

## ST HELEN'S CHURCH, AUCKLAND

Diocese of Durham  
Archdeaconry of Auckland  
Deanery of Auckland  
Incumbent Rev Canon Robert McTeer

### REPORT ON QUINQUENNIAL INSPECTION March 2021





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## Introduction

This report summarises the findings of an inspection of St Helen's Church, Auckland. Carried out on Tuesday 9<sup>th</sup> March 2021 by Inspecting Architect Ulrike Knox RIBA AABC and Stephen McConnell ARB.

The weather on the day of the inspection was overcast and misty.

This is a summary report only, as is required by the Inspection of Churches Measure 1959 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. It is not a specification for the execution of the work and must not be used as such.

The Architect is willing to assist the PCC in applying for a faculty, as may be required to comply with regulations. The PCC is reminded that their Minutes must record the fact that an application is being made for a certificate or faculty, and that a copy of that Minute must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work.

### Limitations of the report

No opening up was undertaken. As much of the surface areas as practicable were inspected. Woodwork or other parts of the structure which were covered, unexposed or inaccessible were not inspected and it was not possible to report that any such parts of the structure were free from defect.

The inspection excluded inaccessible roof spaces and outer surfaces of roofs where these were not visible from ground or tower roof level. Chimney flues, underground heating ducts were not inspected nor were inaccessible roofs. Manholes were not raised and none of the services, including drainage, was tested. Damp meters were not used.

The comments in this Report on the heating, electrical, lightning conductor, organ, and bell installations were based upon a visual examination of certain parts of the systems and their general condition only, made without the use of instruments. These installations should be checked, and an independent report commissioned.

Areas which were deemed unsafe, unexposed, or inaccessible were not inspected. We are therefore unable to comment on these parts or certify that any parts are free from defect. This report does not constitute a structural assessment of the property. It does not report on the state of the property in relation to secondary items such as infestation by pests, bats, wildlife, or the presence of asbestos.

### The PCC should note the following:

If not already in place, the Church is strongly advised to enter into an annual contract with a local builder for the cleaning out of gutters and downpipes twice a year, unless members of the Church can undertake this themselves.

Although it is best practice for the Church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the Church members should make, or cause to be made, a careful inspection of the fabric at least once a year, and arrange for immediate attention to such minor matters as displaced slates and leaking pipes. Guidance may be had from the Churchcare website on this address:

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings>

The Church 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 Office



Limited, which covers the majority of churches in this country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

### **Fire Safety Advice**

Can be found at <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

### **Electrical Installation**

The electrical installation should be tested at least every five years in accordance with the recommendations of Churchcare. The inspection and testing should be carried out in accordance with IEE Regulations, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook.

### **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.

### **Lightning Protection**

The church does not have a lightning conductor.

### **Organ**

The original organ was built by Robert Postill of York in the late 19th century and enlarged by Nelson's of Durham. In 2008 the organ was overhauled by Coffin of York.

### **Bells**

There are two church bells, one is early Victorian, the other medieval with an inscription: *Sancta Helena Ora Pro Nobis* (Saint Helen, pray for us).

### **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

The assessment has not been covered by this report and it is the duty of the Church to ensure that this has been or is carried out.

### **Equality Act**

The Church should ensure that they have understood their responsibilities under the Equality Act 2010.

Further details and guidance are available at

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/accessibility>

### **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

### **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches>

### **Open and Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches>

### **Maintenance**

The PCC has responsibility of the Church building and the churchyard, being a closed churchyard, is maintained by the Local Authority.

### **Executive Summary.**

**The condition of the church is generally good. Although only emergency repair work has been carried out since the last inspection, the church has invested in a new entrance door and extension which provides excellent facilities for the community.**

**The Parish is commended for its diligence in carrying out routine maintenance. However, there are recurring leaks in the nave roof and the lead is at the end of its life and requires replacement along with other high level repairs.**

**It was noted that the stonework to the east end is in the worst condition and it is prudent to start planning for a phased campaign of stonework replacement as funds allow. A plan should be agreed within the year with anticipated completion within five years.**

### **Work carried out since last inspection**

#### **Including:**

- Emergency repairs to nave roof.
- Patch plaster repair to south side.
- Installation of new glazed oak framed door to South Porch.
- Erection of new stone built extension to the north side.

### **Brief description**

The Parish Church of St. Helen Auckland serves the three villages of St Helen Auckland, West Auckland and Tindale Crescent. It occupies a prominent position alongside the A688 which runs from Bishop Auckland to Barnard Castle. It is surrounded on all four sides by what is now a closed and walled graveyard. Adjacent to the graveyard is the Victorian Vicarage.

The Parish church of St. Helen Auckland is a Grade 1 listed building, in the Transitional Style, between Norman and Early English.

The oldest parts of the present church, dating from mid C12 are the two easternmost bays of the nave, with the western pillars of the nave being part of the original west wall. The aisles were added around 1170. An extra western bay was added c. 1220. The chancel and the side chapels were added soon after 1220. On either side of the Chancel there are two arches. The clerestory and the battlements were added around 1500 and a low pitched roof replaced the original steep pitched roof.

On the Western side of the church can be seen the faint outline of the original shape which the roof followed. At its apex there was a bell cote which collapsed in 1843. It was replaced with the present bell cote a year later. The medieval bell carries the inscription: *Sancta Helena Ora Pro Nobis (Saint Helen Pray For Us)*. The other bell is Victorian.

A nave singers' gallery was installed in 1736 at the west end of the nave and removed in 1865. The box pews of 1600 had been replaced at the west end of the church by 1841. The remainder were removed when the singers' gallery was removed. A rood loft or gallery existed above the chancel arch. It was removed following the Bishop's Visitation in October 1577. On the wall behind the lectern can be seen faint traces of the blocked-up entrance to the former Rood Loft stairs.

Above the chancel arch is a Rood Cross and Figures of the Blessed Virgin Mary and St. John. It came to St. Helens from St. Thomas' Craghead, near Stanley. It was restored at Walsingham in 2001.

The Organ is late 19th century and was built by Robert Postil of York. In the early 20th century it was enlarged by Nelsons of Durham. It originally had a console in its W. face. It was restored in 2008 by Geoffrey Coffin of York.

In the front of the organ's west face is an Elizabethan Altar Table.

A Grave Cover made of Frosterley marble (c. 1250) showing a sword and a cross was originally near the north door but was re-sited on the wall after the restoration of 2001.

