

**PARISH CHURCH OF ST CUTHBERT  
RED HOUSE, SUNDERLAND  
DIOCESE OF DURHAM**

**QUINQUENNIAL INSPECTION  
2010**

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## SECTION 1

## GENERAL DESCRIPTION

### 1.1

#### Location and Site

The church is situated within the Redhouse area of Sunderland, some 2.5 miles north west of the city centre on the north side of the river Wear.

The site is at the junction of Rotherfield Road and Redhill Road set back from the roads with an open frontage predominately laid to grass.

Ordnance Survey map reference NZ 364 593

- To the north Rotherfield Road and public open space
- To the east Rotherham Road
- To the south St Cuthbert's Nursing Home
- To the west Rotherfield Road
  
- The church forms part of a group of buildings with a linked church hall to the west and the vicarage to the east.

The site was originally much larger, but an area of land to the south was sold and is now occupied by a residential care home.

Consultation with the Diocesan Archaeological Advisor and Local Authority Archaeologist indicates that the church and its site are not of archaeological importance

### 1.2

#### General description of the Church

- The church was built in 1959 to designs by Cordingley and McIntyre
- It has a concrete portal frame with buff multi coloured fair faced brickwork infill in Flemish bond. The east wall to the sanctuary is curved
- There is clerestory lighting to the north and south walls, with supplementary windows in the north and west elevations. The sanctuary is naturally lit by vertical lights in the first structural bay on the north and south elevations
- The main roof is a concrete barrel vault spanning approx. 11.000m and covered with copper faced rubberised roofing felt
- There is an attached bell tower in load bearing brickwork to the south west corner with one bell. The spire is copper faced.
- **The buildings are not listed**
- A linked church hall was added c. 1962 (by Bernard Taylor and Associates) to the south west, of load bearing brickwork beneath a dual pitched tiled roof. Amendments to the church/hall link were added c 1979
- organ by H S Vincent of Sunderland

#### Accommodation comprises

Church  
Clergy Vestry  
Choir Vestry/Meeting Room  
Kitchen Male and Female Toilets  
Hall

Hall kitchen and store

**1.3**

**General Condition**

- The Church appears to be in good structural condition
- The external fabric is suffering a little, primarily from acts of vandalism, principally related to accessible lower flat roofs, and climbable bellcote. but also from limited maintenance.

**1.4**

**Work carried out since last inspection report**

- Replacement of some roof tiles to hall (vandalism)
- Reinstating hall windows west side
- Replacement of felt roofing to ancillary rooms (maintenance)
- Provision of disabled persons toilet
- Provision of ramp between lobby and church
- Replacement hall boiler

**SECTION 2****SURVEY NOTES**

<b>Date of Survey</b>	13 april 2010
<b>Town</b>	SUNDERLAND, Red House
<b>Street</b>	Rotherham Road
<b>Type of Premises</b>	Church, Church Hall, and Ancillary Buildings
<b>Date Built</b>	1959 (drawings dated 1956)
<b>Main Structure</b>	Single Storey, brick and concrete
<b>Main Roof</b>	Church: shallow curved copper felt Hall: pitched tiled Ancillary Buildings: flat felted All with C.I. rainwater goods
<b>Location</b>	Urban setting. Detached, on corner site, mainly flat with gentle slope. Garden and grassed area with shrubs. No car park.
<b>Telephone</b>	0191 537 3744 Fr Stephen Elstob
<b>Photographs &amp; Sketch Plans</b>	Attached

## **SECTION 2**

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### **2.2 Interior**

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### **2.3 Heating Installation**

### **2.4 Electrical Installation**

### **2.5 Site and External Surrounds**

### **2.6 Specialist Reports**

## 2.1 EXTERIOR

### GENERAL DESCRIPTION

- Roof
- Bell tower
- Flashings
- Gutters, rainwater pipes
- Fascias
- Ext. walls
- Lintels and arches
- Pointing
- Windows
- Glazing
- Ext. door
- Frames
- Threshold
- DPC
- Curved concrete, with metal faced bitumen felt.
- Brick with concrete detail. Metal spire.
- Lead
- C.I.
- Concrete
- Brick with cavity
- Concrete boot lintel
- Recessed
- Steel
- Clear and stained glass with window guards
- Panelled hardwood
- Hardwood
- Concrete
- Slate

