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St. Matthew's Church, Silksworth

Preliminary Information

This is my report on my third quinquennial inspection on St. Matthew Silksworth since my appointment.

I have been consulted in relation to the heating system, the redecoration scheme and in the preparation of various proposals for extending the building for more wide spread community use and in relation to internal modifications for this purpose

My report is based on a detailed inspection on the 29th June 2010 and subsequently when weather was fine and dry.

1.00 **BRIEF DESCRIPTION OF CHURCH**

St. Matthew, Silksworth is a modest and attractive Church constructed in 1871 stone and slate using an early English style to the design of the 19 year old John Henry of Durham. It is not currently listed or mentioned in Pevsner. It is not within a conservation area.

Vestry, W.C. and Vestry Entrance were added in 1958 and the Churches north and south aisle were added in 1878-9 to the design of William Forster of Seaham Harbour. (information from Church plans on line).

The Church occupies an extensive flat site with a substantial graveyard still in use. The macadam pavings provide some on site parking. The B1286, Silksworth Road bounds the northern edge.

The Church has a four bay Nave with pointed arcades on plain cylindrical columns with clerestory, side aisles, a well proportioned rectangular Chancel and a half bay Baptistry end. Vestries lie to the north of the Chancel and a Porch at the south west occupies the half bay at the west end of the south aisle. A Lady Chapel within the eastern bay of South Aisle was created in 1914.

The interior is welcoming and attractive. The pulpit and stalls of 1917 and the rood screen are of oak with some fine carving, particularly in the 1918 War Memorial rood screen. There are a number of stained glass windows of good quality from 1888 to 1929 and an Evetts war memorial window of 1945/6. Other original stained glass to Clerestory, side aisles and the west end, which were much damaged, have been widely replaced during the last ten years.

Pine floor and pews in the Nave are in good condition and the marble tiling to the Chancel is also in good condition. The Church is accessible to wheelchair users.

Externally walls are in Local Penshaw limestone dressed with freestone. This is very attractive, redolent of Caen stone but wearing unevenly exacerbated by much use of hard mortar pointing.

Roof areas are all slated with Welsh blues and purples in good general order but now needing regular attention.

Heating benefits from a boiler replacement but has an original large diameter cast iron pipework system of limited effectiveness

Overall the building is in good order and free from major defects. Effort may be concentrated on gradual reversal of previous practice in the repair of stonework and pointing, rainwater goods and in lighting improvements.

A scheme for a large extension to the north side had received planning consent, which has now expired. A smaller scheme has also been prepared and funds are being sought for its execution.

In addition the proposal for partitioning the north aisle from the body of the Church to create a multi purpose room is under active development. This may involve some modification to heating and would require express consent under the Faculty Jurisdiction Rules 2000.

A successful scheme for decorating the Church interior has bee successfully completed.

2. LIMITATIONS OF SURVEY AND INSPECTION

The report is based upon a visual inspection of the building and floor and ceiling voids were not opened up for examination, nor any other parts of the structure which are covered, unexposed or not accessible and I cannot report whether or not any such part of the property is free from defect.

This report is prepared in accordance with the Inspection of Churches Measure and is to be used in this context. Responsibility is not extended to any third parties for the whole or any part of its contents.

Neither the whole, nor any part of this inspection report, or any reference thereto, may be included in any published document, circular or statement nor published in any way without the Architect's written approval or the form and context in which it may appear.

It is assumed that all information provided and upon which reliance has been placed, is correct in fact.

I have not carried out a structural survey of the property, tested services or arranged for an investigation to be carried out to determine whether or not high alumina cement, concrete or calcium chloride additive or asbestos or any other deleterious material or permanent wood wool shuttering has been used in the construction of the property. I am therefore unable to report that the property is free from risk in this respect. A structural survey may reveal defects which could have an adverse affect on the building. Should any information come to light in this regard, I would wish to reserve the right to reassess this report in the light of the information.

3. RECORD OF WORKS COMPLETED SINCE THE LAST QUINQUENNIAL REPORT

An up to date Parish Log Book is maintained and shows a very creditworthy record of the Church Wardens actions:

2005

June: Organ retuned, some leathers replaced.
Nov: Annual boiler and Vulcana inspection.
Dec: Fire extinguisher annual inspection and service.

2006

Apr: Rear entrance and toilet flat roof recovered.
May/Jun: New bell ropes, pulls, cables and cleats.
Jun/Jul: Railings decorated.
Aug: Churchyard seat replaced.
Oct: Boiler service.
Dec: Fire Extinguisher annual inspection and service.

2007

Jan: Security light to rear entrance, bulb replacement, water heater to w.c and plaster walls skimmed and decorated.
Feb: Water service pipe repair.
Jun: chancel lights replacement.
Jul: Entrance doors redecorated.
Oct: Heating annual service.
Dec: Fire Extinguisher annual inspection and service.

2008

Nov: Heating Annual Service. Gas regulated.
Dec: Gully in basement evidenced, Blocked drain – cleared by specialists.

2009

Jan: Fire extinguisher inspection and service.
Sept: Major redecoration of church interior (Allan Evans).
Nov: Heating Annual Service.

2010

Jan: Fire extinguisher inspection and service.
Mar: Boiler repairs
May: Salt in plaster near war memorial window re-treated and redecorated.

4. SURVEY SUMMARY OF GENERAL STRUCTURAL CONDITION

General observations made during the inspection would indicate that the Church building is in sound general structural condition. No evidence of significant structural abnormality was noted. Isolated minor instances of light settlement or differential movement cracking are evident on the outside faces of the external walls, as often to be found in rough stone walling of considerable age. The nature of the walling, however, will generally absorb minor deflections due to settlement etc. with no significant consequential damage or disfigurement, while generally, internal plaster finishes are without defect. In some areas, the condition of pointing to external wall surfaces is in poor condition and this has now deteriorated in limited areas to a point where and repointing is becoming essential in order to maintain the condition, water resistance and stability of the walling.

The roof structure would appear to be in good condition generally, although detailed inspection of exposed structural roof timbers was not possible due to their inaccessibility, being at high level.

At the time of inspection some minor repairs to slating and attention to the rainwater goods was found to be necessary despite the evidence of some recent work.

From superficial inspection, the floors within the Church would appear to be in satisfactory condition, although detailed inspection of sub floor voids and even the flooring surface was not possible, in many areas, due to overlying carpet or vinyl/linoleum sheet floor finishes and the lack of access points to sub floor areas.