In the Sanctuary is an incomplete Brass (c. 1470) of an unknown couple, their three daughters and six sons. These civilian brasses are the sixth oldest in the county.

In the S. wall of the sanctuary is a medieval Piscina.

Most of the woodwork is Victorian, though some, notably the carved panels in the Chancel Stalls is circa 17th century. Donor and date are carved on some panelling near the organ, "Ralph 1629 Eden".

The Dalton Brass which can be seen on the north wall was probably removed from the church in 1647 since its glowing references to Bishop Tunstall (he was the Catholic-minded Bishop of Durham in the reign of Mary I) would have been embarrassing in the later stages of the Civil War. The brass refers to Ralph Dalton, owner of the Manor House of West Auckland, which passed by marriage into the Eden family. It was returned to St. Helen's in 1954 by Sir Timothy Eden.

On the north wall above the door hangs the Eden Cross which came from the Eden family mausoleum at Windlestone Hall. It was recovered when the remains of the Eden family were disinterred from there and re-interred at St. Helens. It was restored in 1996.

The Font is probably 13th century. It has occupied several positions in the church over the years.

Much of the stained glass is Victorian in origin. The Victorian Glass in the 13th century west window is a memorial to Dr. William Byres Kilburn, the surgeon who examined the bodies of some of the children said to have been poisoned by Mary Ann Cotton, the notorious mass-murderess. Her last murders took place at West Auckland and she was executed at Durham Prison in 1873. The stained glass window in the North wall is a memorial to Dr. John Kilburn, possibly the father of Dr. William Kilburn.

The East Window is a memorial to the Chester family. Matthew Chester was Vicar here for almost 50 years in the C19. The glass was designed and made by Kemp.

Over the Porch is a Priest's Room, originally with a third storey, but rebuilt in 1841. In the later Middle Ages, St. Helen's was served by priests from the collegiate church of St. Andrew, Auckland (at South Church) where there is another "domus inclusa". The entrance to the church is by the original door which is one of the oldest in the country.

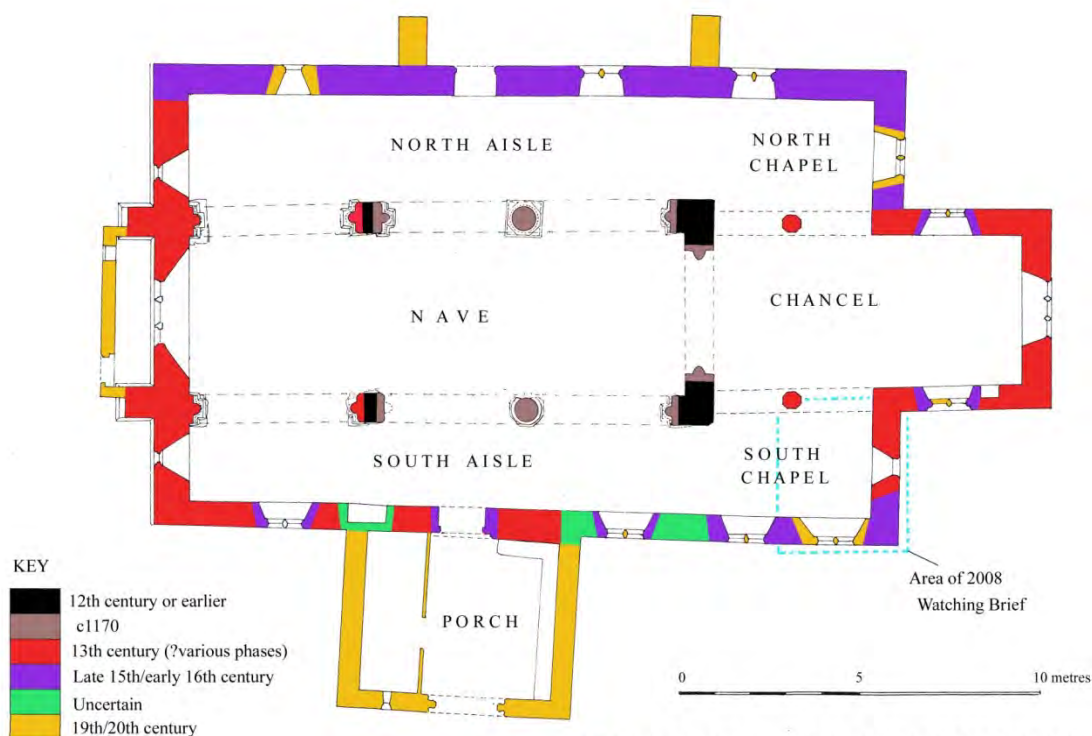
The original stairway to the room can be seen jutting out from the S. Wall of the Nave near the Font.

A major restoration programme of the interior of the church was undertaken in 2001 and the organ was rebuilt in 2008. An extension was added to the north through a door in the north aisle in 2018.

### Listing grade

Grade I

### Chronology



ST HELEN'S CHURCH, ST HELEN AUCKLAND

Provisional Phased Ground Plan PFR 2001/2008

based on a survey by C Downs Architect



**Notation of Report**

Against each of the items in the report where some action is required, a letter has been placed indicating the extent of urgency in carry out the work, or indicating the kind of work required, as follows:-

**A** Items which need urgent attention

**B** Items which should receive attention within the next twelve months

**C** Items which should receive attention within the next twenty-four months

**D** Items which should receive attention within the quinquennium

**E** A point to note and monitor and/ or a desirable improvement with no timescale

**M** Routine maintenance

## 1. EXTERIOR

### 1.1. CHANCEL ROOF

1.1.1. The Chancel roof is lead, double pitched. At this level there is some metalwork holding two flood lights and also a CCTV camera and an alarm.

**Condition:**

To the second, third and fourth bay on the south side, the lead kicks up and there is some ponding occurring which may be best sorted out.

There do not appear to be any obvious cracks although there is an area of loose pointing above the flashing at the abutment to the Nave. There is an area of flashband to some flashing on the north wall.

On the south side the lead is dimpled.

The wall to the east end of the Nave is well pointed and in good condition.



#### 1.1.2. **Recommendations:**

- C • **Repair lead flashing to the north wall of the chancel roof and point flashing at abutment.**
- C • **Investigate ponding to the chancel roof south side.**

### 1.2. NAVE ROOF

1.2.1. The Nave roof is lead with pitched low rolls. There are lead covers over the roll ends at ridge. The roof has lead gutters.

