

DIOCESE OF DURHAM  
CHRIST CHURCH, LOW WESTWOOD

0820/Dch131

Inspection of Churches Measure 1955  
(as amended 1995)

Architects Report No. 7 made September 2008

Archdeaconry of Durham  
Deanery of Lanchester  
Incumbent: Rev. Dr. Antony Douglas Whipp

J B Kendall Dipl Arch RIBA AABC  
Inspecting Architect  
HLB Architects  
Unit 139  
Stockton Business Centre  
70 Brunswick Street  
Stockton on Tees TS18 1DW  
Tel: 01642 345174  
Fax: 01642 345175  
e-mail: [info@hlbarchitects.co.uk](mailto:info@hlbarchitects.co.uk)

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 for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

## INSPECTION OF CHURCHES MEASURE 1995 (AS AMENDED 1991)

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### 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.

## **A. BACKGROUND AND GENERAL**

- A.1 Christ Church is situated in Hamsterley Colliery Village on an east-west axis parallel and adjacent with the A694 Rowlands Gill/Ebchester road, opposite Ennerdale Terrace. The north boundary of the site is bounded by Thorny Brow, a wooded escarpment overlooking the River Derwent.
- A.2 Access to the Church is by a pair of metal gates directly off the main A694 road.
- A.3 Ordnance Survey Map Reference: NZ 566 166.

### **GENERAL DESCRIPTION OF CHURCH**

- A.4 The Church, built in 1892/3, consists of a single rectangle comprising a nave and chancel with a vestry projecting from the north side.

The organ is situated on the south side next to the choir but within the nave area and is slightly elevated with access by wooden steps.

The main entrance is at the south west corner with no porch, but having a vestibule within, with floor spring door closers. A second entrance is on the east wall of the vestry.

- A.5 It was the original intention, around 1900, that £300 left by Lady Gort would go towards extending the chancel, but this was not carried out. The east gable wall incorporates an archway integral with it which would have formed the break-through had the extension been built.
- A.6 The boiler room lies immediately below the vestry, access being via external stone steps with wrought iron railings around the area.
- A.7 The altar is four steps above the level of the nave.
- A.8 The walls, which are plastered internally, are of stone 600mm thick, constructed in squared uncoursed random rubble with faces lightly tooled. The stonework continues to remain exceptionally clean and undamaged. A birds beak stone string course runs round the complete perimeter of the Church at approx. 1600mm above ground level.
- A.9 The floor, including the aisle, comprises softwood boarding on joists except the altar floor, which is solid and tiled.
- A.10 The roofs are pitched and covered with slates and the seven trusses are hidden from view by a timber boarded lining running lengthways end to end with the Church, dark stained throughout and in good condition, giving overall a barrel vault appearance.
- Four trusses have 50mm diameter anti-spread steel tie rods fixed at the lower level.
- A.11 Heating is by means of a low pressure hot water oil-fired installation, converted from solid fuel in 1969/70 with large diameter pipes around the perimeter and five radiators supplying heat to the building.
- A.12 Artificial lighting is by means of electricity with floodlights fixed at high level.
- A.13 The Church is not a listed building, but it lies within the Low Westwood Conservation Area as defined by Derwentside District Council.
- A.14 There are no Tree Preservation Orders within the churchyard but any proposals to remove or lop trees must be referred to the local authority under Conservation Area status.
- A.15 The churchyard is closed and is maintained by the local authority.

### **B SCOPE OF REPORT**

- B.1 This report is based on findings of an inspection made on 3 September 2008. Viewing was generally from ground level, and with the aid of binoculars.
- B.2 There are suspended floors under the nave pews but these were inaccessible and the under void was not inspected.
- B.3 There is a boarded arched ceiling running for the full length of the Church with no visible hatch or means of access and this void over was not inspected.
- B.4 The extent of the churchyard is shown on the site plan in the appendix. There has been no independent report of the trees in the churchyard.
- B.5 See appendix 'c' of this report for a fuller description of the limitations of the inspection.