The churchyard continues to be an active graveyard and areas have been set aside for ashes with a scheme of marker plaques. The boundary wall and gravestone structures are a marked contrast with the building. Boundary walls, particularly the northern boundaries central and west sections show substantial foundation movements, reflecting both the mine workings of the area and tree roots in their vicinity.

Settlement within the graveyard areas is to be anticipated and some headstones and monuments represent a danger and require attention.

4.1. EXTERNAL INSPECTION

4.1.1 Structural Condition

Roof Areas - the timber truss, purlins, ridge and rafter structures appear to be satisfactory. A significant crack has developed on the west face of the bell cote. The pattern of trusses, with high collars is likely to have led to some spread in the wall structures but this has not been measured.

Walls - stability appears to be generally satisfactory in relation to the Church building but repairs in hard mortars are widespread and erosion of the soft local limestone is marked but not accelerating. Attention is becoming necessary to begin a conservation strategy for the stonework.

There are further vertical cracks evident in the unbonded buttresses and a larger gap at the north west corner.

For general repointing only minor areas, such as the east face of the south aisle require attention.

There has been some minor rotation in some buttresses, whose stone is generally poorly bonded, where repairs are needed. Minor pointing defects are noted in a later section. Settlement or movement cracking is developing further around the 1958 vestry and w.c. extensions and these had exhibited minor internal cracks which reflected these settlements but now disguised by internal repair.

Floors - suspended timber floors predominate and appear to be satisfactory throughout. Masonry aisles and the marble tiled Chancel appear free from structural problems or evident instability.

4.1.2 **Roof Coverings**

Apart from the wc / entrance felted flat roof, which has been recently recovered, all roof surfaces are slated. The age of the Church and escalating repair requirements indicate nailing is quite decayed. Additionally there are a number of damaged slates particularly to the aisle although historically a satisfactory repair regime has been maintained.

There have been some repairs to the ridge pointing during the quinquennial although some open vertical joints do remain.

Chancel North: Slating satisfactory

Nave: South face shows a large holed area of slating needing immediate attention. No undercloak was evident. Elsewhere this slope is in reasonable repair but many repairs have been executed with poorly matched slates and some are broken.

Chancel South: Slating appears satisfactory

South Aisle: The overall condition of slates to this area show many damaged corners and this may be the first area to consider when repairs are significant enough to require renewal. One section of slating has been clearly executed at a later date.

Vestry: Slating is generally satisfactory despite small sizing but leadwork and ridge tiles need careful attention and 'lead rolls' to the half octagon end are not lead but in fact only the original timber which has been painted. This has not leaked but remains visually unsatisfactory. As lead is unlikely to be retained a matching cover strip is recommended to be provided. A suitable pvc sheet material could be adopted, such as 'Sarnafil'.

A leak previously occurred below the area where the Chancel rainwater pipe discharges onto the choir vestry roof, resiting this pipe is a possible future solution.

Porch: Ridge tiles are to the wrong pitch and should be replaced at some time.

4.1.3 **Rainwater Disposal System**

General:

Originally of cast iron throughout many replacements have introduced pvc which is not providing to be adequately vandal resistant and has needed frequent ongoing attention. Most down pipes are quite recent renewals in upvc., as part of which the hoppers have been removed. One pipe is disconnected and ongoing advice remains that these should be replaced, if necessary over time, with original cast iron goods. Old bracket fixings are now evident in a number of places and these must be removed to prevent rust staining and should receive attention now or when replacements are fitted.

Additionally:

Porch: Old fixings not removed but pvc renewed

South Aisle: New rainwater pipe brackets are needed as the new pvc pipe is loose and has dropped away from the gutter. Brackets from the former rainwater pipe again require removal in the area of the central rainwater pipe.

Chancel: Old bracket to remove at south east corner.

The boiler house gully is prone to leaf blockage and requires regular attention. Elsewhere discharge is satisfactory although not all pipes have gully outlets.

Underground drains were reported to be increasingly affected by blockages and the ingress of tree roots is suspected. This is recommended for further investigation in association with the extension project. One cover was lifted and good clean condition noted.

4.1.4 **Chimneys, Bell Cote, Gable Crucifixes**

As reported in the previous inspections the stonework continues to exhibit new and significant cracking to the west face of the bell cote which extends through the arched openings and into the blind quatrefoil opening. This is not visible on the east face but is of concern. Action was recommended to be necessary during the previous quinquennium to stabilise this with wedging and pointing to prevent stones becoming displaced. Significant scaffolding will be essential for safe execution of the repair.

Bells were recast in the 1950's are both in satisfactory working order but have received little attention and should receive more detailed examination during the repair works.

Viewed from the ground gable crucifixes were satisfactory.

The sandstone chimney serving the boiler house is heavily soot covered and stone within this structure now exhibit pronounced delimitation. It is recommended that this is given early attention to prevent the acceleration of decay with some minor pointing and repair.

4.1.5 **Walls**

Generally construction is of solid masonry with squared limestone rubble from Penshaw Quarry which is very attractive but, being oolitic is prone to weathering into hollowed out forms – see photos. Dressings to openings, quoins, buttress cappings, string courses and copings are in freestone. Some masonry is poorly bonded, particularly buttresses and bedding planes to string courses have accelerated erosion. This has become particularly noticeable at the east end, under the east window (see photo).

Rust staining from window grilles remains quite noticeable but the source has now been eradicated, except for the vestry areas.

Pointing in general remains serviceable but hard mortars have been used repeatedly over recent decades and a programme is now necessary to bring forward with an early commencement in order to progressively reverse the decay to joints. Action is required now as stone erosion is escalating further and is rapidly become a potential major expense. Some stone erosion is already pronounced and a conservation programme, spreading costs over time, is strongly advised.

The following specific points were noted:

South Aisle: Top stones of buttresses and plinth and in limited areas of buttresses repointing continues to be required and has decayed further. At the south east corner there is evidence of settlement and there is some bowing in the water table topping of the eastern wall.

Angular buttress at south west : There is a large hole through the mortar pointing immediately above the plinth of the buttress. The dressed stones of the plinth itself and the wall below require to be pointed. Stone erosion is advancing in this area.

Porch window: Minor repointing remains necessary to the dressed stone work. At plinth level below erosion is becoming notable and again action to restore pointing and deter ongoing erosion is recommended.

West end: Minor movement cracking is evident, and related in part to the unbonded buttresses.

