

DIOCESE OF DURHAM

CHURCH OF ST. ANDREW
CHILTON MOOR
0911/Dch82

Inspection of Churches Measure 1955
(as amended 1995)

Architect's Report No. 11 made 17th April 2009

Archdeaconry of Durham
Deanery of Houghton le Spring
Incumbent: Rev. Derek Newton

J B Kendall Dipl.Arch, RIBA, AABC
Inspecting Architect
HLB Architects
Stockton Business Centre
Unit 139
70 Brunswick Street
Stockton on Tees TS18 1DW
Tel: 01642 345174
Fax: 01642 345175
Email: info@hlbarchitects.com

This Report has been prepared on the basis of the 'Model Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council of Churches 'CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

INSPECTION OF CHURCHES MEASURE 1995 (AS AMENDED) 1991

INDEX

- A Background and General
- B Scope of Report
- C Matters Requiring Extended Survey or Opening up

- A1 Works Carried out Since Previous Report
- A2 General Condition of Church
- A3 Specialist Treatment
- A4 Walls and Masonry
- A5 Tower and Bells
- A6 Chimney Stacks and Flues
- A7 Roofs and Rainwater Goods
- A8 Rainwater Disposal and Drainage
- A9 Plasterwork
- A10 Decorations
- A11 Floors and Galleries
- A12 Glazing
- A13 Fittings: Organ, Furniture and Joinery
- A14 Toilets and Vestry
- A15 Heating Installation
- A16 Electrical Installation
- A17 Fire Precautions
- A18 Roads, Paths and Paving
- A19 Boundary Walls and Gates
- A20 Planting and Vegetation
- A21 Memorials
- A22 Log Book
- A23 Previous Quinquennial Inspections

RECOMMENDATIONS

Where work is recommended a code number in brackets is entered in the right hand side page margin to indicate the priority as follows:

- (1) Urgent works requiring immediate attention
- (2) Work recommended to be carried out during the next 12 months
- (3) Work recommended to be carried out during the Quinquennial period
- (4) Work needing consideration beyond the Quinquennial period
- (5) Work required to improve energy efficiency of the structures and services
- (6) Work required to improve disabled access.

A. BACKGROUND AND GENERAL

- A1 The Parish Church of St. Andrew, Chilton Moor, near Houghton le Spring stands a little back from Front Street, Chilton Moor at its west end of the B1284 (see Ordnance Sheet NZ 3249 3349 appendix 2).
- A2 On the south side across a grassed terrace and asphalt car park is the Vicarage which was built in 1971 and which does not form part of this survey.
- A3 On the north boundary is a cul-de-sac immediately on the other side of which is now Houghton Heating and was previously Chilton Moor County Primary School and originally was the Church School.
- A4 The East End of the Church is close to the east boundary of the Church site and the boundary is marked by a vertical close-boarded wooden fence on concrete posts. This fence continues across part of the Vicarage site, which here becomes a wooded garden.

GENERAL DESCRIPTION OF CHURCH

- A5 The Church was built in 1874 - 1876, designed by George Gilbert Scott Junior, and is constructed in stonework with a pitched slate roof. The Chancel was added in 1882 but the South Aisle and North Tower never completed. Pevsner describes the Church as in the late decorated style of Bodley, quoting Dr G Stamp

The layout consists of nave, chancel and sanctuary within the main volume; with smaller rooms adjoining including vestry, organ chamber and boiler house. A brickwork extension with a flat roof on precast concrete planks forming a meeting hall has been added to the south side of the Church (see sketch layout attached). The roof has low parapet walls with aluminium copings.

- A6 Adjoining the organ chamber and to the west of it on the north side there is a store. Towards the west end of the north side there is a heating chamber which is now not in use except that it houses the large gas meter needed to feed the gas heaters by which the Church is heated.
- A7 On the south side of the Church, approached through the blind arcading on that side of the chancel, is an entrance to an extension of the Church containing Meeting Room, kitchen, toilets, lobbies etc which was completed in 1971.
- A8 The Church was built in stone in narrow but regular courses with a slightly boasted face and there are ashlar dressings to the windows are exposed inside, although the walls are mainly covered with plaster.