### 2.1.1 North Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
roof	fair	<b>Repair</b> concrete soffit @ joints	2
roof coverings	poor	<b>Recover</b> porch: <b>recover</b> main	1 : 2
gutters	f	<b>Clean out</b>	1
rainwater pipes	f	<b>Re fix</b> porch rwp+hopper	1
external brickwork	good	<b>Minor repair</b> @ rwp fixing	1
Concrete columns(entr)	f/p	<b>Repair concrete</b> , west col	2
windows	f/p	<b>Repair</b> tiled cills + w 5 concrete surround	2
		<b>Seal</b> around frames	
Glazing	f		
Doors and frames	f	<b>Consider</b> more attractive porch gate	4
dpc	f		
decoration	p	<b>Decorate</b> porch gate, soffit,+hall	1
Steps to porch	p	<b>Replace</b> damaged flags/steps	1
sign	p	<b>Replace</b>	1
<b>Hall</b>	<b>f/p</b>	<b>Replace</b> damaged fascia	1
		<b>Replace</b> window plywood/ brick up	2
		<b>Unblock</b> gully and rainwater pipe	1

### 2.1.2 East Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
church	f some erosion of mortar and spalling face work in a few places	<b>Monitor</b> mortar joints and brick faces	<b>3</b>
hall			
flashings	f /p f fascia affected by water heater flue	<b>Fit</b> deflector plate	<b>1</b>
external walls	g	<b>Remove</b> paint <b>Replace</b> rotten fascia boarding <b>Repair</b> kitchen window <b>Repair</b> horizontal boarding <b>Redecorate</b>	<b>2</b> <b>1</b> <b>1</b> <b>1</b> <b>1</b>

### 2.1.3 South Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Roof	f	<b>Repair</b> concrete soffit	<b>1</b>
Coverings	p damaged/blistering/rippling	<b>Recover</b> main + ancillary roofs to choir+clergy vestry	<b>1</b>
Chimney	f	<b>Remove</b> old flue <b>paint</b> new flue	<b>4</b>
Flashings	f	<b>Repoint</b> at tower junction	<b>1</b>
Parapets	f		
Gutters	f	<b>Clean out</b>	<b>1</b>
RWPs	f		
Ext. Walls	f		
Brickwork	f	<b>Repoint</b> bwk around vestry sink waste <b>Repoint</b> bwk south east corner <b>Repair</b> sealant to movement joint .vestry/south wall	<b>2</b>  <b>1</b>
Windows		<b>Seal</b> around frames	<b>2</b>
Glazing	f		
Doors/frames	f	<b>Replace</b> plywood panel D	
Thresholds	f		
Decoration	p	<b>Redecorate</b>	<b>2</b>
Basement	p(unable to inspect due to flooding and debris)	<b>Pump out , remove debris and inspect</b> <b>Secure</b> entrance to prevent	<b>1</b>

Tower	f	unauthorised entry <b>Replace /install</b> decorative stainless steel mesh to internal face of openings to prevent unauthorised access and birds	1
Hall	f	<b>Replace</b> rotten fascia/soffit at south east corner <b>Replace</b> left hand escape door <b>Fit</b> weather mould at door head	1 1 1
		<b>Remove</b> rotten plywood panel in previously blocked window and brick up opening	2

#### 2.1.4 West Elevation

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Verge flashings	f	<b>Repair</b>	1
Gutters	p broken on hall	<b>Remove</b> graffiti	1
External brickwork	g	<b>Repoint</b> joints	2
Aggregate panels	g	<b>Seal</b> around frames, <b>check</b> for condensation	1
Windows	f moisture ingress	<b>Overhaul</b> opening lights	
decoration	p	<b>Redecorate hall</b>	
Tower	g Brick corbels removed to prevent unauthorised access to roof areas	<b>Repair</b> flashings at roof /tower junction <b>Inspect</b> tower and finial at close quarters ( building is 44 yrs old )	1 3
Hall		Replace defective gutter sections, remake all joints and decorate	1
		Replace rotten fascia/ soffit	1
		Replace rotten infill panels below replacement windows	
	replacement windows poor and badly fitted	Refit windows in neatly formed openings with cills and seal frames in openings	1
		Redecorate	1

