

**2010 QUINQUENNIAL
INSPECTION REPORT**

**ST ANDREW'S CHURCH
WESTGATE,
UPPER WEARDALE,
COUNTY DURHAM**

**July 2010
1023/Dch250**

DIOCESE OF DURHAM

ST ANDREW'S CHURCH

Westgate, Upper Weardale
1023/Dch250

Inspection of Churches Measure 1955
(as amended 1995)

Architects Report No. 6 made 8th July 2010

Archdeaconry of Auckland

Deanery of Stanhope
United Benefice of Upper Weardale

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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'.

INSPECTED OF CHURCHES MEASURE 1955 (AS AMENDED 1995)

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RECOMMENDATIONS

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

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

A. BACKGROUND AND GENERAL

The Church of St Andrew, built in 1868, is situated almost centrally on a rectangular site close to and on the north side of the A689 road in the village of Westgate in the Wear Valley.

Ordnance Survey Map Reference: NY 909 382.

GENERAL DESCRIPTION OF CHURCH

- A.1 The Church, designed by Robert Jewell Withers (1823-1894), pupil of T Hellier, is stone built in random rubble with dressed stone surrounds to openings and consists of a single Nave, without aisles, with a timber-boarded roof having trussed rafters forming a barrel vault effect and with ornamental strutted collars at every spar.

Three main crown post trusses span the Nave, dividing it into 4 bays.

The roof is slated and of steep pitch.

It is interesting to note that almost all stone capitals at each arch springing point e.g. porch and apse have been left in simple block form or in a roughly chiselled condition.

- A.2 The Nave measures 21.5 metres long by 8 metres wide accommodating 240 persons, the Chancel 8.5 metres long by 6.75 metres wide and the vestry to the north of the Chancel approx 7.25 metres by 2.9 metres.

- A.3 The Chancel is contained at the apse end and the stonework is exposed internally whereas the walls in the Nave are plastered and decorated up to the beam level.

- A.4 A boiler basement is situated below the vestry.

Central heating is by means of an oil-fired boiler supplying low-pressure hot water to 7 cast iron radiators. The oil tank is situated on the North side of the Nave close to the Vestry.

- A.5 A bell tower housing one bell is built centrally against the west gable, an internal iron rung ladder giving access to the open bell housing above.

- A.6 The Central Aisle and Chancel floors comprise 150mm square and 200mm square clay and stone tiles. The floors under the pews are t&g boarding flush with the aisles.
- A.7 Two Scots pines, forming a prominent feature, are located on ground that slopes steeply away from the Church close to the west gable and main entrance porch. These were probably unwittingly planted after the Church was built, but, surprisingly enough, only minor shrinkage cracks in the gable stonework resulted.
- A.8 The Church is recorded briefly in Pevsners' Buildings of England, County Durham Volume 1983 Edition as:
- "ST ANDREW 1869 by R J Withers Early English with polygonal apse and circular bellcote with conical roof".*
- A.9 The Church is not of listed status in the Town & Country Planning Act. The Planning Authority is Wear Valley District Council.

B. SCOPE OF REPORT

- B.1 This is based on findings of an inspection made from ground level.
- B.2 Binoculars were used for viewing distant roof areas and high-level parts of the spire.
- B.3 Internal roof timbers etc were too high for ladder inspection.
- B.4 See part 'c' of the Appendix to this Report for further information.
- B.5 The weather on the day of inspection was warm and sunny with a stiff breeze. Rainfall had been at a record low for the first half of the year.

1.0 WORKS CARRIED OUT SINCE PREVIOUS REPORT

- One Scots Pine tree at Entrance Drive felled.
- Apse and roof leading repaired and patched.
- North Nave roof guttering repaired in plastic
- Bell ringing rope replaced following metal linkage breakage
- North side of Nave wall redecorated following damp disruption caused by gutter damage leakage.
- South side Nave window resealed following storm damage approx. 5 years ago. Existing glass reused.

Personnel

The following people were met and their assistance with supply of information is appreciated:

Reverend Susan Kent: Vicar of the United Benefice

Mr Alec Peart

Mrs Freda Bulman

Rev. Andrew Cromarty: Curate

2.0 GENERAL CONDITION OF CHURCH

- 2.1 The Church is tidy and continues to be well cleaned.