- A9 The stonework is exposed on the chancel arch at the arcading of the chancel.
- A10 A curious feature of the Church is some solid brick infilling on the south side between the buttresses to the nave and the effect of this solid brickwork in English garden wall bond is to allow the lines of the buttresses to 'grin through' the decorations of the south wall of the nave.
- A11 There is a plaster panelled painted dado with wood members which runs round both sides of the nave which is finished with a rather attractive crenellated patterned moulding.
- A12 The Church roofs are pitched continuously along the nave and chancel. They are covered with slates and the chancel ceiling is boarded, the lower sections being formed into panels.
- A13 In the nave, the ceilings appear to have been lined with fibreboard or similar material fixed to the underside of the rafters and the trusses below.
- A14 The roof of the vestry is lean-to boarded and covered with the built-up bituminous felting with a similar roof over the organ chamber, which is hipped back.
- A15 The store at the west end has a similarly covered roof but is finished at one verge with a low parapet or water table. The chimney, which originally served the old heating chamber here, has been removed.
- A16 The Church has a small entry in Pevsners 'The Buildings of England – County Durham':

B SCOPE OF REPORT

- B1 Attention is drawing to appendix (c) of this report describing its scope, also to the general and technical notes.
- B2 The following inaccessible parts have not been inspected
- Concealed spaces below floors
 - Close inspection of interior ceilings/exterior roofs
 - Interior of stores was limited by stored materials and poor lighting

C MATTERS REQUIRING EXTENDED SURVEY OR OPENING UP

- C1 None required.
- C2 Refix 1st truss arch support at left hand side taken down during the 1998 Inspection.

1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT

April 2004	Parish Records inspected & 1876 drawing by G G Scott sent to County Record Office	
July 2004	Gas Heaters & Boiler Serviced	£120.00
Feb 2005	Boiler Repaired	
		£232.00
Mar 2005	Organ Serviced	£115.00
Mar 2005	Slates replaced to Roof	£458.00
May 2005	Kitchen Refurbished	£652.00
Jun 2005	Gas Heaters & Boiler Serviced	£124.00
Nov 2005	Rainwater Goods Repaired	£3,219.00
Nov 2005	Food & Hygiene Inspection of Kitchen	
Dec 2005	Sycamore Trees Pruned & Cut in Church Garden	N/A
Dec ?	Spot Lights replaced	£360
July 2006	Gas Heaters & Boiler Serviced	£132.00
Oct 2006	Key Cabinet Purchased	£44.00
Dec 2006	Gas Heater Checked	£83.00
Dec 2006	Replacement Lights in Nave	£2,441.00
Feb 2007	Carpets fitted to Vestry & Meeting Room	£305.00 & £481.00
May 2007	Repair to Garden Wall, Entrance Pillars, Replaster Ladies & Gents Toilet	£814.00
July 2007	Gas Heaters & Boiler Serviced	£132.00
Jan 2008	Boiler Repaired	£63.00
July 2008	Gas Heaters & Boiler Serviced	£135.00

2.0 GENERAL DESCRIPTION OF CHURCH

- 2.1 The Church continues to be carefully & regularly maintained with attention given to heating & electrical installations, roof repairs, rainwater goods, organ, trees, garden walls, kitchen fittings and carpeting. Structurally, the Church appears to be sound with minor movement to the South wall over the flat roof extension and the East Gable wall at the jamb of the Gable window, which needs attention. The electrical installation is due for earth testing, as regulations are now more rigorous. Internal decorations are being considered and test colours to Nave dado panelling are in hand. Access for disabled users at the front entrance is provided with a portable ramp; however consideration has been given to a permanent ramp. The kitchen ceiling settlement requires investigation and wall & floor finishes require attention in the toilets.