**Condition:**

The condition of the lead roof covering and flashing is poor. There are significant flash band repairs to the flashings, and other cracks in the flashings which have not been given any temporary repair.

The main roof covering, which sits directly onto the ceiling boarding, has had many and frequent defects. Not only is there a problem with condensation in winter on the underside of the ceiling, there are cracks and splits, slumping and ponding. There have been attempts to stem the leaks using welded lead patches, but more recently the application of silicone mastic sealant. The sheets are over long and the hollow rolls have cracks at the ends where they terminate, as well as along their length.



The stonework at this level also needs attention. The pointing and bedding of the coping stones is generally cracked and requires repointing. Some of the coping stones may be unstable, and the wall tops would benefit from the copings being bedded on a dpm.

The bellcote, housing the two sanctus bells, needs repointing. One stone has a visible vertical crack and requires repair.



**1.2.2. Recommendations:**

- B**
- **Completely renew the nave roof covering, with a new build up incorporating ventilation and preferably insulation. Include for new gutters, flashings, dpm under the copings and repointing of the high level stonework.**

**1.3. SOUTH AISLE ROOF AND SOUTH PORCH REAR**

1.3.1. The south porch has a welsh slate roof. Aisle is in lead bays with wood rolls.

**Condition:**

The rear to the south porch has a number of deteriorating stones. The south porch slate roof and a few slates have corners missing.

The aisle lead roof is generally in reasonable condition with lead flashings. There are nails through the rolls which are letting in water.

There are a number of strip lights mounted at roof level to illuminate the building at night.



**1.3.2. Recommendations:**

- C**
- **Stones to rear of porch, require mortar repair.**
- B**
- **Patch over nail holes on rolls with lead.**

#### 1.4. NORTH AISLE ROOF

- 1.4.1. The roof to the North Aisle has been replaced in part due to lead theft. Note that there appear to be hollow rolls, nailed in position.

**Condition:**

To the west end bays appear to have slipped towards the gutter indicating poor fixings. Many of the nails into the rolls have corroded. This is a poor detail. There are areas of flash band repair which should be properly repaired. There is a small area at the west end which requires pointing over the flashing.

To the back face of the parapet at the north, a silicone mastic has been used instead of mortar and this is in good condition.

The coping does not sit on a DPM and this is recommended.



#### 1.4.2. **Recommendations:**

- C**      • Properly repair flashing with lead.
- B**      • Reset coping on lead DPM and extend flashing to new extension roof.
- B**      • Refix slipped lead sheet. Patch nail holes with lead.

#### 1.5. NORTH EXTENSION ROOF

- 1.5.1. The lean to extension has a zinc roof with standing seams. It has a box gutter behind a parapet to the north.

Condition is good.





## 1.6. **NAVE WEST END**

### 1.6.1. **West End – Upper Levels**

This is an interesting elevation; refer to the Archaeological Report for more details.

Gable end with the ends of the north and south aisles with small lancet window to each. The stonework is of random coursed rubble with quoins and buttresses in more regular stonework with west window in an Early English style. All of the local sandstone. At the apex of the west wall is the Belcote with two bells. These were not inspected in detail.

#### **Condition:**

The central mullion between the openings to the Belcote and joints between the two stones which form the heads of the openings are cracked and there are open joints at this level. Whilst this is not urgent being a non-weathering element of the building, it would be advisable when high level work is anticipated to include this repointing. The copings also appear to be open.



### 1.6.2. **West End – Lower Levels**

Generally the west window is in reasonable condition. There are a few areas of pointing required to the wall.

There have been some repairs around the west window to the end of the North Aisle and these have cracked so these should be repointed.

Below this is a projecting structure which previously housed the boiler.

#### **Condition:**

It would be advantageous to remove the Victorian boiler house construction since this is abutting the west wall and the felt roof is not in good condition. Water ingress is affecting the west wall.

To the quoins at the north-west corner, there are large cavities in the stonework due to weathering. To the south the pointing is now urgent. To the south aisle the pointing now requires urgent attention.



### 1.6.3. **Recommendations:**

- C • **The copings at the south of the Belcote, the joints appear open and require pointing within five years.**
- C • **Some repointing to the west elevation. Especially copings.**
- C • **Renew repairs around west window of north aisle.**

- B • Point upper levels of south aisle west end.
- E • Consider the removal of the boiler house.
- C • To the boiler house; carry out three large repairs using galetting and conservation mortar to fill the large cavities and also other adjacent cavities using armatures.

## 1.7. NAVE EAST END (HIGH LEVEL)

### 1.7.1. **High Level**

Stone rubble gabled wall with flat copings and moulded stones at the tops of the quoins.

#### **Condition:**

There is some dampness to the south side due to pointing loss at the copings. Generally pointing is good although there is some loss of pointing at lead chase.



### 1.7.2. **Recommendations:**

- B • Lift copings and rebed on lead dpm (dampness is an issue below internally)

## 1.8. NAVE NORTH CLERESTORY

1.8.1. Rubble wall with dressed battlements and 3 no. twin, arched headed windows. The windows at the Clerestory level appear to be in reasonable condition. The pointing of the Clerestory wall is also good.

### 1.8.2. **1<sup>st</sup> Window from the East**

The casement has corroded significantly and the window is permanently slightly open and requires replacement. Some previous stone repairs to mullions which needs repointing. Broken quarry.



### 1.8.3. **2<sup>nd</sup> Window from the East**

Satisfactory condition although there have been some previous repairs which require monitoring.



- 1.8.4. **3<sup>rd</sup> Window from the East**  
Stone open joints which require repointing.



- 1.8.5. **Recommendations:**
- B • Lift copings and rebed on lead dpm (dampness is an issue below internally)
  - C • Point around north clerestory windows.
  - B • Repair casement and quarry to eastern north clerestory window.

## 1.9. NAVE SOUTH CLERESTORY

- 1.9.1. Stone rubble with 3no. twin round arched windows and one single window.

Condition:

The second east window has central mullion and eastern jamb with vertical cracks. There are also a number of cracked quarries.



- 1.9.2. **Recommendations:**
- B • Repair quarries to the south clerestory.
  - B • Repair stone mullion and jamb to second east window of south clerestory.

## 1.10. NORTH ELEVATION

- 1.10.1 Rubble wall with dressed quoins and dressings. North door with round headed arch now internal to the extension. One external window. The clerestory wall above is mentioned with the roof.

**North Elevation of North Aisle.**

Two light window with ventilation grating below.

