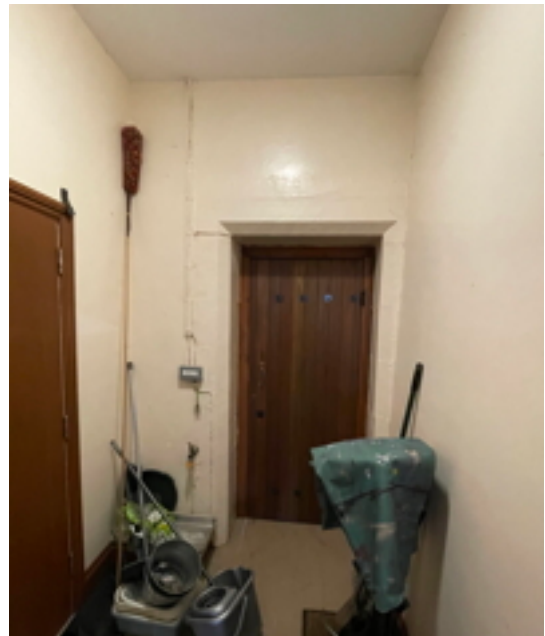
### Description

Fire protection is provided by fire extinguishers which appear to be serviced annually by inspection of the extinguishers, most recently November 2020 by Firepoint Services Ltd. However the log book notes the last inspection as 19 August 2016. There is an emergency lighting system but no record of servicing in the Log Book.

A secondary means of escape is provided through the east lobby to the outside.



**Exit Door Signed as WC**



**Exit Door with No Sign**

## Condition

All appears to be in working order.

The signage to the secondary means of escape is confusing as it states 'Toilet' above the door when in fact it is the doorway to the Lobby that leads to the WC as well as the secondary means of escape. Further the external means of escape door and the door to the lobby are both fitted with locks that can only be opened with a key.

### Category B, Requires attention within the next twelve months

Fit Fire Exit sign to East Lobby door from north aisle and to external door.

Amend locks to East Lobby door from north aisle and to external door to have a thumb turn on the inside eg [https://www.smartchoicesecurity.co.uk/products/era-333-fortress-bs-euro-key-turn-deadlock-with-cylinder?code=L25486&campaignid=12613741386&cq\\_src=google\\_ads&cq\\_cmp=12613741386&cq\\_con=125630248251&cq\\_term=&cq\\_med=&cq\\_plac=&cq\\_net=u&cq\\_pos=&cq\\_plt=gp&gclid=EA1aIQobChMI\\_c6HwsOA8AIVzeF3Ch3e1Q6IEAYBiABEgLHhfD\\_BwE](https://www.smartchoicesecurity.co.uk/products/era-333-fortress-bs-euro-key-turn-deadlock-with-cylinder?code=L25486&campaignid=12613741386&cq_src=google_ads&cq_cmp=12613741386&cq_con=125630248251&cq_term=&cq_med=&cq_plac=&cq_net=u&cq_pos=&cq_plt=gp&gclid=EA1aIQobChMI_c6HwsOA8AIVzeF3Ch3e1Q6IEAYBiABEgLHhfD_BwE) £350.00

## **Repair Needs, Category M, Routine Maintenance**

Test Emergency Lighting System regularly and keep a copy of the test certificate with the Log Book. £200.00

### **12.7 LIGHTENING CONDUCTOR**

There is no lightening conductor.

#### **Category E, a desirable improvement with no timescale**

Consider fitting a lightening conductor.

### **12.8 SECURITY**

The locks to church all appear satisfactory from a security point of view but noting the means of escape issue above. Safe in Vestry.

#### **Condition**

All appears to be in satisfactory.

### **12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES**

#### **Description**

Permanent level access is provided to the building through the entrance porch. There are two steps up to sanctuary and no hand rail.