Stone erosion is advancing particularly below the lancet windows and this needs to be included in the recommended programme.

A small area of old mortar at the window jambs is required to be removed.

There is open jointing in the string course requires repointing.

A hole in the angular buttress requires deep filling pointing.

There is strong mortar to central buttress and poor quality patch pointing which should be replaced with and appropriate lime rich mortar.

There is a crack in the sill of northern most lancet window.

The southern window sill has heavy erosion and a crack in the walling below.

The west end of North aisle walling includes some areas of repointing

Chancel East end: Stone has been cleaned down but tracery is very blackened from previous window guards – now removed - note weathering of rubble stonework below plinth course.

In the string course two of the stones are cracked delaminating .

At the south east corner the buttress requires complete repointing from plinth level downwards.

A slight crack is visible above the Chancel window and one below, central to this.

The buttress at the north east corner requires copings repointing

Chancel/ South Wall: the split concrete infill to an old flue opening requires to be replaced in matching stonework.

Below plinth level the use of hard mortars is accelerating stone erosion and action is also necessary to replace this with a more appropriate mix.

Some water table joints are open and need repointing.

Security alarms screw fixings to replace with non ferrous.

The eastern end of the south aisle wall is showsing accelerating erosion owing to hard pointing which requires to be replaced.

Bottom courses also require minor repointing.

Clerestory South Pointing appears satisfactory generally but minor gaps at eaves need repointing

Vestry: The Vicar's vestry is a1958 extension formed with squared sandstone as also is the rear porch/w.c. The Choir Vestry is original using limestone as elsewhere. Minor pointing is required to the joints below the choir Vestry window and to the corner below .

The 1958 walling shows extensive decay and movement in the mortar jointing as well as settlement cracking and serious spalling of the side door lintel. Repointing of this area should be included in the recommended repointing programme previously recommended.

There is some minor settlement and cracking through the stonework at the north east corner where the jointing requires to e cut back and repointed. Pointing to the plinth, in quoins, around the lintel and below the sill in this general area also requires attention.

The lintel over the external door opening spalling has exposed the reinforcement. This requires very careful repair and specification as cover to the reinforcement is inadequate.

North Aisle: Pointing below plinth of walls and buttresses requires attention together with the plinth course itself - extending around west end of the Vicar's Vestry (in sandstone) where sill/plinth minor cracking needs matching repointing.

North clerestorey Two large holes are apparent below eaves level which require repair – one west of centre and one at the west end. (see photo file).

4.1.6 **Doors, Windows and External Joinery**

The external Church doors are Gothic style paired softwood doors with vertical boarded external faces, and painted finish. Internally the framing and cross bracing is exposed. They close into a stone recess and have strap hinges, plate dead lock, iron ring latch, top, bottom and cross bolts. There is some warping of the doors, the cover strip is cracked and the iron ring of the external handle is completely missing. Significant gaps do create draught. Replacement is not considered to be a priority but repair and a surround frame may be of value. There has been decoration during the quinquennium but there is some damage to this.

The minor entrance door is of varnished oak with three glazed top panels and three timber lower panels, one of which is cracked. Glazing is in cast wired glass with one broken pane. The aluminium strip repair remains unsatisfactory. The decoration to this door is very poor and requires early attention. There are three butt hinges, brass

lever and mortice lock handles, which are very distorted, a cylinder nightlatch and small letter plate.

This area has received recent attention with redecoration but this door has not been included. Previous reports suggest a reduction in the glazed areas and the replacement of the handles, and improvement of the ironmongery

Windows are generally leaded lights in stone recesses with external polycarbonate protection guards. These are in excellent condition. Internally many metal glazing bars (ferramenta) are corroded and require decorative attention to sustain their future. Glass does vary in colour and texture in some areas but this is not significant. There are minor cracks in the crimson edging glass panes, not requiring action. In the 1958 extension metal windows with lead strips are in satisfactory condition. Metal guards also fixed over timber windows to the choir vestry. Within the side aisles only two windows retain iron ventilation hoppers and these are rusted and should be cleaned and protected with decoration.

The stained glass work adds considerably to the building's quality and a modest amount of ongoing repair is undertaken although care is necessary to maintain the match of colour to original work in such repairs.

A note of the windows is recorded below.

1. High level stained glass trefoil of 1888 which appears to be in good order.

2. Chancel East End – A major lancet with excellent stained glass of 1888 in good order in memory of Robinson - (Represents Crucifixion, Resurrection and Ascension).

3. Chancel South Wall – A single lancet with stained glass of 1929, to Saint Matthew which is also in good order.

4. Chancel South Wall - stained glass paired lancets of 1903, a Getseminy window in memory of Robinson also in good order.

5. South Aisle east end - Col. Gregson memorial stained glass of 1914 in good order.

6. South Aisle Eastern most - as 5 - figures of St. Oswald, St. Hilda and St. Aidan.

7. South Aisle Central - original stained glass in limited areas only.

8. South aisle west - modern, recent renewal to match earlier work

9. South Nave (clerestory) - four windows - ferramenta and ties were not examined but these appear to be in good repair.

10. Porch – A satisfactory replacement which has a polycarbonate guard.

11. West Gable – two very large lancets – renewed in 2000 matching original patterns within Church.

12. North Nave (clerestory) Four number windowes which include original stained glass. These were substantially repaired and renewed - but ironwork has not been inspected.

13. North Aisle - East Central window. A war memorial, 1939 - 45 significant window by Evetts in generally good order. The four other aisle windows are in reasonable condition and include original leaded stained glass. Three panes are cracked in the east most window and two retain inward opening hoppers which are rusted and require some restoration there is some evident corrosion to ferramenta and some missing ties which should receive attention.

14. Vicar's vestry windows; satisfactory plain glass windows with lead strips in metal frames with top opening section – all satisfactory

15. Choir vestry windows – painted casements with single glazing are in satisfactory condition and include two small and one large casement with lead strips and a top hung light.

16. W.C. - plain glazed window with lead strip in satisfactory order.

Boiler house door - satisfactory - decoration will require renewal.

Timber fascia to Vicar's vestry - this is twisted but is adequately decorated..

4.2. INTERNAL INSPECTION

4.2.1 Roof Structures, Roof Spaces and Ceilings

No defects were observed in the exposed roof structures. Shakes in roof purlins were noted but structural condition appears satisfactory. Some spread of the structure is likely to have occurred owing to the high collar pattern of trusses but areas of distress were not apparent.