**Condition.**

Grating is broken and requires replacement. The wall above the window bows out and can be holding water. It was noted that there is a damp problem above this window and there are a couple of areas of pointing which require repair soon. They are small but it may be the cause of the water ingress since there doesn't appear to be a problem with the roof and gutter.



- 1.10.2 **Recommendations:**
- C • Point open joints above window
  - C • Replace grating below window.

**1.11. NEW NORTH EXTENSION**

1.11.1 The stone built lean to extension was constructed in 2019. Of sandstone rubble with ashlar dressings. Zinc roof with roof lights. Large plate glass window. Oak door.

**Condition.**

The condition is good but some maintenance is necessary to the oak door. It was noted that there was some staining around the extractor outlet.



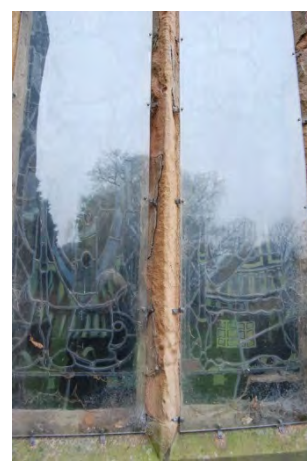
- 1.11.2 **Recommendations:**
- C • Door requires some refinishing.

**1.12. EAST ELEVATION OF NORTH AISLE**

1.12.1 The east end of the North Aisle is in reasonable condition however there is significant weathering of the window surround.

**Condition:**

The mullion has had some poor repairs in the past and these require re-doing. Depending upon the age of this window, the stonework should either be replaced or repaired within the next 2 years.



- 1.12.2 **Recommendations:**
- B • North aisle east end window surround stonework repairs required.



### 1.13. NORTH ELEVATION OF CHANCEL

1.13.1 This has a window and small corbelled out flue at the abutment between the Aisle and the Chancel and this requires repointing.

**Condition:**

The window surround is in reasonable condition, although there is some loss of pointing at the head. Other than that, the wall is in reasonable condition.



#### 1.13.2 **Recommendations:**

- B • **Point flue to north chancel.**
- B • **Point head of north chancel window.**

### 1.14. EAST ELEVATION OF CHANCEL

1.14.1 Gable elevation is of stone rubble with dressed stone dressings and quoins, with a three light window.

**Condition:**

There are some significant voids to the south quoin stones which require repair. Similarly there are a number of other stones which have certainly been hollowed out and a stone repair program should be factored in within the next 6 years. However, the holes in the quoins here should be dealt with within the next 2 years.



1.14.2 To the east window, there is a crack to the sill and a better repair should be undertaken. There are also open joints at the head. There are some open joints to the pointing towards the top of the parapet at the left hand side. This ought to be repointed within the next 2 years.



#### 1.14.3 **Recommendations:**

- B • **Carry out stonework repairs to the south quoin of east elevation.**
- B • **Repair crack to east window sill.**
- B • **Point at window head and below parapet of east elevation.**
- B • **Plan further stonework replacement.**

### 1.15. SOUTH ELEVATION OF CHANCEL

1.15.1

**Condition:**

A repair should be undertaken to this sill. The left hand jamb is also requiring repair. The wall pointing is in reasonable condition at the moment.



1.15.2

**Recommendations:**

- B**
- Repair sill and left jamb to south chancel window reveal.

### 1.16. EAST ELEVATION OF SOUTH AISLE

1.16.1

**Condition:**

The pointing appears to be in reasonable condition however there is a corbeled out flue at the abutment with the Chancel which requires repointing. The window sill also requires repair.



1.16.2

At high level under the coping the pointing is weathering back slightly and this ought to be pointed.



1.16.3

**Recommendations:**

- B**
- Repoint flue to chancel abutment to south.
- B**
- Repair stone to window sill to east south aisle.
- B**
- Point coping to east end of south aisle.

## 1.17. SOUTH ELEVATION OF SOUTH AISLE

### 1.17.1 **Condition:**

The wall is in good condition. Part of the Nave Clerestory wall south side is visible from the ground and whilst the pointing is somewhat patchy, it is in reasonable condition although there are some open joints.



### 1.17.2 **To the east of the porch:**

There is a small crack to the right hand side of the eastern most downpipe which should be pointed and monitored.

The west pipe may be blocked and there is green build up on the wall. This needs to be checked.



### 1.17.3 **To the west of the porch:**

This is also in good condition apart from small areas at plinth level. Generally the plinth level is a little ragged around the whole building.



### 1.17.4 **Windows:**

Appear to be in reasonable condition but the Perspex somewhat obscures the condition.

### 1.17.5 **Recommendation:**

- C      • Point and monitor crack to east of east downpipe.
- B      • Check that downpipe is flowing.



**1.18. SOUTH PORCH**

**1.18.1 East Face.**

The more rubbly section of wall below the parapet is somewhat weathered and there may be a need for some repairs within the next 10 years or so; this ought to be planned in.

**Condition:**

Below the string course the pointing has been carried out and it's in reasonable condition. Above the pointing is in poor condition.



**1.18.2 South Face.**

This is generally in good condition, however there has been some poor pointing carried out at high level. The gate has been replaced with a door and is in good condition.

**Condition:**

Generally the windows are in good condition although some pointing to the west of the door will be required within about 5 years. Note opened up crack to the west of the door.



**1.18.3 West Face.**

This is in reasonable condition although the lower stones require pointing.



**1.18.4 Recommendation:**

- B**
  - Plan in stone repair to rubble wall east face of porch.
  - Repoint to west of door.
- C**
  - Maintain/refinish oak doors
- C**

**1.19. CHURCHYARD**

1.19.1 There is a moat that runs around most of the building and this is finished in various ways, some of which are more attractive than others. Towards the rear are layers of concrete and tarmac which is very unsightly and this should be improved.



1.19.2 The pathway up to the south porch is in York Stone and it would be recommended to raise this somewhat so that inward opening doors could remain a little bit more draught proof.



1.19.3 It was noted that gate piers are listed as is the boundary wall. None of the trees have TPOs on them as far as we know. The coping to the west of the main entrance has recently been re-set.

None of the monuments has been tested. None of the repairs to the monuments has been carried out since the last quinquennium.

There are certain areas in the wall where vegetation has got in between the stones and this should be kept in check so that the stonework does not become unstable.