## **1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT**

- Organ tuned by Harrison & Harrison annually.
- 3no. fire extinguishers are maintained annually in May
- New lighting installed in March 2004 designed by Calder Lighting, installed by RCS Electrics & Project Managed by R Ellis
- Church interior redecorated in 2004 following Lighting installation.
- Front Entrance door exterior redecorated by Barry Greener, parishioner
- New sound system including microphone installed by Tony Atkinson in 2004
- Cleaning & polishing carried out regularly

## **2.0 GENERAL CONDITION OF CHURCH**

- 2.1 The church continues to be in good condition; the roof and rainwater goods are well maintained and are sound. The lightning conductor has been damaged and will need re-fixing.

### **EXTERNAL INSPECTION**

## **3.0 ROOF COVERINGS**

- 3.1 Roof coverings are Welsh slate in even courses with concrete roll edge ridges which have been re-pointed in spot areas. The coverings are in good condition, and the roof line and level are even with no indication of distress. There are signs of previous slate repairs, but the roof appears to be in sound condition except for minor repairs to the North roof slope where one slate is missing and one is loose. 2

- 3.2 The fleche bell tower situated close to the west gable comprises an octagonal louvred turret with slated spire over. The bell tower base is leaded and sits centrally over the ridge. Repairs were carried out to the tower leadwork in June/July 1998 but there have been no reports of recurring leakage.

The lightning conductor installed on the tower spire has a cross-terminal but has been damaged and wrenched away from its fixings for the full wall, roof and spire height. The bottom section has been cut away. Repairs are in hand. 2

- 3.3 Gutters are ogee pattern and made by Marley Alutex. Approximately 60% have been renewed. There are places where grass is growing out of gutters and these should be cleared as soon as possible. Following gutter cleaning the insides should be decorated unless they are factory coated.

Three downpipes have been renewed and these are in good order.

- 3.4 The gutter leakage at the vestry wall abutment with the chancel has been repaired and the wall has now been re-pointed if somewhat unsuitably.  
See item 5.1

- 3.5 The east gable wall has slate overlapping verge, which appears to be well pointed. There is a simple metal cross at the ridge with ball terminals. This appears to be well supported and a fitting feature.

## **4.0 BELOW GROUND DRAINAGE**

- 4.1 Surface water is drained to soakaways. Gullies from downpipes should be regularly cleared of leaves, and checked to ensure they are free flowing. 2
- 4.2 The gully in the basement boiler house appeared to be satisfactory.

## **5.0 WALLS AND STRUCTURE**

- 5.1 External masonry is in good condition, well pointed and the stone is generally clean and weathering well except for some recent re-pointing to the rear of the vestry and nave which is cement rich and should be removed and re-pointed in lime mortar to the architects specification. 3
- 5.2 A short length of stone string course on the south elevation has eroded and will need attention when funds allow. 3
- 5.3 Internally minor settlement cracks recorded at previous Inspection appear to be static, so no action is required.
- 5.4 The east gable verge appears to be eroding and will need re-pointing within the next 5 years. 3/4

## **6.0 EXTERIOR DOORS**

- 6.1 The front door is a single leaf arched door of softwood framed and boarded construction in good condition and well decorated, There is a large rimlock and separate mortice lock which appear to give adequate security. The handle is still loose and requires attention. It was recommended that a blacksmith attend to the spindle fixing. 1
- The front door has gaps round the frame and is very draughty when the wind blows. Draught/ weather stripping is recommended and can be easily fitted by a joiner. 2
- 6.2 The rear vestry door is of similar construction and has been fitted with additional bolts for added security. All door hinges & locks should be lubricated.

## **7.0 EXTERIOR WINDOWS**

- 7.1 All windows are tall, narrow lancet head types in pairs to the nave, but in a group of three to the east gable. The masonry surrounds are in good condition. Wire guards are fitted to east and west windows. The window guards are rusting and staining stone cills. It is understood funds are available and polycarbonate 'shields' should be installed to the recommended specification. 2
- 7.2 The rear, north facing windows are the more vulnerable, and the vestry window, though barred, is accessible from the oil tank. It is understood that a break in through this window was attempted some years ago.
- 7.3 Hopper opening vents to the nave windows do not appear to be in use and will probably require easing and painting. 3

## **8.0 TOWER AND BELL**

8.1 There is a recorded history of repairs and maintenance to the bell fleche, see previous reports. There has been no record of leakage in the previous quinquennium. In due course the fleche should be inspected at close quarters to check on the lead coverage & flashings. When the lightning conductor is replaced on the spire the opportunity to inspect the bell fleche should be made by the Architect or specialist photographs taken and a report submitted to PCC.