There is a wheelchair accessible WC. There is a hearing loop system. The internal decor to the building generally provides reasonably contrasting colours which is helpful for the visually impaired. The artificial lighting is satisfactory so that those who are visually impaired should not experience too much difficulty in this area. Large print copies of service sheets and hymn books where used should be provided for the visually impaired.

#### **Category E, a desirable improvement with no timescale**

Consider fitting a handrail to the chancel steps. £0.00



### 13.0 SUMMARY OF REPAIRS

#### **Repair Needs, Category A, Urgent, requiring immediate attention**

Replace all chipped slates. £150.00.

Secure loose flashing £100.00

Remove obstructions to run offs to let water drain to grassed areas. £150.00

Replace missing gully £200.00

Lubricate bell mountings unless completed since the last quinquennial. £200.00

Clear moss from north eastern pathway. £0.00

Remove buddleia and other seedlings £100.00

Boiler must be tested immediately and then every 12 months and a copy of the test certificate kept with the Log Book. £400.00

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

#### **Category B, Requires attention within the next twelve months**

Undertake full inspection of fibreglass lined gutters by reputable roofing company. £250.00

Redecorate rainwater goods. £750.00

Check pointing to gables by reputable roofing company as above.

Excavate a trench 300mm wide and to 450mm below existing ground level to south nave wall. Line sides and bottom of trench with Recycled Polyester Geotextile material. Backfill trench with gravel between 20mm and 50mm diameter to within 100mm of surface and cover with a further layer of Recycled Polyester Geotextile material. Backfill to surface with final 100mm gravel layer. Repoint open joints in stonework with lime mortar. £500.00

To Entrance Door RHS locally brush down and decorate peeling section of paintwork and treat mouldy sections with appropriate fungicidal solution and redecorate. £200.00

To Entrance Porch locally brush down and decorate peeling section of paintwork and redecorate. £200.00

Replace edge seals to vinyl flooring in East End Lobby with Dow 785+ clear silicone sealant. £50.00

Replace edge seals to vinyl flooring in Kitchen with Dow 785+ clear silicone sealant. £50.00

Replace edge seals to vinyl flooring in WC with Dow 785+ clear silicone sealant. £50.00

Supply Organ Tuners Book if none already available. £10.00

Establish who is responsible for maintenance of boundary walls and fences. £0.00

Generally rack out all cement mortar to boundary walls and all loose mortar and repoint as necessary £4,000.00.

Decorate entrance gates £150.00.

Confirm water entry position. £0.00

Fit Fire Exit sign to East Lobby door from north aisle and to external door. £10.00

Amend locks to East Lobby door from north aisle and to external door to have a thumb turn on the inside eg [https://www.smartchoicessecurity.co.uk/products/era-333-fortress-bs-euro-key-turn-deadlock-with-cylinder?code=L25486&campaignid=12613741386&cq\\_src=google\\_ads&cq\\_cmp=12613741386&cq\\_con=125630248251&cq\\_term=&cq\\_med=&cq\\_plac=&cq\\_net=u&cq\\_pos=&cq\\_plt=gp&gclid=EA1aIQobChMI\\_c6HwsOA8AIVzeF3Ch3e1Q6IEAYBiABEgLHhFD\\_BwE](https://www.smartchoicessecurity.co.uk/products/era-333-fortress-bs-euro-key-turn-deadlock-with-cylinder?code=L25486&campaignid=12613741386&cq_src=google_ads&cq_cmp=12613741386&cq_con=125630248251&cq_term=&cq_med=&cq_plac=&cq_net=u&cq_pos=&cq_plt=gp&gclid=EA1aIQobChMI_c6HwsOA8AIVzeF3Ch3e1Q6IEAYBiABEgLHhFD_BwE) £350.00

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

Point porch floor joints £250.00

Consider alternative storage for Wheelie bin and other stored material. £0.00

Consider alternative storage for stored materials in Kitchen. £0.00

Decorate Kitchen walls and ceiling. £250.00

Decorate WC walls and ceiling. £250.00

Decorate Vestry walls and ceiling. £250.00

Consider fitting metal railings and secure gate around staircase to boiler Room and a handrail to staircase to Boiler Room. £1,500.00

**Category E, a desirable improvement with no timescale**

Where downpipes are cemented into slots in the plinth stonework these should be observed for deterioration. Replacement in due course should incorporate a suitable offset to avoid this detail being replicated. £5000.00.