3.0 SPECIALIST INVESTIGATION AND TREATMENTS

3.1 The boiler house store was re-inspected and the panelled ceiling noted to be of a manufactured fibre construction of unknown origin but may contain asbestos. The panels are old but intact and covered in dirt with no sign of decay or friability. If the store is little used and the ceiling is not disturbed there should be no risk, however if there is concern then a sample of the ceiling panel should be taken for analysis and a written report obtained. 2

3.2 Roof truss condition: Truss at West end, North support leg is still removed and stored. This should be refixed when the ceiling decorations are undertaken. It is recommended that all trusses are checked from a tower scaffold to ascertain whether the equivalent member location is sound in all cases. This action may be deferred for a specified period by agreement or until the nave decorations are undertaken and the opportunity to combine access for both tasks. The Architect must be notified when scaffolding is in place for inspection of the trusses. 2

4.0 WALLS AND MASONRY

4.1 The walls to the nave, except south side, but including the sanctuary and vestry are constructed of coursed sandstone with dressed stone openings to windows and doors are in good condition and well pointed. Some of the window tracery is showing signs of erosion and decay and these should be monitored every quinquennium and assessed for repair. The south chancel window cill over the meeting room roof requires repair where the mullion stool has broken off. Some repointing is also required to the same window at the LHS jamb where there is movement between the jamb and adjacent walling. The metal casement window over the flat roof is heavily rusted and requires treatment; also the opening sash is rusted open & requires easing to close. There is a vertical settlement crack to the left of the south chancel window which needs raking out & repointing in soft lime mortar. The flashing at the south chancel wall with the flat roof is split in one location and this should be repaired with a cover flashing. 3
2

4.2 The south wall of the nave is brick built in four arches with stone piers at the bay supports. This was probably built originally as a temporary structure in anticipation of a south aisle being constructed. There is one three light window at

- high level built into the third bay and here the arch over has dropped probably caused by inadequate support/or underpinning when the window was inserted. Internally there is a loose voussoir, which is probably related to the dropped arch episode. This requires close inspection when high level scaffold is available. 3
- 4.3 There are signs of previous settlement in the chancel north and south walls. On the south side in the bay leading to the meeting room are vertical cracks at each column. These should be filled with soft mortar or plaster and monitored. 2
On the north side is a vertical crack over the vestry door to the window cill over. Again this should be filled and decorated over as a monitor of movement. 2
- 4.4 There is movement in the two north side chancel window mullions where the cill stool and mullion foot have both fractured and these appear to be of long standing. The cause is probably a rusting dowel joint and if further repair is needed the joint should be opened up to investigate. 3
The westerly window has been previously repaired with a silicone sealant and appears to be intact with no immediate risk of falling. The easterly window fracture is intact and has had some superficial treatment but should be monitored every 2 years to ascertain if the fracture is active. 3
- 4.5 The window bay on the south side of the nave has a dropped voussoir in the arch over the window. This corresponds with the external dropped arch and is described in section 4.2
- 4.6 The two window arches on the north side of the nave opposite the south window bay both have single dropped voussoirs which appear to be of long standing. Pointing to part of one arch has dropped out and should be repointed when scaffolding is available. Preferably within the next quinquennium. 3
- 4.7 The meeting room outer brick walls have settlement cracks across the south west corner and to the left of the west window. The settlement lines are diagonal and follow brick courses. These require careful chasing out and repointing in a soft lime mortar to act as a monitor. The walls should be reinspected after one and three years and a record made of the results and advice sought if movement is continuing. 3