## 2.2 INTERIOR

### GENERAL DESCRIPTION

- Ceilings
- Wall
- Floor
- Windows
- Glazing
- Doors
- Electrical
- Heating
- San. Fittings
- Kitchen fittings
- Sink
- Fire protection
- Ventilation
- Roof lights
- Stairs/steps
- Balustrades
- Storage cupboards
- Seating
- varnished timber+ painted insulation board with taped joints.
- Facing brickwork and painted plaster / part tiled in kitchen/painted brick/block work -hall
- Wood block-church/Quarry tiles/concrete pavings/vinyl tiles on concrete
- Stained softwood/metal casements
- Removed-plywood boarding
- Varnished oak veneered flush-church/Painted panelled/varnished frames/wired glass vision panels/flush plywood -hall
- Surface mounted fluorescents/emergency light/sub mains cable @high level
- None in vestibule/gas fired boiler in kitchen/column radiators
- Vitreous china wc's +whbs
- original +new laminate worktop-church, melamine faced - hall
- st.steel/inset/single bowl double drainer
- 4kg powder in kitchen/gen purpose class A in lobby/3B CO2 next organ
- opening lights/ fixed vent for boiler/
- none
- one step within vestibule/hall link
- none
- painted timber in choir /clergy vestry/ hall lobby
- fixed oak pews

## 2.2.1 Church

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceilings	f	<b>Repair</b> porch	1
walls	f some spalling of face work/signs of water ingress from upper windows/minor cracking around main entrance door frame  vestry door blocked up	<b>Clean brickwork</b> where stained/monitor water ingress-see exterior report/? condensation	3 1
woodwork	f		
doors	f	<b>Repair</b> main Entrance doors	2
Ironmongery	f	<b>Overhaul /rectify</b> mis- match on main entrance inner doors and vestry	
Windows	f	<b>o/haul//repair</b> /concrete window surrounds in chancel	2
glazing	f	<b>Replace</b> cracked decorative in lady chapel screen	4
decorations	f	<b>Decorate</b> noted repairs	2
flooring	f some loose blocks/stone flags/ steps adj altar	<b>Secure</b> all loose blocks/ flags	2
electrical	<b>p installation sub standard</b> some corrosion/ oxidation on bma plates	<b>Rewire</b>	1
heating	<b>F not on at inspection</b>	<b>Report</b> reqd to clear	1
fire protection	<b>Nvd tested 10.3.10</b>	<b>Maintain</b> annual check	2
ventilation	<b>P seized</b>	<b>Overhaul</b> all opening lights to vent	2
insulation	<b>P</b> limited to fibreboard ceiling		
mat well	<b>p</b>	<b>Replace</b> entrance mat and set level	2
handrails	f	<b>Refix</b> altar rail lhs	
altar steps	f		
Organ loft	f		

### 2.2.2 Clergy Vestry / Lobby

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceilings	<b>F</b> taped fibre board		
walls	<b>f</b>	<b>Check</b> source of water ingress has been resolved	<b>1</b>
		<b>Repair</b> damaged plaster. @ junction with church, @ door, + around sink	<b>2</b>
woodwork	<b>f</b>		
doors	<b>f</b> External door from lobby, ill fitting and damaged, transom light boarded up	<b>Repair</b> external door, <b>Consider</b> replacement	<b>1</b> <b>4</b>
Ironmongery	<b>P</b>	<b>Replace</b>	<b>1</b>
windows	<b>Non .orig bricked up</b>		
glazing	<b>p</b>	<b>Replace</b> external door transom glass	<b>1</b>
decorations	<b>f</b>		
flooring	<b>f</b>	<b>Secure</b> loose parquet blocks	<b>1</b>
electrical	<b>f</b> Mains incoming service in cpd Sub mains to hall surface mounted unsightly	<b>Check and test</b> circuits	<b>1</b>
Heating/ hot water	<b>f</b> not on at insp water htr broken?	<b>Check and test</b> <b>Replace</b> water heater	<b>1</b>
Fire protection	<b>nvd</b>	Test reqd	
Ventilation	<b>P</b> original window bricked up	<b>Consider</b> re-instating window Or high level window	<b>4</b>