2

The bell was rung and appeared to be in good working order, the bell rope is nylon.

8.2 There is a metal cross on the top of the spire and this is vertical and appears to be well fixed despite the damaged conductor tape. The lightning conductor down from the peak should be carefully re-fixed and any damage repaired to slates and masonry. A full report from the Lightning Conductor Engineer is required before being given approval to proceed.

2

### **INTERNAL INSPECTION**

#### **9.0 ROOF STRUCTURE, CEILINGS ETC**

9.1 The roof comprises 8 No. trusses, 4 No. with tie bars, and 4 No. without. The ceiling is boarded to an arch form and dark stained. The ceiling appears straight and level with no sags or sign of water stains or leaks. There are no hatches visible giving access into the ceiling void.

#### **10.0 INTERNAL DOORS AND PANELLING**

10.1 There is a lobby from the entrance door including a pair of doors leading to the west end font area. The doors are in good condition. All door hinges should be lubricated.

2

10.2 The vestry has an internal door leading to the front of the nave and choir. The door is in sound condition.

10.3 There is no panelling behind the altar, the carved wooden reredos has been removed and is stored at the rear of the Church.

#### **11.0 GROUND FLOOR STRUCTURE**

11.1 The centre aisle was re-carpeted in 1996 on solid floor construction but was not lifted. There is a suspended timber flooring under the pews on each side of the aisle. This has been well polished and still in good condition. This is ventilated from external airbricks. The boarded floor is in sound condition.

11.2 The sanctuary quarry tile floor has been well cleaned, polished and restored to its former condition.

#### **12.0 INTERNAL FINISHES**

12.1 All internal walls are plastered and well decorated and in good condition. The west end gable wall had three areas of plaster disruption to the south side of the gable verge. This was made good when redecorated in 2004 and remains in good condition. The exterior roof verge should be inspected closely when the roofer/architect inspects the fleche tile damage caused by disrupted lightning conductor and a report of the condition should be considered by PCC.

2

12.2 Central aisle and circulation areas are blue carpeted, and in good condition. There is a red central carpet runner leading to the altar.

### **13.0 FITTINGS, FIXTURES AND FURNITURE**

- 13.1 Pews and choir stalls are softwood stained and varnish finished in good condition.
- 13.2 The altar rail is well polished brass on wrought iron decorative brackets and are firm and in good condition.
- 13.3 The font is of hexagonal stone on a plinth with marble shafts and decorative panels. There is an oak lid. The font is a memorial to DM Jones.
- 13.4 Pews at the rear west end, north side have been removed to form a useful meeting area, which is carpeted. There is boxed storage in this area.
- 13.5 The pipe organ on the south side of the nave is by Harrison and Harrison contained in a softwood stained case. The electric wiring to the organ blower was fabric covered and appeared to be old and out of date and should be checked by the organ maintenance engineer or electrician.  
Continue to maintain organ.
- 13.6 The altar is a sturdy timber framed table and has been moved away from the rear wall to allow the celebrant to face the congregation.
- 13.7 The pulpit was four steps up and is in stained softwood with decorated panels in linen-fold pattern, all in good condition.

2

### **14.0 VESTRY**

- 14.1 The vestry at the north east corner of the Church has a single window facing north and two doors, one internal the other external. There are built-in cupboards and cloak space. The timber floor is carpeted. The plastered ceiling is decorated. The window is fitted externally with security bars and glazing is leaded and has a hopper ventilator. Heating is by an electric heater. The electric supply enters the Church at high level over the door where there is distribution equipment. See electrical installation - 16.0. There is a safe by Chubb and a cabinet by Newcastle locksmiths for records. No cash is kept in the Church. The vestry is generally in good condition and fit for purpose.

### **15.0 HEATING INSTALLATION**

- 15.1 The boiler has been replaced by Pearts in 2001 with a Boulter & Camray 5 ref: 3077-33 and this is fired by kerosene oil from the nearby tank. The heater controls are in the vestry.  
  
The boiler header tank is at high level in the vestry and was inspected and seen to be in satisfactory condition.
- 15.2 The heating system is low pressure hot water piped to radiators around the church via large bore cast iron pipework which has been previously repaired but is understood to be working satisfactorily.
- 15.3 Some pipework in the boiler house is un-insulated and consideration should be given to further insulation to save energy.
- 15.4 There is a sump pump for water collection and removal and this is understood to be working satisfactorily following flooding in the boiler house in year 2000. The boiler plinth is additionally protected with

2

5

sand-bags following the flooding incident. The sump pump discharges water down the embankment via a plastic pipe below ground.