Vestry areas have roof spaces without means of access. The existence of insulation could not be ascertained. Ceilings are now in good order having been newly cleaned and decorated.

Nave Ceiling - ten trusses, four common rafters per bay to Nave and eight common rafters to side aisles divide the ceiling with painted plaster infill. This has been recently re-decorated and is in good order.

Vicar's Vestry - Previously reboarded and plaster skimmed following water ingress. Decoration is adequate.

Choir Vestry – All is in satisfactory condition.

Rear Lobby and W.C. – there is some damage arising from the door closer which requires a plaster repair and decoration requires attention.

Porch – this has a close ordered ceiling and raised collar trusses which are attractive, in good condition with satisfactory decoration.

4.2.2 **Internal Partitions and Doors**

Porch

Warping prevents the inner porch doors from closing properly. These are a pair of varnished pitch pine framed and braced Gothic pointed head doors fully boarded on the porch side. The pointed sections are those most noticeably warped. Their replacement with matching patterns and ironmongery was previously proposed, and supported as sensible despite one leaf being much more warped than the other, but this has not occurred. Strap hinges, ring latch, iron bolts, brass pull and door closers are satisfactory. The timber threshold which impedes wheelchair access is no longer acceptable and, as doors appear unlikely to be changed this should now be removed as it is an unacceptable feature for accessibility. The adjacent floor areas are far from level (see later).

Vicar's Vestry

The flush door from the north aisle which has a closer lock and knob handles. The decoration on the aisle side is generally satisfactory but the step below is worn and undecorated. This represents a significant barrier to accessibility.

The half glazed door to the choir vestry has a closer and brass lever furniture but the original horizontal lock has been replaced by an upright lock leaving a hole which requires to be repaired and the doors finish requires re-polishing.

Choir Vestry

Satisfactory.

Rear Lobby

The flush door to the w.c. has knob furniture, a barrel bolt but also a missing fore end plate but is in satisfactory condition overall.

Organ Chamber

Doors are satisfactory but decoration is ageing.

Chancel

This is an oak door with eighteen false panels to one side and includes a lock and ring furniture. It requires minor easing but is otherwise satisfactory.

4.2.3 **Internal Walls/Plaster and Decoration**

Nave and Aisles

Walls are plastered with grey white silk emulsion paint finish. The west window of the north aisle shows a slipped stone in the head of the west window and decoration indicates this is old settlement. Dressings and columns have been finished white silk but a non-breathable paint.

There is minor damage to the corbel at the west end of the north aisle where a “ball” feature has been lost

Vicar’s Vestry

In common with the body of the Church decoration has been renewed. Minor cracking re corded in the earlier report has been filled.

Choir Vestry

Decoration has also been renewed in this area and a number of minor cracks have been filled during this process..

Rear Lobby

Some damage to the plaster has been noted in connection with the door closer.

W.C.

Finishes are satisfactory.

Entrance Porch

Wall decoration has been renewed and surfaces are satisfactory. Earlier water ingress and damaged plaster is not currently showing through.

The area contains a glass fronted notice board.

Chancel

All decoration is in very good order.

4.2.4 Internal Decorations

As already noted the Church interior has received a wholly new decorative scheme improving the colour tone and hue and this appears to be performing to a satisfactory standard throughout although concerns regarding the lack of breathability in underlying paint layers must remain.

It is unlikely that further attention to the decoration of walls and ceilings will be required during the quinquennium but work to doors and frames is likely to require some repair and renewal

4.2.5 Glazing and Ventilation

The body of the Church has very limited ventilation and the original inward opening hopper openings in the aisle windows are very rusted and virtually inoperable. It will be necessary to review their operation, and arrangements for ventilation as part of the "the Room for All" project.

In the Choir and Vicar's vestry side opening metal casements are in working condition.

4.2.6 Floor Areas

- Suspended timber floors in the Nave are in varnished pine in good order and free from visible defects.

  The stone flagging of the west end is visible through the carpet finish and, where carpet has been carried over grille of the heating trench, one section of grille is loose. This is now very worn accelerated by the unevenness of the underlying flags and renewal during the quinquennium is once again recommended in order to reduce the tripping hazard.

A carpet runner to the Nave is on rubber underlay which is now perished.

Some areas of the carpeting, which is of varying colours are now becoming worn. A worn joint near the Lady Chapel has now been taped over to reduce the trip risk, but further trip risks in front of the pulpit and the north west of the north aisle. In general the carpeting is satisfactory in the body of the carpet so that attention to junctions and edges would allow further years of service.
The floor and steps leading the pulpit are loose and creak. Further boards adjacent to this are also loose and creaking and these should be levelled and re-fixed at some time through the quinquennium.

- Vestry floors are carpeted and could not be inspected.

- Rear lobby contains a matwell mat and a further coir which presents a tripping risk.

- In the entrance porch barrier carpets are satisfactory but original red paintwork to the stone flagging has begun to deteriorate. There is no need for this to be renewed.

- There is one old crack in the riser of the marble step under the Chancel arch and two smaller cracks but the visible areas of the very high quality marble floors in the Chancel and sanctuary remain in very good condition. At the door from the choir vestry three of the tiles are loose and require re-bedding.

4.2.7 **Furniture, Fittings, Organ**

- General - the oak fittings in the church are of exceptionally good quality and generally are in very good condition. This includes the pulpit and the choir stalls installed in 1917.

- Pine pews are in good condition and side aisle chairs are in good condition.

Minor defects are noted in the sections below:

a. Nave

Pulpit handrail requires gluing and pinning.

b. Plinth to chancel heater to be replaced using oak veneer.

c. The handrail at the brass lectern is loose and should be firmly fixed.

d. The frontals to the Choir stalls are loose and rock. These require firmly fixing

- The Church contains a good quality brass lectern and candle stands in good condition

- Organ

  The organ is said to be regularly maintained by Harrison and Harrison. This is a quite rare example of a noble organ which has been properly maintained over time. A certificate recognising this is being issued. All appears to be satisfactory. Access is adequate. The ongoing leaking of the basement pipework is considerable and leads to an ongoing input of mains water to the feed and expansion tank which is poorly located within and close to the organ. In the long term this should be relocated or removed if possible but some temporary repair to the basement pipework should also be implemented.

4.3 MECHANICAL AND ELECTRICAL SYSTEMS

The boiler was replaced during 1997 and has recently been repaired. This now appears to be operating satisfactorily. A regular maintenance arrangement is in evidence.