EXTERNAL INSPECTION

3.0 ROOF COVERINGS AND RAINWATER SYSTEM

3.1 Entrance Porch

Slate coverings to even courses with gable parapet wall
Ogee cast iron gutter appear to have a backfall and require releveling 2
Gutter brackets require attention to give falls.
Replace missing timber/packer to joist at downpipe position to prevent bird/nest entry to roof: NOTED 2
Check gutter end stop for leakage 2
Check and redecorate gutters and linings 2
The East side cusped circular window is eroding at one cusp and will be lost if not repaired 3

3.2 South Elevation/Facing Road

Welsh slates to even courses with tablestones to gables each end.
There are two missing sections of ridge tiles, which spoils the roofline.
These could be carefully replaced with matching ridges from the
Porch roof. The depleted roof ridges can be wholly replaced with new of best match and the surplus ridges kept as spares. 3
This side roof appears to be generally in good condition with no sign of repair. The diagonal line of slates which appears to have slipped at the west end adjacent to the belfry base could be caused by wind turbulence and lead staining from the lead flashing at the Belfry abutment at higher level should continue to be monitored over the next few years.
There is no apparent loss of lead at the West end abutment of the Nave roof but plaster disruption seen internally on the West Gable South side indicates a weakness of the flashings which needs close inspection from ladders at the earliest opportunity. 1
Gutters and downpipes require checking regularly. There is staining of stone corbelling below gutters, which could be gutter leakage, and this should be investigated at close quarters. 2
There are offsets to the downpipes at lower plinth level, which should be checked for blockage. Downpipes

appear to be sound but the outflow of downpipes should be checked during rainfall to ensure there are no blockages 2

3.3 Apse Roof: East End

The roof is formed in 5 triangular segments with lead hip rolls at each change of roof angle. The hips rise steeply to a finial at ridge level. The lead rolls seen in 2002 indicate slippage under their self-weight leaving open joints; however, the lead flashings appear to have been adjusted since 2002 with new patching. There is no sign of leakage internally which indicates there may be some hidden flashing under the hip cover flashings. An investigation by opening up is recommended before any work is carried out to the hip flashings. 2

The gutters have been purpose made to suit the apse-angled plan and these should be checked at close quarters. There is an indication of leakage at the gutter joints and this should be checked before further deterioration. 1

3.4 North Elevation

The gutter to this side elevation has been patch repaired with plastic guttering and is reported to be watertight. Gutter joints have previously leaked causing rust staining down walls and it is not know whether all joints are watertight.

The Ogee pattern cast iron gutters sit on a projecting stone plinth at eaves level and any leakage may seep into the wall head and affect roof timbers seated at this position. An inspection internally at eaves level is most important to check the roof eaves timber condition. 2

The roof at the west gable has a narrow secret gutter at the wall table and this must be checked when the South side gutter is investigated. 2

The north west wall table stones are disrupted at the mid point, this is seen on the west elevation. Ladder access is required for a close inspection when the architect will attend to record and recommend repairs/restoration. 2

Continue to check all gutters annually and clear vegetation and ensure gutter lings are sound and decorate with bitumen paint to protect from rust. 2

3.5 Vestry Roof: North Elevation

Grass in the lower eaves gutter should be removed and the gutter lining cleaned and painted. 1

The higher level gutter should be checked by the roofer when attending other repairs. 1

The right hand side, west gable copings at lowest level, i.e. 1st and 2nd up are dislodged, probably caused by weight from above and are causing disruption to the wall head and associated flashings at the roof junction. This needs early attention to prevent water ingress. 2

Leakage down the Chacel North wall was reported under certain conditions. The location is in line with the Vestry chimneystack, which could not be viewed because of inaccessibility. It is strongly recommended that a roofer inspects the back (roof side) of the chimney at roof level for signs of leakage and repair any defect. 1

4.0 RAINWATER GOODS

4.1 The rainwater downpipes are square section cast iron and should be matched as existing when any repairs or replacements are undertaken. The gutters are cast iron of ogee pattern and sit on the wall heads. There is evidence of the gutter joints failing on the north side where rust staining is spilling down the wall face below joints. However additional staining down the walls does not relate to gutter joints and this could be water tracking along the wall head or erosion of the gutter backs which are hidden from view. A close ladder inspection is essential and report of condition before proposals and costs are considered. The existing ogee pattern gutters will be available through specialist manufacturers and section profile must be measured for matching up old repairs. 2

5.0 BELOW GROUND DRAINAGE

5.1 Some gullies were inspected by lifting off the stone covers. The gullies were dry but a silt deposit of approx 50mm was noted. The gully construction appeared to be formed of stones in a small sump with a horizontal pipe outlet above the sump level. It is recommended that an inspection is made during rainfall to see if the sump is holding water and

the outfall pipe is carrying water away from the building. If water is not being retained, consideration should be given to replacing with a conventional watertight gulley to prevent water seeping into the wall foundations with resultant settlement and damp ingress. 2

5.2 Regular cleaning out of gullies is necessary when the drains should also be checked for clear running. 2

6.0 MASONRY

6.1 The stonework as previously noted is in sound condition, well pointed and with only a few instances of structural movement which need monitoring. The north wall referred to above with gutter defects is has been redecorated internally but the plaster finish is disrupted though there is no sign of salt eruption.