### 2.2.3 Meeting room / Vestry

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceiling	<b>p</b> fibre board uneven , damaged	<b>Replace</b>	<b>2</b>
walls	<b>f</b>	<b>Repair</b> damaged plaster @entrance and above rh window	<b>2</b>
woodwork	<b>f</b>		
doors	<b>f</b>		
ironmongery	<b>f/p</b> broken door springs	<b>Replace</b>	<b>2</b>
windows	<b>F</b> wired up handles for security	<b>Overhaul</b> <b>Consider</b> fitting window locks	<b>2</b>
glazing	<b>nvd</b>		
decorations	<b>f</b>		
flooring	<b>f</b>	<b>Repair</b> loose blocks	<b>2</b>
electrical	<b>f</b>	<b>Check and test</b>	<b>1</b>
heating	<b>f</b> radiators fan convectors disconnected	<b>Check and test</b>  <b>Remove</b> if not required	<b>1</b>  <b>2</b>
fire protection	<b>p</b> (none)		
ventilation	<b>p</b>	<b>Overhaul</b> fit window locks/restrictors	<b>2</b>
cupboards	<b>f</b>		
Insulation	<b>P</b> see ceilings		
Mirrors	<b>f/p?</b> not safety glass Safety hand rail loose	<b>Replace</b> with safety glass  <b>Refix</b> hand rail	<b>1</b>

### 2.2.4 Inner vestibule and Kitchen

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceilings	<b>f</b> suffering from effects of condensation in kitchen. Fire hazard	<b>Replace</b> with fire resistant board	<b>1</b>
walls	<b>p</b> deterioration of finish ingress of moisture in kitchen and lobby	<b>Repair</b> roof leaks <b>Replace</b> defective plaster	<b>1</b> <b>2</b>
woodwork	<b>f</b>		
doors	<b>f</b>		<b>1</b>
ironmongery	<b>p</b>	<b>Replace</b> <b>Fit</b> door stop to prevent damage to boiler	<b>1</b> <b>1</b>
Windows	<b>f</b>	<b>Overhaul</b> opening vents	<b>2</b>
glazing	<b>nvd</b>		
decoration	<b>f</b>	<b>Redecorate</b> kitchen after repairs	<b>2</b>
flooring	<b>f</b>		
electrical	<b>f fittings poor</b>	<b>Check and test system. Replace fittings</b>	<b>1</b>
heating	<b>f</b>	<b>Check and test</b> system <b>Replace</b> damaged boiler casing Consider enclosing pipe work and pump for safety <b>Fit</b> insulation to water pipe work adjacent to boiler vent	<b>1</b> <b>2</b> <b>1</b>
Fire protection	<b>nvd CO2+fb</b>		
Ventilation	<b>f</b>	<b>Check</b> adequate for boiler <b>Make good</b> surrounds to vents thro wall	<b>1</b>
Cupboards	<b>p</b>	<b>Seal</b> around sink <b>Repair</b> worktops <b>Consider</b> replacements	<b>3</b>
Gas ring/ supply free standing on work top	<b>f</b>	<b>Remove</b> potential hazard	<b>1</b>