1.19.4 Condition  
Generally the boundary wall is in good condition and kept maintained as is the Churchyard.



**1.19.5 Recommendations:**

- E**
  - **Improve finish to moat and pathways.**
- D**
  - **Carry out necessary repairs to the monuments.**



## 2. Interior

### 2.1. NAVE

2.1.1. The Nave consists of three bays with a North and South Aisle with round headed Norman arches.

#### 2.1.2. **Walls:**

The walls above the arches are plastered and painted with limewash (apparently over sandtex paint).

#### **Condition:**

Decorations are in generally good condition. There is a slight crack under the western most window on the south side and flaking paint to the west on the north side. Damp likely due to splits in lead above, also in reveals to the north.

To the western most bay south side: There is an open joint to the moulding above the arch which coincides with the crack up to the western most window. This should be filled and monitored.

To the western most bay to the north: There are some runnels which indicate some water runoff from the moulding at the top of the arch. This may be due to previous condensation which has now been alleviated due to the new heating system.

To the west wall: The surround to the west window is decorated with limewash and is in good condition. The window itself is a memorial window and also appears to be in reasonable condition, if a little dirty in places.

#### 2.1.3. **Chancel Arch:**

There is a Cross and two figures forming a rood. The stonework to the arches and capitols and columns are all in exposed sandstone.

#### **Condition:**

Generally all in good condition if rather dirty stonework.



#### 2.1.4. **Recommendations:**

- B** • **Repair crack and monitor above south nave west window.**
- B** • **Following lead repairs – redecorate at west end**

## 2.2. NAVE CEILING

2.2.1. The Nave Roof is exposed timber visible from the inside. Above the lead work laid directly onto the timbers. Condensation has been a problem in the past and so we should keep an eye out for insect activity.

### **Condition:**

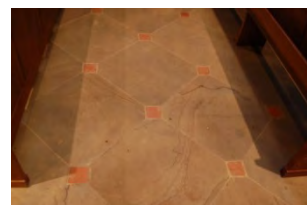
Apart from some flaking of the finish to the west end timbers, it appears to be in reasonable condition from the floor level. This is likely due to poor pointing of the bellcote, but there have been some recent leaks reported corresponding to defects in the lead.



2.2.2. **Floor:**

### **Condition:**

The floor has been recently renewed with underfloor heating below and is in good condition.



2.2.3. **Recommendations:**

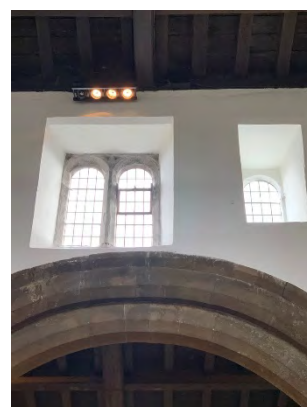
- B
  - Monitor condensation at nave roof level and effect on timbers. Check timbers for decay.
  - West end flaking to nave – masonry to be repointed above.
- M

## 2.3. NAVE CLERESTORY WINDOWS

2.3.1. **South clerestory windows.**

### **South 1<sup>st</sup> from the west:**

First window from the west there is a small arched window. Appears to be in reasonable condition.



2.3.2. **South 2nd from the west:**

Has an opening hopper, although does not appear to be functioning. This should be repaired to aid ventilation. There are a number of cracked quarries and this may be due to iron fixings into the mullion. From the ground internally, it is not possible to see if the mullion itself is cracked. Closer inspection should be afforded.



2.3.3. **South 3rd from the west:**

This has two fixed lights and appears to be in fine condition



2.3.4. **South 4th from the west**

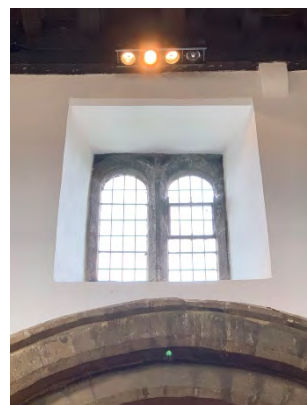
There are a number of cracked quarries and the mullion appears to be disturbed particularly at the bottom section and this should be given closer inspection.



2.3.5. **North Clerestory windows**

**North 1<sup>st</sup> from the west:**

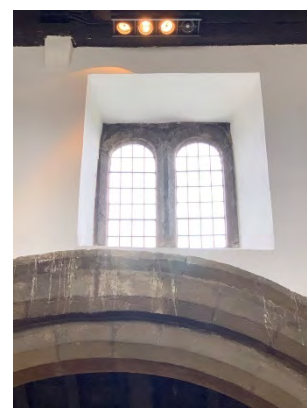
This appears to be in a reasonable condition.



- 2.3.6. **North 2nd from west:**  
In reasonable condition.



- 2.3.7. **North 3rd from west:**  
This has an opening hopper which does not appear to be functioning as mentioned elsewhere. There are a couple of broken cracked quarries. Above this window appears evidence of damp ingress from the Nave gutter.



2.3.8. **Recommendations:**

- B • Closer inspection of some of the stone work of the mullions required.
- B • Repairs to cracked quarries required (mentioned elsewhere)
- C • Two hopper openings should be repaired so that they are functioning.

2.4. **SOUTH AISLE**

2.4.1. **Walls:**

Again these are plastered and decorated with limewash (possibly over sandtex. At lower levels there is a ventilated lower dado installed relatively recently at the same time as the underfloor heating. There is an interesting remnant of a staircase built into the wall on the south side.



**Condition:**

There has been some damp ingress above the window to the west of the porch which apparently has been repaired but the decorations need re-doing.



2.4.2. **South Aisle Roof:**

Again this is exposed timber structure with lead above. It was not possible to reach the timbers internally, however they appear to be in good condition. The Church should continue to be vigilant for any evidence of sawdust which may be due to wood boring insects.

**Condition:**

There was a small area of damp visible towards the east end of the Aisle Roof, where the timbers were slightly dis-coloured. This should be investigated and is likely to be due to a blocked gutter at some point.



2.4.3. **Floor:**

Stone with tiles insert and in good condition.

**Condition:**

In good condition.

2.4.4. **West window of south aisle:**

At the west end is a small lancet window.

**Condition:**

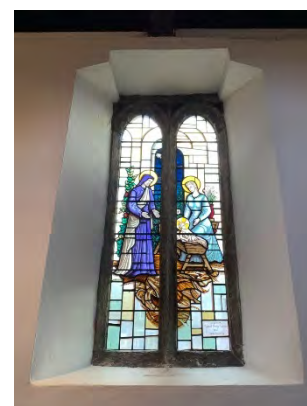
In good condition.