6.2 Structural defects are listed below and should be repaired following roof works:

- The vertical crack in the apse wall at the east end in line with a facet angle. This runs from window cill to ground level and should be repointed in lime mortar to keep out weather and act as a monitor. NOTED that several settlement cracks have been previously repointed I cement mortar on the Apse external walls but there appears to be no recent movement. When a mason is next on site it would be wise to remove all unsuitable cemntent pointing and repoint in soft lime mortar. 3
- Vestry west gable at lower table stone level to be rebuilt and stabilised.
- Nave NW gable at mid table stone level to be rebuilt and stabilised. Window below shows settlement to LHS quoins. This requires repair and repointing. 2

6.3 As noted previously window cills, string courses and lower plinth projections are covered in lichens which do not appear to be causing damage but should continue to be monitored for stone decay.

6.4 A stone 'string' course runs round the builsing at window cill level and is formed round downpipes to allow the pipe to run vertically. The string course on the North side has broken round one downpipe and this could be repaired when funds allow. 3

7.0 PORCH AND REAR ENTRANCE

- 7.1 The porch at the SW corner is a fitting entrance with wide and steep steps. There is some sign of settlement in the steps which needs careful filling and pointing. 3
- 7.2 Access for elderly and disabled is a challenge and the installation of a suitably designed handrail up the steps would be an advantage.
Disabled level access can only be via the rear vestry door but interior steps from the vestry to the Nave need to be considered. See later Disabled Access. Disabled access has been considered by the Clergy in consultation with undertakers who are able to negotiate the steps.
- 7.3 Comments from the previous report concerning redecoration to the door and secure locking to the doors still apply. The outer metal gates are in need of redecoration and lubrication to pivots. 3
- 7.4 The rear vestry door is well protected, of sturdy construction and in sound condition.

8.0 WINDOWS

- 8.1 All windows are narrow lancet head leaded with metal saddle bars externally mounted and in North side rusted condition and causing staining on cills and jambs. The West side window 'ferramenta' is in good condition and hardly affected by rust. The metalwork requires careful treatment to prevent further deterioration. This is a specialised job and should only be tackled with an agreed specification. 3
- 8.2 The centre window on the South Nave wall previously recorded as 'rattling' and leaking has been releaded following storm damage. The existing glass has been reused which allows the window to match with its neighbours. Work is to a very good standard.

8.3 The porch window east side, a circular cusped design, is in need of repair.

3

INTERNAL INSPECTION

9.0 SPIRE

9.1 The stone spire with octagonal tower is built into the west gable and rises above the Nave roof with an open belfry housing a single bell. The belfry has eight finely carved columns with decorative arches over, but there are no louvres or protective screens.

9.2 The bell chiming mechanism has been repaired since the previous report and was demonstrated as working and used regularly. There were reports that the bell pull appeared to be loose 'indicating' that some parts may be worn and in need of investigation. The Diocesan Bell Advisor should be invited to inspect and report to ensure the bell is safe.

9.3 Access to the belfry is via vertical metal rungs built into the tower wall. At the half way level is a timber platform that is now rotten from water leakage from above. It is not safe to use the platform and an inspection of the belfry over was not made. See item 9.6 of the previous report which refers to the bell wheel being in poor condition.

4

9.4 The previous report referred to derusting and decoration of the ladder rungs. It is important to keep this accessway serviceable for future repairs.

4

9.5 The belfry and spire were inspected with binoculars and it appears to be in sound condition, however when roof repairs are undertaken and access to the upper roof is available the architect should be given the opportunity of viewing the tower/ spire from closer quarters.

3

9.6 There is a single lightning conductor downtape which is to the north corner of the tower but this is broken and detached at tower roof level. It was reported that this

need not be repaired as it was not covered in the insurance policy...?

NOTE that a bell and fragments of a copper conductor will still attract lightning even if ot earthed and lightning is more likely to cause damage if not earthed.