### 2.2.5 Main Lobby/ passageway/Toilets

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Ceilings	f painted fibreboard ? fire rating ok		
walls	f	<b>Repair</b> plaster below cistern wc's	2
woodwork	f	<b>Replace</b> broken cill tiles in female wc	1
		<b>Replace</b> water damaged skirtings in toilets with coved pvcu	2
Doors/ frames	p well past their best	<b>Overhaul/Repair or Consider</b> replacing	1
		<b>Replace</b> weak springs/latch sets	2
ironmongery	p worn out	/engaged signs/ provide emergency release on doors	4
		<b>Replace</b> cracked glass in male wc	2
		entrance glass with laminated safety glass	2
windows	f		2
glazing	p entrance glass boarded up	<b>Replace</b> vinyl in wc 's in non slip sheet	1
		<b>Check and test</b> system, replace broken lamps, secure loose conduit/switch box	1
decorations	f		1
flooring	f/p	<b>Include means of escape illuminated signs</b>	1
electrical	p	<b>Improve</b> back ground heating in toilets to avoid condensation	1
			1
		<b>Provide</b> mechanical ventilation to avoid condensation	2
Heating /plumbing	f/p	<b>Overhaul</b> window vents	2
		<b>Replace</b> mats and bring to level	
		<b>Repair</b> handrail fixings	
		<b>Provide</b> non slip surface	
Fire protection / ext Ventilation	nvd service 03/10/09 p air bricks	<b>Replace</b> bulkhead electrical fittings -not working	
		<b>Repair replace</b> vinyl floor covering	
		<b>Decorate</b> steel ladders and platforms	
mat wells	p safety hazard	<b>Replace</b> poor brick work mortar	
Steps/ramp	f		
tower	f		
Disabled persons/ f toilet	<b>Upgrade</b> to make fully compliant	<b>Provide</b> hand driers	2
	f		

## 2.2.6 Hall lobby / Hall

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceilings	<b>f</b> uneven /moisture affected	<b>Consider</b> replacement following roof repair at entrance door. and north west corner of hall	<b>1</b>
walls	<b>f</b> minor cracking in south west corner+ shrinkage cracking between structural piers and infill block work	<b>monitor</b> for further movement	<b>2</b>
woodwork	<b>f</b>	<b>Replace</b> damaged skirtings	<b>2</b>
doors	<b>f/p</b> fire safety compromised. ? entrance curtains hazard	<b>Adjust</b> to close entrance doors <b>Fit</b> self closers <b>Remove</b> curtains and re- fit doors	<b>1</b> <b>1/2</b>
ironmongery	<b>f/p</b>	<b>Repair</b> panic bars on escape doors. Btm part missing	<b>1/2</b>
windows	<b>f</b>		
glazing	<b>nvd</b>		
decorations	<b>f</b>		
flooring	<b>f</b>	<b>Replace</b> damaged tiles	<b>1</b>
electrical	<b>f</b> corrosion on some fittings/exposed conduit	<b>Check and test</b> <b>Replace /Decorate</b> <b>Consider</b> upgrade on fittings to improve lighting levels	<b>1</b> <b>2</b> <b>2</b>
Heating/plumbing	<b>f</b>	<b>Consider</b> fitting extract/input fans to provide adequate ventilation for users and to minimise damage from condensation	<b>1</b>

### 2.2.7 Hall kitchen +Store

ITEM	CONDITION	WORK REQUIRED	PRIORITY
ceiling	f		
walls	f dividing wall in kitchen removed	<b>Repair</b> crack in block work @ lintel to store and <b>monitor</b>	<b>1</b>
woodwork	f		
doors	f	<b>Consider</b> upgrade kitchen door to fd30s for fire safety and ease to fit	<b>1</b>
ironmongery	f mixture of styles		
windows	f	<b>Overhaul</b> opening lights	<b>2</b>
glazing	nvd		
decorations	f		
flooring	f	<b>Replace</b> damaged tiles in kitchen	<b>1</b>
electrical	f earth bonding suspect	<b>Check and test</b> system +Fan not working	<b>1</b>
Heating /plumbing	f	<b>Clean out</b> sink traps	<b>2</b>
Fire protection	nvd last check 03/10	<b>Fix</b> fire ext to wall	
cupboards	f	<b>Repair</b> store /kitchen cupboards	<b>2</b>