2.4.5. **Stained Glass Window 1<sup>st</sup> from west:**

To the Snowdens.

**Condition:**

In good condition.

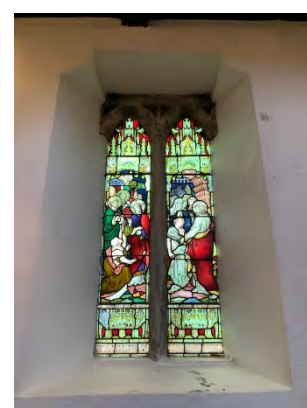


2.4.6. **Window 2<sup>nd</sup> from the west:**

Stained Glass Window with stone head and mullion. The text at the bottom of the window is being lost.

**Condition:**

There is some deterioration of the stone work at the head of the window and this should be monitored.





2.4.7. **Window 3<sup>rd</sup> from the west:**

This is a better quality window to St Hilda and St Aidan.

**Condition:**

There is a small hole in the window of St Hilda. The text at the bottom is also being lost. There is some flaking of the paintwork to the head of the window. The stone mullion is somewhat decayed with thinning of the stone at the top of the mullion. At the moment this can be repaired and kept insitu although this isn't necessary within the next five years.



2.4.8. **Font:**

There is a circular font set onto a plinth. The Font is probably 13th century.

**Condition:**

It is in good condition although the Font cover looks rather heavy.



2.4.9. **Main entrance door from the south porch:**

This is a substantial double-boarded oak door of great age. During the day time it is now left wedged open which is positive. There is now a glazed door in an oak frame for use on a daily basis.

**Condition:**

Original door is in good condition but fragile and should be used as little as possible. The new glazed door is in good condition.



2.4.10 **Recommendations:**

- M • The Church should continue to be vigilant for any evidence of sawdust which may be due to wood boring insects.
- B • East end of the Aisle Roof, where the timbers were slightly discoloured, investigate at close quarters.
- M • Monitor stonework deterioration above 2nd window from west south aisle.
- E • 3rd window from west south aisle needs conservation in due course and stonework repair to the surround.
- E • Refrain from using the original door.

## 2.5. NORTH AISLE

- 2.5.1. As elsewhere, the walls are painted white on plaster with some exposed stonework around the Arcades. To the west of the north door, there is a dado arrangement to aid with ventilation around the bottoms of the walls. To the east of the door is a stained timber panelling arrangement leading to the North Chapel

**Condition:**

The dado and panelling appears to be in good condition generally. Above the dado to the left of the door there is some evidence of run off from the gutter level and indicates some problems with leaks. There is also a recurrent problem above the second window from the west and the third window from the west. Particularly the third window from the west which is of concern.

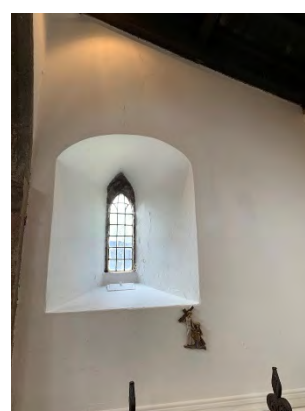


- 2.5.2. **West window north aisle**

Small lancet window in reasonable condition, however the stone work to the right hand jamb is beginning to crack.

**Condition:**

Stonework requires some conversation repair. There is also a broken quarry.

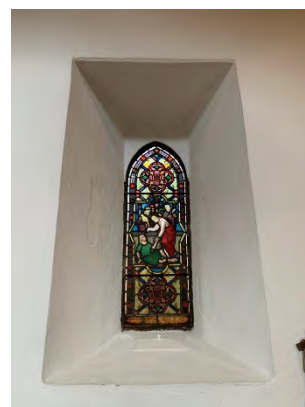


- 2.5.3. **North aisle 1<sup>st</sup> window from west**

This is a single lancet window. Stained glass. Now internal.

**Condition:**

The stained glass itself is losing some of its detail. Other than that in good condition.

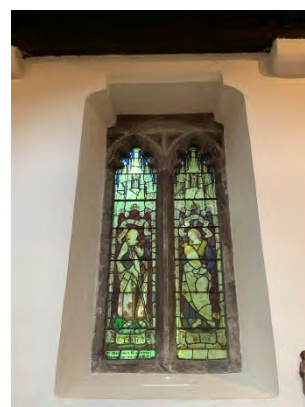


- 2.5.4. **North aisle 2<sup>nd</sup> window from west**

This is a double light window with trefoil head. This is a memorial window. Now internal.

**Condition:**

This is a memorial window, however much of the detail has been lost at low level and although there is a slight shadow of what was there, if this is not conserved very soon, then this will be lost entirely.

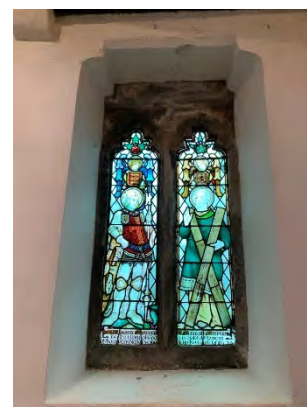


2.5.5. **North aisle 3<sup>rd</sup> window from west**

This is double light window with trefoil head. As mentioned before there is evidence of water ingress at the head. This is a memorial window.

**Condition:**

The stonework is generally dirty and crudely repaired at the head. This window is part of a two-part memorial to the First World War depicting the national saints of the UK. It is reported to be leaking and it would benefit from conservation and repair.

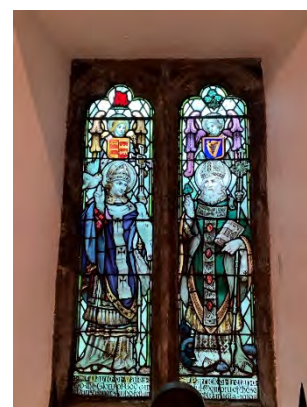


2.5.6. **North Aisle, East Window**

This is the 2nd part of the WW1 memorial window.

**Condition:**

There is some loss of detail of the text at the base of the windows and some conservation is required before this is lost entirely.



2.5.7. **North Aisle Ceiling**

Again, this is exposed timber with lead above.

**Condition:**

There have been reports of the gutter overflowing and therefore the timber work may be subject to decay. However, from the ground floor, it is not possible to tell although a sharp eye should be kept on evidence of wood boring insects.