- 15.5 The flue pipe from the boiler has been re-jointed by the boiler engineer and this now appears to be sound. Continue to have the boiler maintained annually by a qualified engineer. 2
- 15.6 The boiler house ceiling is lined with asbestos panels and one damaged area requires repair to retain the fire proofing to the ceiling. 3
- 15.7 The external oil tank appears to be in serviceable condition but should be checked by the heating engineer. The tank exterior should be well decorated to prevent rusting. 3
- 15.8 The boiler house door has been secured with additional locking following a break-in and is understood to be satisfactory, but requires tools to open

## **16.0 ELECTRICAL INSTALLATION**

- 16.1 The switch-gear in the vestry is from the entry point of the overhead power cable. The switch-gear has been renewed with the 2004 installation.
- 16.2 Lighting in the Church is 150w & 70w metal halide floodlights to Nave and low energy fittings for Porch & Vestry. The boiler room has sealed fluorescent fittings.
- 16.3 New switching for lights is at the entrance porch in a 6 gang plate.
- 16.4 The 2004 installation was tested by the installer who was NICEIC registered. A re-test is recommended in March 2009 2
- 16.5 The lightning conductor to the fleche should also be tested following repairs, and a metal protective channel installed for the lower section. 2
- 16.6 There is a sound reinforcing installation with microphone and tape music facility, which is understood to be in good working order, though not tested.

## **17.0 FIRE PRECAUTIONS**

- 17.1 3 fire extinguishers are installed, two in the church and one in the basement boiler house. The last service date was noted to be in May 2008 and will be due for re-testing each year. A maintenance agreement is recommended. 2

## **18.0 DISABLED PROVISION**

- 18.1 There are two small steps at the church entrance, which are negotiable by wheelchair users with a portable ramp, which is stored in the Entrance lobby.
- 18.2 There are steps at the choir and sanctuary and these will prevent access for wheelchair bound users. Arrangements are in hand to 'administer' at the lower floor level.

## **19.0 SECURITY**

- 19.1 The front door is adequately locked and is in full view of the main road.

- 19.2 The rear vestry door, though hidden from view, is now additionally secured with bolts.
- 19.3 There have been previous attempted break-ins through windows and the boiler house door but appropriate measures have been taken to secure the building.

## **20.0 BATS**

- 20.1 There were no reports of bats roosting.

### **CURTILAGE**

## **21.0 CHURCHYARD AND ENVIRONS**

- 21.1 There is metal railing fence with stone pillars along the boundary with the main road and this is satisfactory and in good condition. Repainting of the metalwork gates and railings is in progress and the painted work is to a good standard. The right hand side east gate leaf has a loose bottom pivot, which will require attention. 2  
 There is a stone wall at the west end of the churchyard at the road boundary, which is sound except for a few missing stones on the reverse side, north facing, which requires repair. Some re-pointing is also required.
- 21.2 The churchyard was closed in 1980 and the Derwentside local authority now maintain the grounds and attend to trees when needed. The grass is cut and appears tidy. 2  
 The Church is in the Low Westwood Conservation Area, and as such the trees in the churchyard are Protected and the local authority have a responsibility to maintain the landscaping. A Tree Survey should be prepared covering condition and recommendations. A tree at the west boundary wall will be causing root damage and should be removed. 4  
 Ivy on these walls should also be removed.
- 21.3 There are some latrines at the north edge of the grounds at the edge of the trees. These appear to be functional though it is not known if there is still a use for this facility. An interior toilet within the Church was considered but funds were not available. A DAC visit was held in the church on 16.08.2005 when the proposed toilet was discussed.
- 21.4 The path from the front gate to the vestry boiler house and oil tank should be kept clear of vegetation. 3
- 21.5 Some of the headstones in the churchyard are leaning or have fallen; these should be monitored to ensure they are not a hazard. Fallen headstones should be restored if possible or carefully retained from damage. 3

## **22.0 LOG BOOK**

- 22.1 Details of repairs have been recorded in the Church Log Book, and this should continue. 2