4.8	The Gents lobby wall plaster is defective in one area and requires attention.	2
4.9	Vestry East Gable: There are stains on the gable wall at high level coinciding with the table stone joints. The table stones should be raked out & repointed and the slate abutment checked.	2
5.0	<u>TOWER AND BELL</u>	
5.1	The tower appears to be sound and is pointed well.	
5.2	The bell has been disconnected from the pull cord and is no longer rung. It is recommended that the bell mountings are inspected at close quarters and repaired when funds are available.	4
6.0	<u>CHIMNEY STACKS AND FLUES</u>	
6.1	There are two gas fired room heaters installed in the nave and these have horizontal wall flues protected with wire cages externally. These should continue to be checked annually by a registered gas engineer.	2
6.2	There is a wall mounted boiler in the kitchen which was replaced recently and having a horizontal powered flue and this was understood to be working satisfactorily. Again this must be checked annually and a certificate issued.	2
7.0	<u>ROOFS AND RAINWATER GOODS</u>	
7.1	The nave roof comprises Welsh slates laid to even courses with a Blue Ridge tile all in reasonable condition. There have been a number of slate repairs in the previous quinquennium but all slating appears to be intact at the inspection. The lead flashings on the west gable abutment are open and require repointing.	2
	Also the table stones on the west gable have open horizontal joints allowing water to leak into the gable wall head which will eventually penetrate to the interior. These need careful stemming with lime mortar. The east gable wall table stones should also be checked at close quarters and repointed as required.	2

- 7.2 The vestry roof is a lean to structure on the north side of the nave and is felt covered and generally sound except for the abutment with the tower where the flashing has failed at the lower part of the roof. Internally there are signs of leakage and the gap has been filled with rags. This junction requires a new external flashing for the full length of the tower wall. 2
- 7.3 The boiler house roof is also a lean-to structure on the north side of the nave and is felted and in satisfactory condition.
- 7.4 Meeting room, kitchen and toilet flat roof extension is felt covered and in sound condition. One of the four rooflights has a cracked corner that should be repaired with silicone or renewed. 2
Moss build up should be removed. The aluminium coping coverings have shown signs of movement at the fixings on the south parapet and these require sealing to keep watertight. 2
- 7.5 The tower downpipe at low level is loose and should be refixed. 2
- 8.0 RAINWATER DISPOSAL AND DRAINAGE**
- 8.1 The nave gutters and downpipe are in cast iron and generally in good condition. Check all gutters for leakage and debris annually and decorate pipework as required. 2
- 8.2 The organ chamber roof has a PVC gutter and downpipe system. The NW gutter corner is open and requires repair. The gutter end at the wall face requires clearing of grass. 2
- 8.3 Check all gullies, drain runs and manholes annually for free flowing. Replace one gully top that is broken on the south elevation. 2
- 9.0 PLASTERWORK**
- 9.1 Plasterwork is generally in good order except where settlement cracks have been noted and need filling when decorations are undertaken. 3
- 9.2 Rising damp in the toilet partitions requires remedying. Salt affected plaster to be repaired or replaced. 2
- 9.3 Vestry and sanctuary ceilings are boarded and in satisfactory condition

- 9.4 The nave is fibre-boarded and satisfactory.
- 9.5 Meeting room, kitchen and toilets are plaster-boarded and generally satisfactory except for an area in the kitchen which has cracked and dropped and should be opened up for inspection before repair. 2
 This is no current sign of dampness but the ceiling should be monitored for any deterioration. The ceiling in the Ladies toilet requires attention.

10.0 DECORATIONS

- 10.1 Internal decorations are satisfactory but a programme of repainting should be planned as part of a maintenance system. 3
- 10.2 External decoration should include de-rusting and redecoration of metal opening windows. Also metal gates and rainwater goods. 3
- 10.3 The vestry was redecorated in 2007 and is in good condition. However damp is showing at the door jamb opening and to the LHS of the east window. See Item 4.9 for external repointing which may be allowing damp entry. 2.
- 10.4 A site meeting with DAC representatives was held on 27 June 2008 when renewal of carpet, redecoration of the dado panelling and reordering of the west end was discussed and a report issued.

11.0 FLOORS AND COVERINGS

- 11.1 Entrance lobby has a stone flagged floor which is in satisfactory condition.
- 11.2 The nave centre aisle is carpeted on flagged floor but was not lifted. Pewed areas are on raised timber floors and are sound.
- 11.3 Choir pews are on a raised timber floor and carpeted but were not fully lifted for inspection.
- 11.4 Sanctuary carpet is laid on stone paving and appears to be sound. Consideration is being given for a new carpet to the nave aisle & chancel but care must be taken to ensure a breathable underlay & carpet to ensure decay to the sub floor is not created.