### 2.3 HEATING/ PLUMBING

ITEM	CONDITION	WORK REQUIRED	PRIORITY
System (gas fired/cast iron pipes and radiators)	<b>f</b> now 50yrs old	<b>Check and test</b> by corgi registered plumber/heating engineer. <b>Implement</b> recommendations	<b>2</b>
Boilers (2)gas Church Hall (replaced) Gas meter in hall store Mains water	<b>f</b>	<b>Check and test</b>	<b>2</b>

### 2.4 ELECTRICAL

Main fuses vicars vestry Earthing Wiring Switching Light fittings Power circuits Special lighting External lighting	<b>f</b> some alterations and additions over years. Original now 44 yrs old And needs updating	<b>Check and test</b> by NICEIC electrical engineer <b>Implement</b> recommendations	<b>1</b>
Cabling(sub mains)	<b>f</b> surface mounted poor support at high level in corridor		
PA system Induction loop	<b>nvd</b> <b>none</b>	<b>Consider</b> installation as part of DDA audit and implementation	<b>2</b>
Security alarm system Lightning conductor	<b>nvd</b> <b>non</b>	<b>Install</b> conductor	<b>1</b>

## 2.5 SITE AND EXTERNAL SURROUNDS

ITEM	CONDITION	WORK REQUIRED	PRIORITY
Basement area	<b>P</b>	<b>Remove</b> rubbish /rubble <b>Pump out</b> standing water <b>Clear</b> sump /drainage gullies <b>Fit</b> secure door	<b>1</b>
Trees and hedges	<b>f</b>	<b>Secure</b> gate and railings <b>Consider</b> infilling <b>Remove</b> laurel bush from NW corner to improve security/reduce vandalism <b>Consider</b> planting large prickly shrubs in all internal corners (tower hall entrance)to remove likelihood of further despoiling of building	<b>4</b> <b>1</b>
External steps	<b>f</b>	<b>Repair</b> main entrance	<b>1</b>
Open area	<b>f</b> Local authority maintained		
gulleys	<b>p</b>	<b>Clean out</b> all gulleys	<b>1</b>
Paths /hard standing	<b>f</b>	<b>Remove</b> all vegetation	<b>2</b>
Gates	<b>f</b>	<b>Improve</b> latching to side gate	<b>2</b>
Side boundary	<b>f</b>	<b>Decorate</b> boarding	<b>2</b>
Rear enclosure	<b>p</b>	<b>Cut</b> grass <b>Remove</b> litter/rubbish etc	<b>1</b>
manholes	<b>f</b>	<b>Flush out</b>	

## 2.6 SPECIALIST REPORTS

ITEM	WORK REQUIRED	PRIORITY
Roofing	<b>Obtain report</b> /quotations from selected& approved roofing contractors	<b>1</b>
Heating /Plumbing	<b>Obtain</b> report/quotations	<b>1</b>
Electrical	<b>Obtain</b> report/quotations	<b>1</b>
Lightning Conductor	<b>Obtain</b> report/quotations	<b>1</b>

## SECTION 3 APPENDIX

### 1 SCOPE OF THE REPORT

This report is based on the findings of a purely visual inspection such as can be made ground floor and /or floor levels, and from other readily accessible positions, or from ladders and any readily accessible roofs, galleries or staging.

Parts of the structure which are inaccessible , closed or covered, such as boarded floors, roof spaces or hidden timbers at wall heads, or other locations which have not been opened up for inspection, unless otherwise stated in the report. The inspection may reveal that further or more detailed investigations are necessary.

Such woodwork or other parts of the structure which are covered, unexposed or inaccessible have not been inspected and therefore it is not possible to report that any such part of the property is free from defect.

Where it is suggested that some parts of the building are kept under observation, this is intended to be for the attention and guidance of the PCC and also for the future inspector of the property.

### 2 FORM OF THE REPORT

- **GENERAL**

This report is a **Summary Report** as required by the Inspection of Churches Measure. **Professional Advice** should be obtained in determining appropriate repair work and the preparation of appropriate documentation for implementation. The Architect will be willing to assist the PCC in these matters.