2.5.8. **Floor**

At the east end there is a step up to the North Chapel and this is strip timber raised floor. This also appears to be in good condition. To the east end there is another step up to the Sanctuary which is carpeted and could not be inspected.



2.5.9.	<b>Recommendations:</b>
M	<ul style="list-style-type: none"> <li>• The Church should continue to be vigilant for any evidence of sawdust which may be due to wood boring insects.</li> </ul>
B	<ul style="list-style-type: none"> <li>• Three memorial windows to the north aisle require conservation soon and stonework repair to the surrounds.</li> </ul>
C	<ul style="list-style-type: none"> <li>• Some decorations required where flaking paint due to damp.</li> </ul>

## 2.6. CHANCEL

### 2.6.1. **Walls**

Again, as elsewhere these are plastered and painted with limewash apparently over sandtex paint. Although these are somewhat bumpy, the walls appear sound and the decorations are generally good apart from one crack over the east window.

There is a crack at the head of the chancel arch.

#### **Condition:**

At low level close to the Sanctuary step there is some evidence of damp where the decorations have come away from the wall. It does not appear to be damp at the moment and redecoration should be undertaken after brushing back carefully. One crack over the east window which should be filled and decorated and monitored.

The stone work appears to be in good condition, if rather dirty. Particularly the joints of the Chancel Arch have been filled with a rather unattractive mortar as have a number of the Arches in the Nave. If the stone was cleaned, then these would become very obtrusive.



### 2.6.2. **Ceiling:**

As elsewhere these are exposed timber and generally appear to be in good condition, although one should be vigilant for any indication of insect attack at ground floor level.

#### **Condition:**

There is a slight indication of dis-colouration towards the west end of the Chancel roof and a closer inspection may be required or rather vigilance over whether there is any dampness or water coming through at that point.

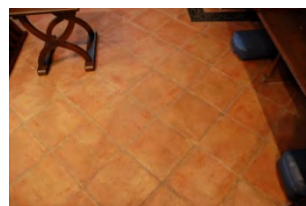


### 2.6.3. **Floor:**

This is tiled with clay tiles up to the Sanctuary step and then there is a stone floor with ledger stones laid in it.

#### **Condition:**

All in good condition.





2.6.4. **Organ:**  
The organ was restored in 2009 and the flooring beneath it has been repaired since the last Quinquennial. To the rear of the Organ is the incoming electrical main.

**Condition:**  
Reportedly good.



2.6.5. **Lighting:**  
The lighting has been updated since the last Quinquennium and is effective and working well. The lamps are difficult to maintain and changing to LED should be considered.

**Condition:**  
Good.

2.6.6. **Monuments and other fittings:**  
There are a number of brass monuments fixed to the wall and these appear to be in good condition.

2.6.7. **Heating:**  
The heating is in the form of underfloor wet system and also some pipes within floor trenches. There are also radiators around the perimeter and small radiators around the Sanctuary. The building is generally warm and dry.

- 2.6.8. **Recommendations:**
- M • The Church should continue to be vigilant for any evidence of sawdust which may be due to wood boring insects in the chancel.
  - D • Redecoration should be undertaken at low level in the chancel after brushing back carefully.
  - D • Crack over the east window and the chancel arch to be filled and decorated and monitored.
  - E • Clean stone of within chancel and replace cement mortar with lime mortar.

## 2.7. SOUTH PORCH FIRST FLOOR

### 2.7.1. **South Porch – Upper Floor**

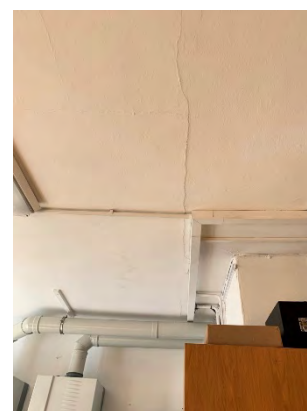
The Vestry is located in the upper floor of the south porch. It consists of a white painted plastered room. Generally fitted out with timber veneered cupboards for vestments and other items. Within here is the location of two gas boilers and controls for the heating system and roof alarms. There is also a powered processor unit on the north wall.



### 2.7.2. **Ceiling:** Plastered and painted.

#### **Condition:**

There is a crack running east –west to the ceiling which was mentioned in the previous report. This should be filled and monitored in time for the report in five years' time.



### 2.7.3. **Windows:**

There are two light windows facing south with their stone reveals painted.

#### **Condition:**

Both in good condition.

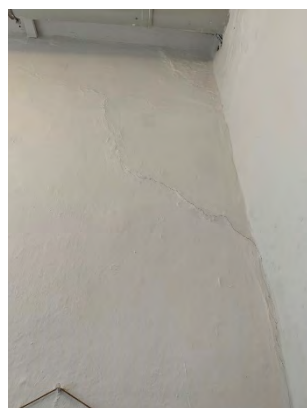
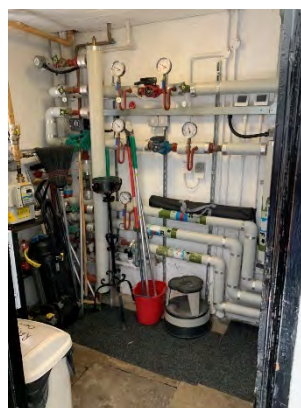


### 2.7.4. **Upper Floor of the Porch within the stairwell**

#### **Condition:**

There is a vertical crack at the junction between the west wall and the south Aisle wall.

At the base of the stairs there are a large number of pipework and manifolds for the underfloor heating and also the incoming gas main and a cleaners sink. There is a small lancet window looking south with stained glass in good condition.



- 2.7.5. **Recommendations:**  
**D**
  - East west crack to ceiling in upper porch to be filled and monitored.

**2.8. SOUTH PORCH GROUND FLOOR**

- 2.8.1. **Ceiling:**  
 Painted and plastered.



- 2.8.2. **Walls:**  
 Generally plastered and limewashed as elsewhere. There is a stone seat bench fitted into the wall on the east side and this is deteriorated in a number of places. It has had some very poor repairs in the past and these can be improved substantially.

There are a number of marble tablets which have been fixed to the walls which have come from a nearby mausoleum apparently.



- 2.8.3. **Entrance Doors:**  
 The main entrance archway is stone with oak framed glazed door.  
**Condition:**  
 Good but timber requires maintenance. Gold leaf needs some touching up.



- 2.8.4. **Floor:**  
 The floor is of stone flags and this slopes up substantially to the inner doorway. The gradient has been raised.