Part of the pipework is unbracketed and there is a leaking pipe at an expansion joint location. This is a long standing defect which does require repair. Some small areas of insulation are loose.

It is recommended that a flow diagram be hung within the boiler house and that pipe flows are marked onto the insulation.

The Vicar's Vestry contains an electric radiant heater. The Choir Vestry has a smaller heater but the wiring to this is of concern and requires PAT testing.

In general heating is reported to perform poorly. Although efficiency was significantly improved with the new gas boiler and pipe insulation in the cellar the large diameter pipework is understood to be heavily encrusted and lined with scale reducing water circulation to a substantial degree. A Consultant's report is recommended to create a strategy for upgrading the system, taking into account the extension proposals being developed. It appears that a redundant room stat remains at the Chancel Arch, if so this should be removed.

The (1997) gas convectors operate satisfactorily but there are draughts around the flue and external repairs are required to the stonework of the Chancel (see earlier section).

The gas meter is sited within the boiler house and ventilation to the boiler is provided through the former coal drop.

The presence of insulation in ceiling areas could not be determined. It is probable that this is inadequate, and possible that there is none whatsoever. The gas light in the Lady Chapel should be removed as previously recommended.

4.3.1 **ELECTRICAL SYSTEMS**

The electrical installation was tested by an Electrical Contractor and gives increasing cause for real concern. Few actions have been taken through the quinquennium and this is an area which requires attention.

Concern was expressed in earlier surveys on the quality of the Pendant light flexes and this continues to require attention.

Much of the wiring is VIR in steel conduits and the rubber insulation is becoming perished. This wiring is in need of replacement. Earthing utilises the steel conduits. Main tails need upgrading.

Elsewhere wiring in MICC and twin insulated pvc appears to be satisfactory.

The size of the earthing cable to the gas main still requires to be upgraded from 6mm to 10mm. Again this is a long standing item which should be given attention.

Lighting within the Nave is by fluorescent strip fittings without diffusers - 4 to each side of the Nave plus 2 in each of the side aisles – tube colours are not consistent. The pulpit light is wired in MICC. While efficient in energy terms the quality of light from these fittings is very harsh and prejudices the atmosphere of the Church. A more appropriate lighting scheme deserves consideration in due course but there is no reason for this to have urgent priority. One Nave light is not working properly.

In the Vicar's Vestry switch plates, redundant switch plates and old lights need to be sorted into safe and useful fittings, with redundant items removed.

In the Choir Vestry one of the lights is not working and requires repair.

Distribution boards and many conduit runs are present in the Choir Vestry and require to be labelled. This also contains an electric radiant heater which requires testing.

Fittings in the Chancel have been replaced with new halogen but old light fittings with reflectors remain and should be removed.

The organ inspection area has a tungsten light bulb. A low energy fluorescent alternative is recommended.

In the rear lobby there is very old pendant light now fitted with a compact fluorescent bulb.
A modern sound reinforcement system has been added with good quality, including radio microphones, CD facilities and microphones at Lectern and Pulpit

4.3.2 LIGHTNING CONDUCTOR

The system has a single rod at the west end bell cote, without any further earthing points. Tapes are prone to vandal damage and require periodic inspection and testing as damage is potentially dangerous. The repairs needed previously have been undertaken. The periodic test is known to be due shortly.

4.3.3 SANITARY FACILITIES

There is a single w.c. and within this area a Belfast sink over which is fitted a Creda Corvette water heater. All pipework in this room, which is unheated and on external walls, is unlagged.

Additionally there is a wash basin in the Vicar's Vestry which now has crazing and cracking of the glazed surface. This lacks a hot water supply.

There is a stone baptismal font in the south west corner of the Church.

4.3.4 FIRE PRECAUTIONS

Satisfactory records of the regular maintenance of an adequate number of extinguishers were available.

It is necessary that the door between the vestry and Chancel is eased so that this will form a fire barrier on the escape routes.

Recommendations of an earlier Fire Prevention Officers inspection have been followed although the position of the carbon dioxide extinguisher could be improved.

4.3.5 SECURITY

The Church has vandalism problems and there are continuing signs of damage to external doors, and rainwater goods.

Windows are now polycarbonate protected and these protections are in good order.

An alarm system has been fitted but could benefit from remote signalling. One external sounder is screw fixed into the limestone with steel screws which require replacement and the possible redundant alarm box on the Vestry wall is very rusted and should be removed or redecorated. There are external security lights but the Church is not closely overlooked and the site is not gated.

4.4 CHURCHYARD INCLUDING BOUNDARIES, PATHS, TREES

4.4.1 Trees and Shrubs

Five large and mature trees lie to the east of the church including sycamore and chestnut and are in satisfactory condition not requiring action at this time. These will have extensive roots which may contribute to the visible cracking in the east end stonework.

Two trees remain on the north boundary which are satisfactory but trees have been removed from this boundary and unsightly stumps remain, which it is desirable to remove.

Five trees immediately west of the Church are also satisfactory.

Along the western boundary, adjacent to the Vicarage are further very large trees including four large sycamore which will require some crown thinning work in this quinquennium. There is one dead tree on this boundary, still dying back which should be removed and replaced.

Directly south of the church and lying within the graveyard area are a number of self seeded shrubs and small trees including poplar, willow and hawthorn. All of these should be removed entirely, and the ground maintained as grass.

There are now three self seeded sycamores in the south west area which have heavy foliage. It may be advantageous to remove these before they reach a greater size.

4.4.2 Graves and Gravestones

The Churchyard is substantial and maintenance of the grassed areas is apparently a significant burden on the Churches resources. The graveyard remains in current use and a strategy is desirable for its long-term maintenance and repair.

A number of fallen, broken and leaning gravestones now exist and regular action to deal with several leaning stones is required as a Health and Safety item.

There is new and extensive gardening interventions around the Church perimeter which help to create a fresh and attractive environment. A vegetable patch is maintained by the Sunday School.

As noted earlier a scheme for remembrance plaques has also been implemented into he area to the west of the church where are ashes are interred

4.4.3 **Paths**

Pathways immediately around the Church are in fine textured macadam, relatively recently renewed and in good order.

Some work has now been executed to path surfaces on the principle routes from the Church into the graveyard, however beyond these the original macadam surfaces have now become granulated and at some remote corners are now overgrown. Action is not essential but the overall appearance is suffering from an air of neglect.