- 11.5 Vestry floor was carpeted in 2007 and is in good condition.
- 11.6 The meeting room has been carpeted and is in good condition. Some PVC tiles in the toilets and kitchen are loose and require refixing.

12.0 WINDOWS (see Sketch Plan)

- | | | |
|------------|---|---|
| Ref W1 | <p>East Window: Nave
Tall 5 light stone mullioned window with high level tracery in clear leaded glass and amber border. No external protection. South side light is bulging at high level and should be monitored for leakage. Reglazing recommended in next 5/6 years including insertion of saddler bar.</p> | |
| Ref W2 | <p>South Window of Sanctuary:
High level 2 light stone mullioned window in clear leaded glass and metal opening hopper which requires attention. See 4.1</p> | |
| Ref W3-7 | <p>East windows to Kitchen and Toilets in modern PVC frames. All intact and in good order.</p> | |
| Ref W8 | <p>West window to Meeting Room in stained hardwood in good condition.</p> | |
| Ref W9 | <p>South Side Nave Window: high level 3 light stone mullioned window in clear leaded glass with St. Andrews Shield. No external protection but on good order.</p> | |
| Ref W10 | <p>West Window over Main Entrance Door: high level 4 light stone mullioned cruciform window in clear leaded glass with external polycarbonate protection. All appears to be in good order. Stone cill has patched cement repairs which will need attention in due course.</p> | 4 |
| Ref W11-12 | <p>North Side Nave Window: high level 2 light stone mullioned window in clear leaded glass with no external protection. Deep erosion and fissures to tracery of W11 (west side). Repair required.</p> | 3 |
| Ref W13 | <p>High Level Window to East Side of Tower: small stone window in clear leaded panes with no protection but in good order.</p> | |

Ref W14 &15 Low Level Vestry Windows in metal reinforced fibreglass sheet. This is a vulnerable location and the windows are glazed appropriately.

Ref W16 Low Level Vestry Window East Side: stone window with leaded panes in sound condition.

Ref W17, 18 & 19 North Side of Choir/Sanctuary: High level 2 light stone windows in leaded panes. W17 includes a metal opening hopper which is rusted and requires attention. There is no external protection. W19 has temporary cement repair to the mullion stool and this should be restored properly in stone.

3

13.0 FITTINGS, FIXTURES AND FURNITURE

13.1 Sanctuary wall cladding in stained oak panelling (3m) – good condition.

13.2 Choir pews in stained oak – in good condition.

13.3 Nave pews in clear pine very plain – good condition.

13.4 Pulpit – stained oak, wrought iron handrail – good condition.

13.5 Oak lectern (eagle on orb) – good condition.

13.6 Organ – Vincent Organ Co., Sunderland (cabinet and pipes only). Electric organ set in keyboards positions. All working parts of mechanical organ removed.

13.7 Font in stone with oak wood cover – good condition.

13.8 Safe in vestry reported to be satisfactory. Check that this meets Insurance requirements.

3

13.9 Door to church oak – good condition.

13.10 Lobby – oak double glazed doors – good condition.

13.11 Choir to meeting room door in mahogany in good condition.

13.12 Door to vestry – oak with iron bands and handle – good condition.

13.13 Kitchen external door and frame - new PVC in good order.

13.14 External boiler house door has new lock fitted.

14.0 INTERNAL PLUMBING

14.1 Male lavatory WC and cistern – white glazed WC. Black plastic cistern, white glazed basin. Handbasin, mirror and hat and coat rail. All in good working order.

14.2 Female lavatory: WC and cistern etc as above.

14.3 Kitchen, double drainer ss sink. Cooker, Jackson Topline electric.

15.0 HEATING INSTALLATION

15.1 CHURCH

3 electric wall mounted plaque heaters installed in chancel were seen to be working satisfactorily.