Replace cracked quarries and replace 3no windows. £6000.00

East End Lobby consider alternative storage for stored materials. £0.00

Consider whether insulation could be provided and/or upgraded. £0.00

Consider fitting a lightening conductor. £0.00

Consider fitting a handrail to the chancel steps. £0.00

**Repair Needs, Category M, Routine Maintenance**

Monitor stonework deterioration. £0.00

Decorate Vestry Lobby and Boiler House doors and monitor windows 7 to 10. £200.00

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

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

Test Emergency Lighting System regularly and keep a copy of the test certificate with the Log Book. £200.00

## **14.0 Routine Maintenance Plan**

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

### **14.1 RAINWATER GOODS AND DRAINS**

#### **Gutters and Downpipes**

Clear away leaves and debris regularly  
Consider fitting bird/leaf guards.

#### **Gullys**

Clean gullys regularly and remove any silt and debris.  
Clear any blockages using drain rods.  
Empty any silt traps every three months.

#### **Soakaways**

Check for silting or contamination every few months or so.  
Remove any silt deposits when the soakaway chamber is empty.

### **14.2 ROOFS**

#### **Natural Slate**

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

#### **Ridges**

Use mastic or repair tapes as an emergency measure until a proper repair can be carried out.  
Consider having heating tapes fitted in inaccessible gutters.

#### **Roof Valleys and Parapet Gutters**

Clear debris from roof valleys and parapet gutters at least twice a year.  
Clear away snow from parapet and valley gutters in the winter.

#### **Flashings**

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

#### **Bellcote**

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

### **14.3 WALLS**

#### **Structural Issues**

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

**Masonry**

Clean gullies regularly and remove any silt and debris,  
Clear any blockages using drain rods.  
Empty any silt traps every three months.

**Timber**

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

**Plants**

Clear away plant growth from around the building.  
Consider removing ivy and other climbing plants.

**Ground levels, Air bricks and Ventilators**

Clean air bricks or ventilators if necessary.  
Consider fitting fine mesh behind the ventilator to exclude rodents and insects.

**14.4 DOORS AND WINDOWS****Doors**

Lubricate door ironmongery.  
Check the security of any locks.

**Timber Windows**

Ensure that the integrity of paint finishes is maintained by repainting timber windows every few years.  
Make sure that windows can be opened easily so that the building can be ventilated.  
Lubricate window ironmongery.  
Check the security of any locks.

**Metal Windows**

Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years.  
Make sure that windows can be opened easily so that the building can be ventilated.  
Lubricate window ironmongery.  
Check the security of any locks.

**Leaded Windows**

Make sure that windows can be opened easily so that the building can be ventilated.  
Clear away any dirt from condensation drainage channels,

**Ferramenta**

Check for silting or contamination every few months or so,  
Remove any silt deposits when the soakaway chamber is empty.

**External Joinery**

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

**14.5 INSIDE THE BUILDING****Bells and Bell Frames**

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

**Ceilings**

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



**Internal Walls**

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

**Organs**

Consider keeping a tuner's logbook.

**14.6 SERVICES****Plumbing**

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

**Electrical Systems**

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

**Heating Systems**

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

**Fire Safety**

Test and clean smoke alarms regularly.

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

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

## 15.0 ADVICE TO THE PCC

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

- **Bats and other protected species**  
The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats>.
- **Sustainable buildings**  
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available at <http://www.churchcare.co.uk/shrinking-the-footprint>.