3

10.0 INTERIOR WALLS

10.1 The interior walls are rendered and decorated but the west and especially the north walls are marked and suffering from damp ingress.

Previous report noted that: -

10.2 The west gable wall displays damp and mould from window string course down to floor level on each side of the belfry access door in the centre of the wall. The source of this damp should be located and stopped. Examination and repointing of the exterior wall at the string level will be necessary following a long drying out period. The interior wall should be cleaned and redecorated in lime wash.

3

10.3 Of more concern is the damp condition on the West wall South side at high level where decorations are heavily disrupted and plaster fragments have fallen. The cause relates to the external roof flashing at the West Gable which needs urgent inspection, diagnosis and specification by the Architect. Any proposal should be approved by DAC and Faculty obtained.
The damp condition on the Nort wall reported in 2002 has dried out and been redecorated but the plasterfinish is still disrupted but fortunately no salts are showing.

2

10.4 The south wall has suffered water entry from damaged glazing at the centre window. This has discharged down the wall from cill level and has disrupted decorations. Redecoration will be needed now the window has been repaired and the wall dried out.

2

10.5 The 1995 report referred to staining at wall head on the North Chancel wall. Further reports have been received of damp and inspection of the chimney flashings over is recommended. Previous records indicate wall decorations

were last undertaken in 1994. Following damp wall treatment the walls should be redecorated.

4

- 10.6 The Chancel Arch has been repointed at one voussoir in cemen pointing but further movement is not possible to inspect without high level access. There appears to be no settlement above the Arch.

11.0 GROUND FLOOR STRUCTURE

- 11.1 Solid flooring at the entrance lobby and rear end of Church extends down the Central Aisle to front of Nave. Cast iron grilles in the aisle are now covered with a carpet laid in 1995. The carpet was not lifted.
- 11.2 There are timber suspended floors under pews level with the Central Aisle. Boarding appears to be in good condition.
- 11.3 The Chancel quarry tiled floor is still in serviceable condition. Some tiles are loose but there is no apparent hazard.
- 11.4 The vestry floor is carpeted and in good order.

12.0 ROOF AND CEILING

- 12.1 The roof timbers are exposed and dark stained and viewed from ground level with limited light it was not possible to assess their condition. See item 3.4 earlier ie: Possible leakage at Eaves level.
- 12.2 There were no reports of leakage from roof level.

13.0 PARTITIONS, PANELLING AND DOORS

- 13.1 Internal doors to vestry and tower are as previously recorded in good order and only in need of lubrication and cleaning. 2
- 13.2 Panelling to the sanctuary walls is in oak and remains in good condition. Continue to clean and polish. 2

14.0 FITTINGS, FIXTURES AND FURNITURE

- 14.1 The fittings and furniture is as previously recorded and in good order. The Font at the West end is in good condition.
- 14.2 The altar rail is serviceable but one section is loose and will require refixing/wedging to prevent deterioration. 4
- 14.3 The stone pulpit and timber lecturn both have distinctive collared columns in the same style as the Belfry and gives the building its unique character.

15.0 VESTRY

- 15.1 The vestry is generally in good order except for a missing plaster patch at ceiling level in the SW corner which was noted in 2002. There is no sign of current water damage but reference to this has been made under 10.5. Repair is recommended when the Nave plastering is undertaken. Plaster patching has previously been carried out to the centre ceiling area. 3
- 15.2 Decorations are in good condition.
- 15.3 The existing stone fireplace is in good condition and has been cleared. Ventilation of the flue should be maintained.
- 15.4 The stainless steel sink is working order.

16.0 ORGAN

- 16.1 The organ from St George's Church, Peases West referred to in the last report was installed in August 1999 and is now in use. This is a Nicholson of Newcastle instrument single manual with 4 stops. It should be tuned and maintained regularly. 2
- 16.2 The old Packard harmonium made in Fort Wayne USA is a pedalled instrument and is understood to be serviceable.

17.0 MONUMENTS

- 17.1 The previous report records interior memorials.