One copy of the report should be kept with the **Church Log Book** for future reference.

- **PRIORITIES**

Where work has been specified as being necessary in the preceding pages, a **code number** from **1 to 4** has been inserted indicating the degree of urgency of the relevant works as follows:-

- 1 requires immediate attention**
- 2 should be dealt with within the next 12 months**
- 3 advisable to be completed before the next quinquennium**
- 4 ultimately desirable but not at present essential**

## 2 ELECTRICAL INSTALLATION

The report on the Electrical installation is based upon a visual inspection of the main switchboard and of certain sections of the wiring at random with out the use of instruments.

Any electrical installation should be tested every quinquennium, and **IMMEDIATELY**, if not done within the last 5 years, by a competent and registered NICEIC electrician.

A **Resistance and Earth Continuity Test** should be obtained on all circuits and the report kept with the **Log Book**

The electrical installation should be installed and maintained in accordance with

- the current edition of the **IEE Regulations**
- **The Lighting and Wiring of Churches** (a Council for the Care of Churches publication)

## 4 LIGHTNING CONDUCTORS

Any lightning conductor should be tested every 5yrs (in addition to any work recommended in this report) in accordance with the Current British Standards and carried out by a reputable firm recommended by the National Federation of Master Steeple jacks and Lightning Conductor Engineers

## 5 HEATING INSTALLATION

The comments made in this report are based upon a visual superficial examination of the system and its general condition.

A **full examination and test** should be carried out by a reputable **qualified heating engineer** as part of on an **Annual Inspection and Maintenance Contract**, ideally in the summer months.

Details of the report should be kept with the Log Book.

## 6 FIRE PRECAUTIONS

The PCC is advised that the Fire Insurance cover should be annually reviewed.

**The Local Fire Prevention Officer** should be consulted in regard to the recommended fire precaution measures for the buildings.

At least 2 general purpose extinguishers should be provided plus additional special extinguishers for

Organ, Boiler rooms and Kitchen.

## 7 SECURITY

As thefts from Churches are becoming more prevalent, it is important that all artefacts in Churches are recorded, photographed and if possible security marked.

**The Local Crime Prevention Officer** should be consulted

All external doors should be fitted with **good quality locks**

**Theft of precious/ semi precious metals lead copper/ cast iron from the exterior fabric is now quite prevalent** .Carry out regular building checks particularly those areas not visible from ground level such as roofs. Consider marking metals with 'SmartWater' so that it can be identified. Discuss with the Diocesan Advisory Committee and your Insurance Company. Consult with your Quinquennial Inspector.

## **8 REGULAR MAINTENANCE BETWEEN QUINQUENNIALS**

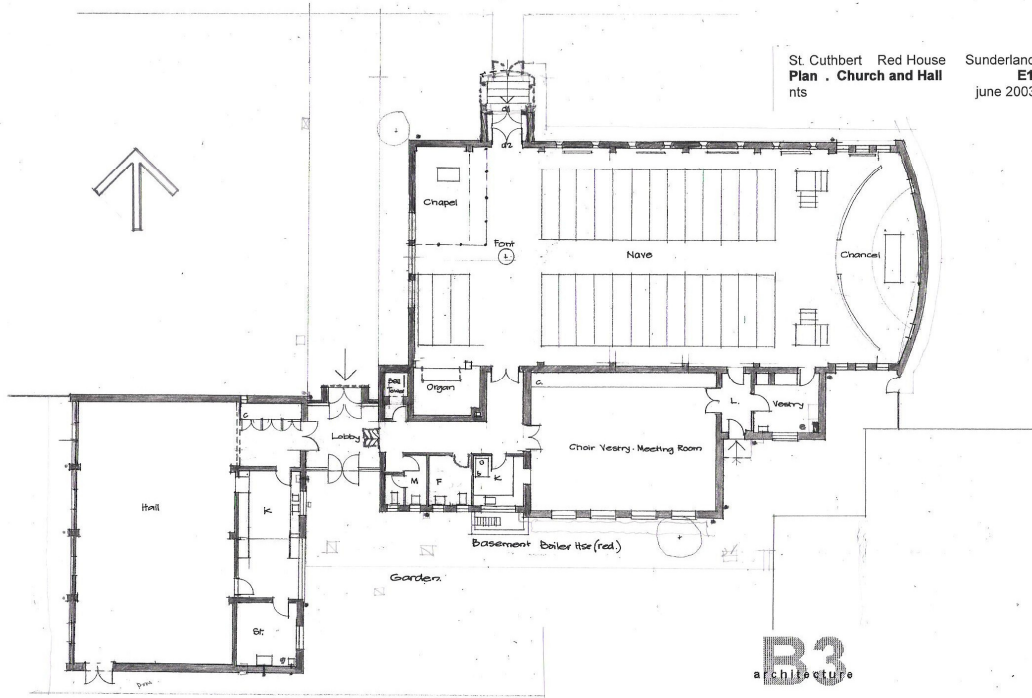
Regular inspection and correct maintenance of the Church fabric is extremely important to minimise costly repairs. Combat vandalism by improving the appearance of the Church.