Beyond the site a central section of public footpath is in very poor condition, reflecting movement in the adjacent boundary wall. A macadam patch to repair the movement, but this itself a dangerous trip area. Some kerbs are also misaligned.

4.4.4 **Boundary Walls**

The north boundary is in three sections. The central and west sections have low brick walls, containing sections of metal railings of irregular quality.

Despite a number of repairs having been executed and notwithstanding the recent redecoration to the metal railings they continue to decay. These have been spear point railings with finials to the divisions but of these 29 sections lack spears and many of these have been replaced with square section vertical rails. Only two finials remain to the west of the gate and 8 within the central section plus one which has broken. Base walls have decayed and require repair. The west section of the north boundary has sections of higher brickwork towards the western end but these do not match and include small areas which need repair and repointing.

The openings to the east and west no longer have gates.

One gate pillar has a broken top.

Dropped kerbs to the gated openings still contain a lip impeding wheelchair access.

The central section shows evidence substantial subsidence, suggesting mining settlement exacerbated by heavy traffic. This now leans excessively which is a concern owing to its proximity to the bus stop, although the lean is into the site, which reduces its degree of danger.

The eastern section of the north boundary has a high brick wall, one section of which has been rebuilt following collapse. Two major cracks remain in this wall but its pointing and general condition are otherwise satisfactory. Pointing within the entrance section of the wall is decayed. This was recommended for attention during the quinquennium but remains outstanding. The photograph shows that a large crack is extending and should be repaired.

The EAST BOUNDARY is a low wall in freestone of amateur quality with poor construction and pointing. Immediate repair action is not required.

The WEST BOUNDARY wall is constructed, most unusually, from squared granite sets with a concrete coping. This wall is in good condition. Adjacent to the Vicarage the wall has been rebuilt in large blocks of random sandstone. This section is in satisfactory condition.

The SOUTH BOUNDARY the low wall in freestone includes pieces of recycled ashlar, mouldings, and pieces of marble. It appears to suffer from vandalism which requires prompt attention to repairs to avoid damage accelerating.

4.5 DISABLED PROVISION AND ACCESS

Level access for wheelchair users would be good into the body of the Church were it not for the lobby door threshold. The w.c. and Vestry areas are totally inaccessible to chair users. Lighting levels and contrasts are good. A hearing amplification loop is provided.

The pew banks and aisles are level and consideration may be given, when carpeting is renewed to extending this, thus avoiding a trip risk from the carpet edges.

The PCC is recommended to ask the wheelchair users in the congregation if available seating areas are well sited and to consider adapting seating layout if necessary.

4.6 BATS

Bat roosts were not discerned, nor was there any reported bat activity, but I remain unable to rule out their presence from this inspection.

5.00 LOG BOOK

An adequate log book is properly maintained. Consultations with the Fire Prevention officer have occurred, security has been examined and improved during the Quinquennium and regular contracts placed for extinguisher, boiler, organ and other maintenance.

WORKS OF REPAIR IN ORDER OF PRIORITY

		ITEM	Cost approx indication (£)
1.	**Of utmost urgency**		
i	Repairing rainwater pipe to south aisle	**4.1.3**	**25**
ii	Essential upgrading of earth bonding, pendant flex renewal and upgrade of tails as detailed in the electrical test report	**4.3.1**	**150**
iii	Lightning conductor test	**4.3.2**	**120**
iv	Ease Chancel/Vestry door and repair tiles	**4.2.2 and 4.2.6**	**150**
v	Attend to trip risks in carpet areas	**4.2.6**	**100**
2.	**Essential within the next six to eighteen months**		
i	Attend to pipe leak in basement	**4.3**	**200**
ii	Further electrical tests, commission upgrade report and implement	**4.3.1**	**200**
iii	Wedging and repointing of bellcote stonework and examination of bells	**4.1.4**	**600 + scaffold (600)**
iv	East entry door repairs, ironmongery upgrade and decoration	**4.1.6**	**250**
v	Flooring, pulpit steps and handrails repairs	**4.2.6**	**200**
vi	Periodic cleansing of gutters	**4.1.3**	**-**
vii	Prepare stonework, pointing and conservation plan for upgrading to include o General pointing o Removing old pipe fixings	 **4.1.5** **4.1.3**	**600**

	○ Repair old flue ○ Alarm box fixings and decoration ○ Works to boiler chimney ○	**4.1.5** **4.3.5** **4.1.4**	
viii	Execute first phase of this work		**TBA**
3.	**Essential within the Quinquennium**		
i	Drain cleaning inspection and report	**4.1.3**	**250**
ii	Further phases of stonework and pointing repair from programme	**4.1.5**	**TBA**
iii	Decorate external doors and frames	**4.1.6**	**300**
iv	Further electrical upgrading from report	**4.3.1**	**300**
v	Remove gas light	**4.3.1**	**80**
vi	Cover former lead roll to Choir Vestry roof	**4.1.2**	**300 + scaffold (200)**
vii	Prepare scheme for ventilation of "Room for All" to include openable hopper windows and local treatment of ferramenta	**4.2.5 and 4.1.6**	**250**
viii	Improve entrance lobby doors	**4.1.6**	**300**
ix	Repair lintel above east doorway	**4.1.5**	**150**
x	Stabilise leaning grave stones	**4.1.2**	**500 – 1000**
4.	**Desirable**		
i	Level stone flagging to west end of Nave		**750**
ii	Replace porch ridge tiles to match roof pitch		**400**
iii	Replace pvc gutters and pipes in cast iron		**-**
iv	Improve porch entrance doors		**500**

v	Work with local authority to eradicate damage to external footpath and boundary wall	**4.4.3 and 4.4.4**	**-**
vi	Work with local authority on programme for conserving railings	**4.4.4**	**-**
vii	Begin programme for repair and upgrading of boundary wall	**4.4.4**	**500 – 1000**
viii	Remove self seeded trees and shrubs in graveyard and prepare a considered tree planting scheme	**4.4.1**	**500 – 1000**
ix	Upgrading church lighting		**TBA**
x	Remote security signalling		**500**
xi	Heating installation improvements		**TBA**
xii	Insulation to roof voids		**-**
xiii	Renew carpeting		**-**
xv	Execute Room for All scheme		**-**
xx	Provide onsite parking		**See project cost report**
xxi	Progress accessible Vestry and toilet extension to south west of Church		**See project cost report**
5.	**Works recommended for improving accessibility**		
i	Remove threshold at inner porch doorway		**50**
ii	Eradicate trip risks throughout carpeted areas and at mat wells		**100**
iii	Work with congregation to replan seating to allow wheelchair users to sit with friends and family		**-**
iv	Implement extension to church, as above		**-**

v	Consider Blue Badge provision within onsite parking		**-**
vi	Improve porch notice boards and cases to a height suitable for all		**500**
6.	**Works recommended to improve energy efficiency**		
i	Improve heating controls to include external compensation and optimiser		**600**
ii	Improve insulation of pipework		**250**
iii	Improve roof insulation when reslating is required		**-**
iv	Provide draught stripping and frames to Church entrance and porch doors to eradicate draughts including extending doors to floor level		**250**
v	Upgrade heating pipework and distribution with new radiator system – see earlier consultant's report		**-**
vi	Upgrade all lighting, using safe wiring, and including energy efficient contemporary fittings throughout the premises		**-**