## **23.0 PREVIOUS QUINQUENNIAL REPORTS**

- |      |                           |                       |
|------|---------------------------|-----------------------|
| 23.1 | Report No.1 November 1977 | AO Lee Dipl Arch RIBA |
|      | Report No.2 July 1983     | AO Lee Dipl Arch RIBA |
|      | Report No.3 October 1988  | AO Lee Dipl Arch RIBA |

Report No.4 October 1993  
Report No.5 October 1998  
Report No.6 February 2003

JB Kendall Dipl Arch RIBA  
JB Kendall Dipl Arch RIBA  
JB Kendall Dipl Arch RIBA AABC

## **RECOMMENDATIONS**

### **URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category (1)**

	<b><u>See Item</u></b>	<b><u>Approx. Cost</u></b>
- Refix loose ring handle and install draught stripping.	6.1	200

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

	<b><u>See Item</u></b>	<b><u>Approx. Cost</u></b>
- Carry out minor repairs to slates on North roof slope (include with Lightning Conductor repairs/ same contractor)	3.1	100
- Repair Lightning Conductor downtape & associated damage	3.2	Ins Claim.
- Clear rainwater gullies, gutters and downpipes of leaves annually. Have a maintenance agreement with local contractor	4.1	100
- Check bell Fleche lead coverings & flashings when high level access provided for lightning conductor repairs. Ensure contractor gives a report on collateral damage to fabric	8.1	incl. in 3.2
- Lubricate all door hinges & locks annually	10.1	DIY
- Check West end verge condition when high level access provided by Lightning Installers. Provide Report	12.1	incl. in 3.2
- Continue to maintain organ annually	13.5	100
- Retest the Electric installation in 2009 as required by the installers recommendation	16.4	150
- Ensure that the re-fixed lightning conductor is re-tested and a certificate issued	16.5	incl. in 3.2
- Maintain all fire extinguishers annually	17.1	70
- Continue to redecorate metal railings (DIY?)	21.1	200 materials only
- Obtain a tree survey from the Local Authority	21.2	N/C
- Continue to record maintenance & repair works annually	22.1	N/C
- Continue to maintain the boiler & heating equipment annually	15.5	150

### **WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS: Category (3)**

	<b><u>See Item</u></b>	<b><u>Approx. Cost</u></b>
- Remove cement rich pointing to Vestry wall & re-point in Lime mortar to Architects specification.	5.1	50
- Replace eroded string course on South elevation	5.2	250
- Re-point East Gable verge in lime mortar.	5.4	200
- Ease & paint window hoppers	7.3	100
- Repair Boiler house ceiling damage to retain fire proofing	15.6	50
- Redecorate oil tank (DIY)	15.8	100
- Keep paths clear of vegetation	21.4	DIY
- Monitor headstones for risk assessment and advise Local Authority of Diocesan Standards for testing & maintenance	21.5	LA

### **WORK TO BE CONSIDERED BEYOND 5 YEARS: Category (4)**

	<b><u>See Item</u></b>	<b><u>Approx. Cost</u></b>
- Remove ivy from boundary walls	21.2	DIY

**ITEMS RECOMMENDED TO IMPROVE ENERGY EFFICIENCY: Category (5)**

	<b><u>See Item</u></b>	<b><u>Approx. Cost</u></b>
- Insulate exposed pipework in boiler house (DIY)	15.3	20

**NOTE:**

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, which includes 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.

## APPENDIX

### a. GENERAL

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

### b. PRIORITIES

Where work has been specified as being necessary in the preceding pages a code number in brackets, from 1 to 6, has been inserted in the Margin indicating the degree or urgency of the relevant works 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 structure and services.
- (6) Work required to improve disabled access.

### c. SCOPE OF REPORT

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part, which may require further investigation, is referred to in the appropriate section of this Report.

### d. CLEANING OF GUTTERS etc

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

### e. POINTING AND MASONRY

Wherever pointing is recommended it is absolutely essentially that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f. HEATING INSTALLATION

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

g. ELECTRICAL INSTALLATION

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h. LIGHTNING CONDUCTORS

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

j. MAINTENANCE BETWEEN INSPECTIONS

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

k. FIRE INSURANCE

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO2 type where heating apparatus is oil fired.

HLB Architects  
Unit 139  
70 Brunswick Street  
Stockton on Tees TS18 1DW