17.2 The Churchyard surrounding the south of the Church is full with headstones. The Churchyard has been extended to the west to allow more burials and is 'open'

18.0 HEATING INSTALLATION

- 18.1 The boiler house is located below the vestry at the NE corner of the Church with access steps from the back porch. The boiler details are given in the previous report and all appears to be in good order. It is understood the boiler has not been maintained regularly. It is important for insurance purposes that heating equipment is regularly maintained each year and details entered in The Church Log Book. 1
- 18.2 The boiler flue joint at the back of the boiler cabinet is open and in need of resealing as noted previously. 2
- 18.3 The flagged floor is dry and walls clean and whitewashed. The ceiling vault appears sound.
- 18.4 Pipes are unlagged and this is an unnecessary source of heat loss and should be lagged. 5
- 18.5 Artificial lighting is satisfactory.
- 18.6 The oil tank is at the rear of the Church and contained in a bund wall. The metal tank appears to be in sound condition.
- 18.7 Heating pipes circulate round the Church and appear to be functional, there are signs of minor weepage in two locations at NW corner and South side which require investigation. The Heating Engineer should also advise on the condition of the flue and liner when he next inspects the boiler as a decayed flue liner could affect the chimney stability. 2
- 18.8 These should be checked by the heating engineer and the header tank over the rear stairs checked for water level and float valve function. 2
- 18.9 A water meter has been installed in the Boiler House.
- 18.10 There are twin flues to the Vestry chimney, one serving the Boiler House below. The chimney is slender as it rises above the roof and the stack appears to be slightly leaning

outwards. When the roofer inspects the chimney flashings, he should be instructed to examine the chimney masonry joints and advise on its condition. The chimney condition should continue to be monitored.

19.0 ELECTRICAL INSTALLATION

- 19.1 An overhead supply cable, entering via the east wall of the vestry, serves the building. The switchgear is in the south east corner of the vestry and appears to be an old installation. See the electrical report – urgent attention required to items 19, 20 & 21.
- 19.2 An electrical circuitry/earthing test certificate was undertaken on 18.05.2009 and urgent work is recommended. 1
- 19.3 The lighting installation was described in the previous report and appears to be functioning satisfactorily. One Nave lamp requires replacing.
- 19.4 A new distribution panel has been installed in the vestry since the 2002 inspection and wall heaters have also been installed.
- 19.5 There is a tungsten halogen light over the entrance steps
- 19.6 The inner porch light appears to be working but this may not be enough for safe access.
- 19.7 Report recived of a proposal to instal pew heating to the front pews. Achitect offered advice. 2

20.0 FIRE PRECAUTIONS

- 20.1 There is now a 6 litre APPF fire extinguisher located in the lobby. Continue to maintain annually. 2

21.0 DISABLED PROVISION

- 21.1 The main entrance steps should be installed with a handrail to help elderly. 6
- 21.2 Wheelchair access via the rear vestry may be considered in accordance with the Disability Discrimination Act if the front entrance is inaccessible. The architect can advise. 6

22.0 BATS

- 22.1 It is not known whether bats still roost in the porch. These are a protected species and members should be aware of related regulations.

CURTILAGE

23.0 CHURCHYARD

- 23.1 The Churchyard is still in use for burials at the west end. The east end and central area is occupied with headstones of various ages marking graves.
- 23.2 The grass is cut several times a year to the central area and was well kept on the day of inspection.
- 23.3 There are now two Scots Pine trees to the left of the entrance path and two stumps. One has been felled since the last report. There are an additional 10 tree saplings planted on each side of the Church approach path which will enhance the landscaping.
- 23.4 The main approach path is gravelled and again in good condition.
- 23.5 Mature trees on the northern and eastern boundaries appear to be sound but an arborist should advise on any maintenance required.

3

24.0 BOUNDARY WALLS, GATES AND FENCING

- 24.1 There are dry stone walls surrounding the Churchyard which are generally in serviceable condition with only minor repairs required to the south boundary to the RHS of the main approach path.

3

- 24.2 The entrance gates at the southern boundary comprise good stone pillars supporting a pair of metal black painted gates with good decorative detail. There is a small pedestrian gate on the north boundary. A vehicle access gate is on the east boundary.
- 24.3 The Church noticeboard at stone wall next to the main road

25.0 LOG BOOK

- 27.1 Details of the Electrical Test and Building Insurances were given by the wardens.
Details of other repairs were given verbally at the inspection.
- 27.2 Continue to record details in the Church Log Book. 2
- 27.3 Ensure that updated insurance certificate(s) are on display. 2

26.0 PREVIOUS INSPECTION REPORTS

June 1972:	inspected by G H Hawkins TD FRIBA FI Arb
May 1980:	inspected by A O Lee ARIBA
May 1985:	inspected by A O Lee ARIBA
May 1990:	inspected by A O Lee Dip Arch RIBA
June 1995:	inspected by J B Kendall Dipl Arch RIBA
July 2002:	inspected by J B Kendall RIBA AABC