APPENDIX 'A' TO THE QUINQUENNIAL REPORT

GENERAL AND TECHNICAL NOTES

1. CONSERVATION AND REPAIRS

The conservation and repair of churches, both ancient and modern, is a highly specialised subject, and care and skill are necessary to ensure that repairs are aesthetically and technically satisfactory. If money is not to be wasted and if no harm is to be done to the fabric and fittings, particularly where complex repairs are necessary, it is essential that a fully detailed specification be drawn up before estimates are obtained, and that the work should be controlled and directed by the Church Architect whilst in progress.

2. ESTIMATES OF COST AND INSTRUCTIONS TO PUT WORK IN HAND

As indicated in the PREAMBLE this REPORT is a summery report only, NOT a SPECIFICATION for the execution of works and MUST NOT be used for obtaining builders' estimates. The Architect has indicated in it such maintenance works, if any, which may safely be undertaken without further professional guidance and is willing to advise the PCC on implementing the recommendations.

When ready to proceed with any part of the recommended repairs, the Church Council should instruct the Church Architect to prepare specifications and schedules, obtain estimates and after consultation with the Church Council, arrange for the work to be carried out by an approved contractor under his direction, with him inspecting the work in progress and on completion. On certain works in repairing churches costs 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 then obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

The Architect will be pleased to assist the Church Council in providing the necessary information for applying for the essential Faculty or Archdeacon's certificate and in funding applications to national or charitable sources. Where grants towards the cost of repairs are being sought, no work should be put in hand before approval of the Specification has been obtained from the Grant Aiding Body. In emergency situations, advice can be obtained from the Archdeacon on modified procedures relative to Faculties and also to Grants so as to avoid the church making itself ineligible for grant aid.

3. FACULTIES

Nothing in the Measure or the Diocesan Scheme modifies the need for the Church Council to apply in the usual manner for an Archdeacon's Certificate or Faculty before any repair work can be undertaken. The Church Council is reminded that their Minutes must record the fact that application is being made for a Certificate or Faculty, and that a copy of the minutes must accompany the application together with a full specification, drawings where appropriate, and estimate of the cost of the work. The necessary forms must be completed by the Church Council and should be obtained from the Diocesan Registrar.

4. MAINTENANCE BETWEEN INSPECTIONS

Although the Measure requires the Church Council to arrange for the Church to be inspected by the Church Architect every five years, it will be realised that serious trouble may develop between surveys if minor defects, such as displaced slates or tiles and leaking rainwater pipes, are left unattended.

It is a requirement of the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 that the Church Wardens should make, or cause to be made, a careful inspection of the fabric and furnishings of the Church at least once a year to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. They may arrange for immediate attention to any minor defects such as displaced slates or leaking pipes and to call in the Church Architect for further advice if necessary.

Further guidance on the inspection and the statutory responsibilities are contained in *How To Look After Your Church. The Church warden's Year* gives general guidance on routine inspections and house keeping, and general guidance on cleaning is given in *Handle with Prayer,* both published for the CCC by Church Housing Publishing.

5. RAINWATER DISPOSAL SYSTEMS

All eaves gutters, gutters to parapets and roof valleys, together with rainwater heads, down pipes, rainwater gullies and surface water channels and drains should be cleaned out regularly twice a year in late Spring and late Autumn. Lead lined gutters should be cleaned with wooden shovels so as to avoid damage to the leadwork.

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

When repairs are being made to rainwater goods, cast iron rainwater pipes should be fixed at least 50mm clear of the wall on bobbins or holder bats, to enable future painting to be carried out. Sharp bends and offsets should be avoided whenever possible, as these tend to choke easily.

Where rainwater pipes run straight into the ground or drains, proper checking or cleaning of the down pipe is impossible and blockages in such pipes frequently cause damage to the building. In such cases the pipes should be provided with open rainwater shoes discharging over rainwater gullies. Back inlet gullies should be avoided.

6. OUTSIDE PAINTING

The painting of outside metalwork should be regularly maintained, preferably on a five year cycle following each Quinquennial inspection.

Cast iron rainwater goods should be cleaned down and scraped free of rust and painted with one coat of zinc phosphate and two coats of paint of a neutral colour to harmonise with the walls of the building. Bituminous paint should be used in gutter soles. Iron glazing bars and vents to windows should also be painted.

All ironwork to towers and belfries should be similarly treated and painted every five years (but not the bronze bells). Iron glazing bars and vents to windows should also be painted, semi-gloss black or dark grey.

7. ROOF COVERINGS

In repairs to roofs, any cracked, broken or missing slates or tiles should be replaced with slates or tiles of the same size and quality as the existing and it is most important that they should be of the same colour as the original. At the same time, ridges should be pointed where necessary and all the roof plumbing, flashings, aprons, soakers and valleys should be examined and repaired where necessary.

It is most important that repairs to roof plumbing be made by lead burning and not with solder, and that they should be made by a craftsman skilled in lead burning techniques.

Solder does not bond properly with lead and therefore is unsuitable as a method of repair. Similarly, the use of bituminous compounds is usually ineffective in making permanent repairs to leadwork.

8. POINTING OF MASONRY

Where pointing of masonry or brickwork is required, it is important that the correct mix and strength of mortar should be used, the joints being well raked out and the mortar well pressed in and finished just behind the surface. On no account must the mortar be spread over the surface of the walling.

Pointing must only be carried out under the direction of the Architect, as much harm can be done to the building by incorrect use of materials and techniques.