Nave: 2 gas fired convectors with external balance flue on south nave wall.

Replacement heaters Temcana Kestrel 55 fitted October 1998. Reported to be working satisfactory with a 2 hour warm up period.

15.2 MEETING ROOM

Gas fired boiler in kitchen with radiator system to meeting room lavatory and kitchen.

Continue to service boiler annually

2

16.0 ELECTRICAL INSTALLATION

16.1 Attention is drawn to appendix (g) of this report, calling for an electrical test report every quinquennial. This test does not form part of this report.

16.2 The electrics were inspected in August 2002 and found to be satisfactory. A reinspection is now due.

2

Replacement lights were installed in the nave in 2006 and these were reported to be satisfactory.

16.3 The kitchen external light fitting has been replaced.

17.0 FIRE PRECAUTIONS

- 17.1 Fire extinguishers in the Church kitchen and meeting room are maintained annually. Continue to service. 2

18.0 ROADS, PATHS AND PAVING

- 18.1 Crack in footpath adjoining south elevation (old settlement cracks). Cut out and point in weak mix concrete or provide new paving. 2

- 18.2 A scheme was prepared for a permanent disabled ramped access from the car park to the church entrance giving an alternative route avoiding steps. This was put on hold because of costs. In the meantime a temporary ramp is available. A ramped access for the meeting room entrance should also be considered. 6

- 18.3 Footpaths to the north and west boundaries are understood to be a Local Authority responsibility.

- 18.4 The car park to the south of the church is tarmaced and in satisfactory condition.

19.0 BOUNDARY WALLS AND GATES

- 19.1 Walls to west of site up to car park good condition. Stonework to the rear of section to left of gate – clean back and repoint rear face. 2

Wall to car park and vicarage brickwork – good condition. Check and point coping stones. 2

- 19.2 Gates to church entrance wrought iron and in good order – redecorate 2

- 19.3 Wall to raised planted area, pointing defective in places. Repoint and replace missing damaged bricks (1:1:6 mortar) not cement mortar. 2

- 19.4 The stone wall to the north side of the entrance is in need of some repointing. 2

- 19.5 A new notice board is proposed to be fixed to the west gable wall. DAC approval should be obtained. 2

20.0 PLANTING AND VEGETATION

- 20.1 There is a small grassed strip with planted edges between the south wall and car park. There is a cherry tree in the centre and a large sycamore at the west end.

The sycamore tree is close to the sw corner of the church which may affect the foundations though there are no current signs of settlement. It would be wise to have a trial hole dug at this corner of the building to check for root intrusion and foundation depth and sub soil nature

3

- 20.2 Elder bushes growing from paving joints at the east end of the building are still active despite having been cut down. These should be grubbed up or poisoned.

2

21.0 MEMORIALS

- 21.1 Several plaques fixed to walls internally are in good condition.

22.0 LOG BOOK

- 22.1 All test certificates for electrics, heating, and fire extinguishers: insurance details etc should continue to be filed in Church Log Book.

2/3

23.0 PREVIOUS QUINQUENNIAL REPORTS

No.1	30.12.1957	Cordingley & McIntyre
No.2	31.01.1963	Cordingley & McIntyre
No.3	03.05.1967	Cordingley & McIntyre
No.4	October 1973	Hayton Lee F/ARIBA
No.5	05.07 1977	R T Bulmer Dip. Arch, RIBA
No.6	18.05.1982	R T Bulmer Dip. Arch, RIBA
No.7	31.08.1987	R T Bulmer Dip. Arch, RIBA
No.8	12.08.1993	R T Bulmer Dip. Arch, RIBA
No.9	20.10.1998	R T Bulmer Dip. Arch, RIBA
No.10	09.03.2004	J B Kendall Dip. Arch, RIBA
No.11	17.04.2009	J B Kendall Dip. Arch, RIBA, AABC