RECOMMENDATIONS

Items requiring immediate attention: Category 1

	Item	Approx Cost £
- Check West Gable parapet flashings for water ingress and report to Architect for repair proposals	3.2	50.00
- Check gutter joints for leakage by inspection during or immediately after rain	3.3	DIY
- Remove vegetation from gutters	3.5	DIY/ Contractor
- Contractor to check condition of lead flashing to chimney and repair	3.5	150.00
- Engineer to check and service Boiler each year, preferably in summer months when heating is off	18.1	200.00
- Undertake urgent electrical works identified in Periodic Electrical Report	19.2	Obtain Quotes

Items recommended to be carried out during next 12 months: Category 2

	Item	Approx Cost £
- Check Porch gutters and fall for discharge of rainwater and repairs	3.1	100.00
- Check raubwater downpipes for discharge or blockage at pipe offsets	3.2	DIY
- Check Apse hip leadwork for waterproofing by opening up lead cover flashings and photography & reporting findings to Architect	3.3	incl
- Check eaves gutters for condition and signs of leakage internally and report findings to Architect. Allow for painting to gutter linngs	3.4	500.00
- Check and reset Vestry copings and ensure joints are stemmed and well poured	3.5	250.00
- Replace missing ogee cast iron gutter sections to North Nave roof with matching profile	4.1	1000.00
- Check and clean out rainwater gullies and report on working condition whether water is leaking from the sump gullies	5.1	DIY
- Following investigation into West Gabel flashings and seeking repair advice, carry out repairs and making good of interior finishes and redecorate	10.2	5000.00

- Make good wall finishes to South Nave under window repairs nad redecorate	10.4 Item	200.00 Approx Cost £
- Annual polishing maintenance to oak panelling	13.2	DIY
- Annual or twice annual maintenance of organ	16.1	250.00
- Heating Engineer to repair boiler flue joint and advise on flue condition	18.2	incl in 18.1
- Heating Engineer to check circulating pipework in Nave where signs of 2 No leakages	18.7	Report & Quote required
- Seek advice on Electric Pew Heating nad ensure power supply capacity is considered	19.7	100.00
- Continue to maintain Fire Extinguishers annually	20.1	50.00
- Continue to record all Church repairs nad new installations in Log Book	27.2	DIY
- Ensure Church Insurance is kept and display Certificate	27.3	DIY

Items recommended to be carried out during next 5 years: Category 3

	Item	Approx Cost £
- Repair eroded stone to East Porch window	3.1/ 8.3	250.00
- Restore decorative ridge tilwe to Nave roof from Porch roof and re-ridge Porch in close match	3.2	1500.00
- Replace hard cement mortar pointing to early settlement cracks with soft lime mortar	6.2	600.00
- Repoint string moulding to North side downpipes	6.4	50.00
- Repoint settlement cracks to entrance steps	7.1	incl
- Redecorate metal gates to Entrance and Drive	7.3/24.2	400.00
- Redecorate metal window bars "ferraments" to specified preparation and paint	8.1	1500.00
- Bells advisor to check bell supports and ringing mechanism and advise on maintenance	9.2	200.00
- When access available to Spire Architect to advise on any repairs nad maintenance	9.6	250.00
- Seek advice on Lightning Protection from Insurance advisor	9.7	DIY
- Following West Gable parapet repairs and drying out seek advice on plaster, repairs and decoration	10.2	100.00
- Carry out ceiling repairs to Vestry following roof repairs and assurance that leakage is cured	15.1	350.00

- Seek Arborist advice on Churchyard trees and maintenance	2.5	Quote
- Continue with repairs/ maintenance to Churchyard walls	24.1	Quote

Items recommended to be carried out beyond 5 years:
Category 4

	Item	Approx Cost £
- Replace timber platform in Bell tower if Bells Advisor recommends	9.4	incl
- Redecorate metal ladder rungs in Bell tower	9.5	500.00
- Redecorate Nave walls when all other repairs complete and walls dried out	10.5	5000.00
- Check Alrar rail for stability and maintain	14.2	DIY

Works to Improve Energy Efficiency: Category 5

	Item	Approx Cost £
- Add insulation to exposed pipes in Boiler House	18.4	DIY

Works to improve disabled access: Category 6

	Item	Approx Cost £
- Add handrail to Main Entrance steps, Architect to advise	21.1	100.00
- Consider ramps for wheelchair access via Vestry	21.2	300.00

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 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.