9. ELECTRICAL INSTALLATIONS

Any electrical installations should be tested at least every Quinquennium by a registered NICEIC electrician. The insulation, resistance and earth continuity test report should include all circuits and should be kept with the Church Log Book. If no recent report or Certificate of Inspection from a competent electrician (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments on this report are based on a visual inspection made without instruments, of the main switchboard, and of sections of wiring selected at random without the use of instruments. Electrical installations for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current edition of the Institution of Electrical Engineers' Rules and the more specific recommendations of the Council for Places of Worship contained in the publication entitled THE LIGHTING OF CHURCHES.

10. HEATING APPARATUS

If no specialist report is available, the remarks in this report are based only on a superficial examination of its general condition in relation to fire hazards and sightliness. The installation and maintenance of equipment should be in accordance with the current editions of the relevant British Standard Code of Practice.

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 kept in the Church Log Book. In the case of gas fired heating systems, it is recommended that the apparatus be regularly maintained from an approved list of Installation Contractors, in conjunction with the Insurance Company.

If it is suspected that the insulation to the boiler or heating pipes contains asbestos fibres, and especially if these are exposed or damaged, the insulating material should not be touched or disturbed except by a contractor properly licensed to deal with such materials. The same applies to any asbestos based fire resistant linings in the heating chamber.

11. 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 CP326 (Current Edition) by a competent electrical engineer and the report kept with the Church Log Book. Conductors on lofty spires and other inaccessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor is without a test clamp, one should be provided above ground level, to facilitate the Quinquennial retesting of the earthing efficiency of the system.

12. TELL TALES

Where tell tales are recommended the pattern and positioning should be agreed with the Architect before any work is commenced. In general the use of glass tell tales is not recommended as they provide no means of measuring the extent of

movement. If used externally, they are liable to attract the attention of vandals. Two part metal tell tales with a vernier scale are normally considered to be more suitable.

13. FIRE EXTINGUISHERS

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	**Type of extinguisher**
General area	Water
Organ	CO^2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

14. ORGAN

The Church Council is advised to enter into an annual contract with a specialist firm for tuning and maintaining the Organ particularly when the instrument is of historic or musical interest. Any remarks in this report are based on a superficial examination of its general external condition. Where necessary, a technical report should be sought from the diocesan advisor or other specialist.

15. CLOCKS AND BELLS

Any comments in this report are based on a superficial examination without the aid of instruments. If not already in force, arrangements should be made for clocks, bells and frames to be inspected and maintained by suitably qualified persons on a routine basis. The diocesan advisor should be consulted in relation to such arrangements.

16. BATS

Under the Wildlife and Countryside Act 1981 it is illegal for anyone without a licence to kill, injure, handle or disturb a bat of any species, or to damage, destroy or obstruct access to any place that bats use for shelter or protection. The Nature Conservancy Council must be notified and consulted about any proposed operation, such as timber preservative treatment, which might disturb bats or their roosts, and the Council's recommendations as to the method and timing of any such action must be followed.

17. INSURANCES

It is of crucial importance that all church buildings have adequate insurance cover to allow for the full cost of rebuilding, or for extensive reinstatement. Very few buildings are totally destroyed by fire or other hazards and full repair of the damaged part is therefore usually necessary. However monies paid out by the insurance company will be in the same proportion as the current cover is in proportion to a realistic value. The Church Council is reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. It is of course important to ensure that the basic sum insured is adequate at inception of index-linking, as this will deal only with future inflation. The Ecclesiastical Insurance Group Ltd., which covers the majority of Anglican Churches in this Country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case. Church Councils of other denominations are strongly advised to consult their insurers as to the type and extent of cover and any special considerations.

18. TERMS OF APPOINTMENT FOR CHURCH ARCHITECTS

The Care of Churches and Ecclesiastical Jurisdiction Measure 1991, which has statutory force, requires each church to be inspected once every five years, and each Diocese has its own Scheme within the terms of the Measure. Other denominations have similar schemes in operation. Over the years, Commissions of General Synod, and Working Parties of the Council for the Care of Churches, have made recommendations on the form of the report, and the terms of appointment for the person inspecting the church. The current recommendations are contained in 'A GUIDE TO CHURCH INSPECTION AND REPAIR' 1995 for the Council for the Care of Churches by Church Information Office Publishing, Deans Yard, Westminster. These Terms of Appointment apply specifically to the inspection of Anglican Parish Churches but are appropriate also to all other Churches.

CONDITIONS OF ENGAGEMENT FOR CHURCH ARCHITECTS under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 have been approved by the Council for the Care of Churches, and the Royal Institute of British Architects, in accordance with the following terms of appointment:-

18.1 a. The Architect will serve as Consultant Architect to the Parochial Church Council, District Church Council, or its equivalent church body or authority, in connection with the care and maintenance of the church and act as Church Architect by undertaking regular Quinquennial inspections, as required by the Measure and the Diocesan Scheme.

b. The Church Architect will accept the appointment on the understanding that the Church Council will invite him to advise on any repairs to the building arising out of the survey and report, employ him to draw up a specification for dealing with them and to inspect the work in progress and on completion, and will consult with him when any works connected with the fabric or fittings of the building are being contemplated.

18.2 a. The inspection of the church will be visual, and such as can be made from ground and floor levels, ladders and any readily accessible roofs, galleries or stagings, and only selected areas will be examined in detail; parts of the structure which are inaccessible, enclosed, or covered, will not normally be opened up unless specifically requested. The inspection may reveal that further or more detailed investigations are necessary, and this would be reported.

b. It is usual for the Parochial Church Council to provide any ladders and attendance which the Architect considers necessary to carry out the survey effectively.

c. The report will not include a formal estimate of costs, nor a specification for repair works, unless these are specifically requested by the Church Council. The preparation and presentation of a Quinquennial Inspection Report is of a specialised nature, and is different from specification writing.

18.3 a. When a Quinquennial inspections become due, it is usual for the Diocesan Office to inform the Church Council of this at the beginning of the appropriate year. The Church Council should then advise their Church Architect of this, and make arrangements with him for the inspection to be carried out as part of this year's programme of inspections.

b. The Church Architect will give the Church Council an indication of the approximate cost of carrying out the inspection and preparing and issuing the report, the fee being on the basis of the current 'Architects Appointment' issued by the Royal Institute of British Architects as interpreted in the current "Guide to Church Inspection and Repair" and approved by the Council for the Care of Churches. Fees in connection with repairs arising out of the report would be on a similar basis.

18.4 It is understood that the appointment as Consultant Architect for the church will continue until formally terminated by agreement.