RECOMMENDATIONS

URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category 1

	<u>Item</u>	<u>Approx Cost</u> £
-	None	

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS: **Category 2**

	<u>Item</u>	<u>Approx Cost</u> £
1.	If concern for asbestos ceiling to boiler house store then obtain Type 2 report based on sampling	3.1 400
2.	Roof trusses; Repair west truss and check other trusses. Architect to inspect	3.2 500
3.	Treat rusted casement windows and repair lead flashing to south wall on flat roof.	4.1 400
	Repoint settlement cracks to south nave	4.1 150
4.	Fill settlement cracks in north and south walls of chancel	4.3 incl with decorations
5.	Repair defective plaster to gents lobby	4.8 incl with decorations
6.	Continue to service gas heaters and boiler	6.1/6.2 130 pa
7.	Repoint lead cover flashings to west gable	7.1 500
8.	Renew lead flashing to vestry roof wall abutment	7.2 300
9.	Repair cracked roof light	7.4 DIY
10.	Seal aluminium copings joints to flat roof	7.4 DIY
11.	Refix loose tower downpipe	7.6 30
12.	Investigate and repair kitchen and Ladies Wc ceilings	9.5 300
13.	Check all gutters for leakage and debris	8.1 50 pa
14.	Repair PVC gutter to organ roof	8.2 50
15.	Check all gullies, drains and manholes annually	8.3 50
16.	Repair damp affected wall plaster	9.2 200
17.	Check and repoint vestry gable wall/ copings for damp entry	10.3 50
18.	Check electrical installations and Earth	16.2 150
19.	Continue to service Fire Extinguisher	17.1 70
20.	Repair cracked footpath	18.1 50
21.	Repoint boundary walls and copings	19.1/19.4 150
22.	Redecorate wrought iron entrance gates	19.2 100

23.	Repoint and replace missing & damaged bricks to raised bed	19.3	50
24.	Grub up or poison Elder bush at east end of the Church	20.2	DIY
25.	Obtain test certificate for electrics, heating and fire extinguishers and Log	22.1	DIY

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS:

Category (3)

	<u>Item</u>	<u>Approx Cost</u> £
26.	Repair window mullion and cill to south chancel over flat roof	4.1 500
27.	Repair north chancel window cill	4.4 250
28.	Monitor east window repair	4.4 Inspect in 2011
29.	Repoint window voussoirs on north side of nave when scaffolding available. Use lime mortar only	4.6 70
30.	Repoint settlement cracks to meeting room brickwork	4.7 150
31.	Fill settlement cracks in walls when redecorating	9.1 incl with decorations
32.	Redecorate nave and chancel. Specification and colours to be approved	10.1 Obtain Quotes
33.	Redecorate rainwater goods with metal window casements	10.2 Obtain Quotes based on Spec.
34.	Replace eroded tracery to north window of nave ref. W11	12.0 500
35.	Decorate metal casement window and repair stone mullion stool	12.0/4.4 400
36.	Check safe meets insurance cover	13.8 DIY
37.	Dig trial hole at wall base adjacent to Sycamore tree to check for root intrusion and advise Architect for inspection	20.1 150

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category 4

	<u>Item</u>	<u>Approx Cost</u> £
38.	Inspect bell mountings and reinstate bell pull for ringing when funds allow	5.2 200 Inspection & Report only
39.	Mason to inspect and quote west window cill ref W10 for repairs	12.0 Quote only

WORK RECOMMENDED TO IMPROVE ENERGY EFFICIENCY: Category 5

	<u>Item</u>	<u>Approx Cost</u> £
-	None	

WORK REQUIRED TO IMPROVE DISABLED ACCESS: Category 6

	<u>Item</u>	<u>Approx Cost</u> £
40.	Consider ramped access for disabled users at main entrance. Previous scheme is on record. Appoint Architect to prepare scheme and costs for meeting room ramped access	18.2 500 Scheme & Costs

NOTE

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which included guidance to routine maintenance and inspection of Church property. 'A Guide to Church Inspection and Repair' published by the Council for the Care of Churches can be obtained from SPCK bookshops.