## **9 PROTECTION OF BATS**

The Wildlife and Countryside Act 1981 introduced legislation to protect bats. **Inform** English Nature if bats are discovered in the Church

## **10 THE DISABILITY DISCRIMINATION ACT 1995**

**By 2004** all Churches should be compliant with the relevant parts of this Act



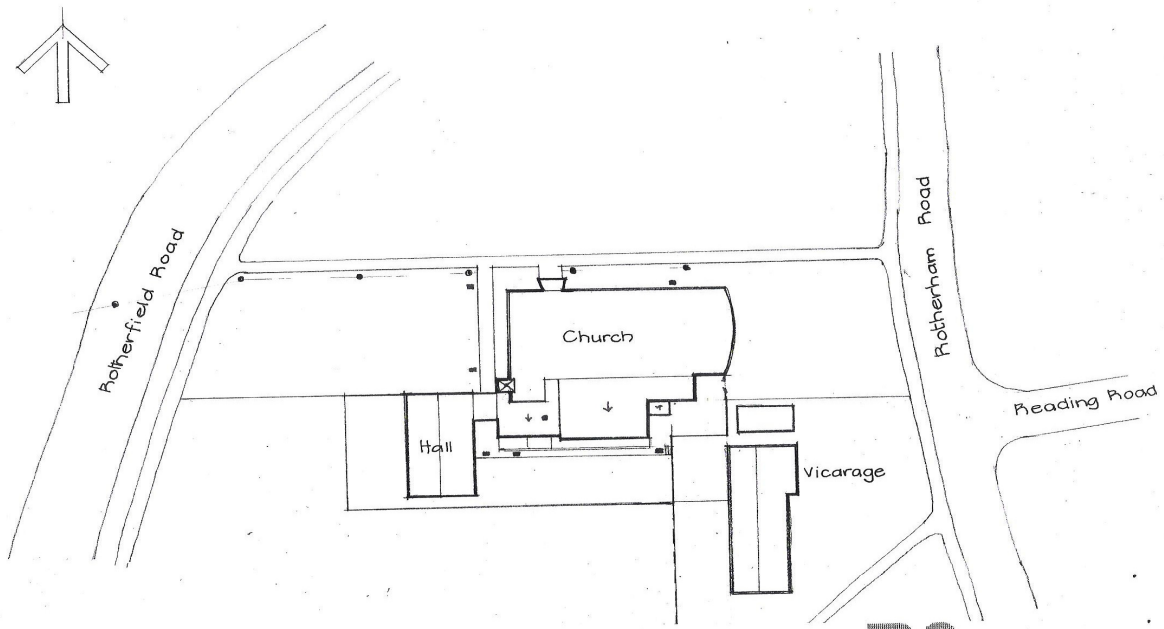
St. Cuthbert Red House Sunderland  
**Plan . Church and Hall** E1  
 nts june 2003

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St. Cuthbert Red House Sunderland  
**Site Plan** E0  
 nts june 2003

**B3**  
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