- 2.8.5. **Lighting:**  
There are two modern wall lights to the west wall and one more traditional wall light to the north.

2.8.6. **Recommendations:**

- E**       • **Improve poor cement repairs to stone bench.**  
**M**       • **Maintain door timber.**

2.9. **NORTH EXTENSION**

- 2.9.1. The multi purpose community room is accessed through an existing north door in the north aisle. The lean to construction contains a tea point and an accessible toilet. There are windows to the north east and west and rooflights above.

The stonework of the north wall of the aisle has been left exposed, the other new walls are finished in plaster and painted. There is plenty of built in storage.

The floor is sandstone with terracotta insets.



- 2.9.2. **Stonework Condition:** The north wall bows out significantly. The two Victorian buttresses were removed during construction and the wall stabilised. Generally the mortar pointing is in reasonable condition.



- 2.9.3. **North Door and surround:** In good condition.





- 2.9.4. First window from the west: The original stonework around the window to the west end showed signs of weathering, however this is now internal and protected.  
Second window from the west: The original stonework is generally in reasonable condition, although the left jamb is weathered. Now internal and protected.



- 2.9.5. The new external windows are all double glazed and in good condition.

- 2.9.6. The new external door is oak and in good condition.

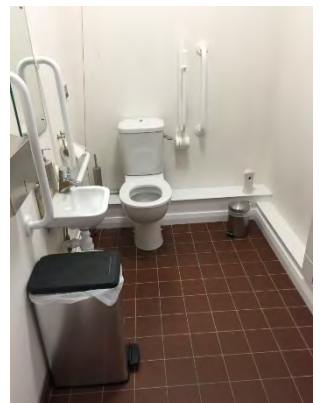
- 2.9.7. Ceiling is painted. There is some evidence of staining at the abutment with the old north wall. This should be made good after the external cause is dealt with.



- 2.9.8. Services: There is a new combi gas water heater and heating. The new distribution board is in the cupboards.



- 2.9.9. WC: This is a well equipped accessible WC in good condition.



3.	<h2 style="color: #0070C0;">Summaries</h2> <p>The following gives outline costs only and must only be used in the most general terms and do not include contingency, preliminaries, access, fees or VAT. An accurate estimate can be obtained by specifying the works and either obtaining a pre-tender estimate from a cost consultant or getting competitive quotes. Do not rely on these figures.</p> <p>The report provides a broad indication of likely costs in the following bands:          Cost Band          1 – £0-1,999;          2 – £2,000-9,999;          3 – £10-29,999;          4 – 30,000-£49,999;          5 – £50,000-249,999;          6 - £250,000 or more</p>		
3.1.	<b>URGENT WORKS/ INVESTIGATIONS – CATEGORY A</b>		
	<b>ITEM</b>	<b>Comment</b>	<b>Broad Budget Costs</b>
		No Category A Items	
3.2.	<b>ATTENTION WITHIN NEXT TWELVE MONTHS – CATEGORY B</b>		
	<b>ITEM</b>	<b>Comment</b>	<b>Broad Budget Costs</b>
	1.2.2	Nave Roof Completely renew the nave roof covering, with a new build up incorporating ventilation and insulation. Include for new gutters, flashings, dpm under the copings and repointing of the high level stonework.	<b>5</b>
	1.3.2	South Aisle Roof Patch over nail holes on rolls with lead.	<b>2</b>
	1.4.2	North Aisle Roof Reset coping on lead DPM and extend flashing to new extension roof.	<b>2</b>
	1.4.2	North Aisle Roof Refix slipped lead sheet. Patch nail holes with lead.	<b>1</b>
	1.6.3	Nave West End Point upper levels of south aisle west end.	<b>3</b>
	1.7.2	Nave East End (High Level) Lift copings and rebed on lead dpm (dampness is an issue below internally)	<b>2</b>

	1.8.5	Nave North Clerestory Lift copings and rebed on lead dpm (dampness is an issue below internally)	<b>Inc above.</b>
	1.8.5	Nave North Clerestory Repair casement and quarry to eastern north clerestory window.	<b>1</b>
	1.9.2	Nave South Clerestory Repair quarries to the south clerestory.	<b>1</b>
	1.9.2	Nave South Clerestory Repair stone mullion and jamb to second east window of south clerestory.	<b>2</b>
	1.12.2	East Elevation of North Aisle North aisle east end window surround stonework repairs required.	<b>1</b>
	1.13.2	North Elevation of Chancel Point flue to north chancel.	<b>1</b>
	1.13.2	North Elevation of Chancel Point head of north chancel window.	<b>1</b>
	1.14.3	East Elevation of Chancel Carry out stonework repairs to the south quoin of east elevation.	<b>1</b>
	1.14.3	East Elevation of Chancel Repair crack to east window sill.	<b>1</b>
	1.14.3	East Elevation of Chancel Point at window head and below parapet of east elevation.	<b>2</b>
	1.14.3	East Elevation of Chancel Plan further stonework replacement.	<b>1</b>
	1.15.2	South Elevation of Chancel Repair sill and left jamb to south chancel window reveal.	<b>1</b>
	1.16.3	East Elevation of South Aisle Repoint flue to chancel abutment to south.	<b>2</b>
	1.16.3	East Elevation of South Aisle Repair stone to window sill to east south aisle.	<b>1</b>
	1.16.3	East Elevation of South Aisle Point coping to east end of south aisle.	<b>2</b>

	1.17.5	South Elevation of South Aisle Check that downpipe is flowing.	<b>1</b>
	1.18.4	South Porch Plan in stone repair to rubble wall east face of porch.	<b>1</b>
	2.1.4	Nave Repair crack and monitor above south nave west window.	<b>1</b>
	2.1.4	Nave Following lead repairs – redecorate at west end	<b>2</b>
	2.2.3	Nave Ceiling Monitor condensation at nave roof level and effect on timbers. Check timbers for decay.	<b>2</b>
	2.3.8	Nave Clerestory Windows Closer inspection of some of the stone work of the mullions required.	<b>1</b>
	2.3.8	Nave Clerestory Windows Repairs to cracked quarries required (mentioned elsewhere)	<b>1</b>
	2.4.10	South Aisle East end of the Aisle Roof, where the timbers were slightly discoloured, investigate at close quarters.	<b>1</b>
	2.5.9	North Aisle Three memorial windows to the north aisle require conservation soon and stonework repair to the surrounds.	<b>2</b>

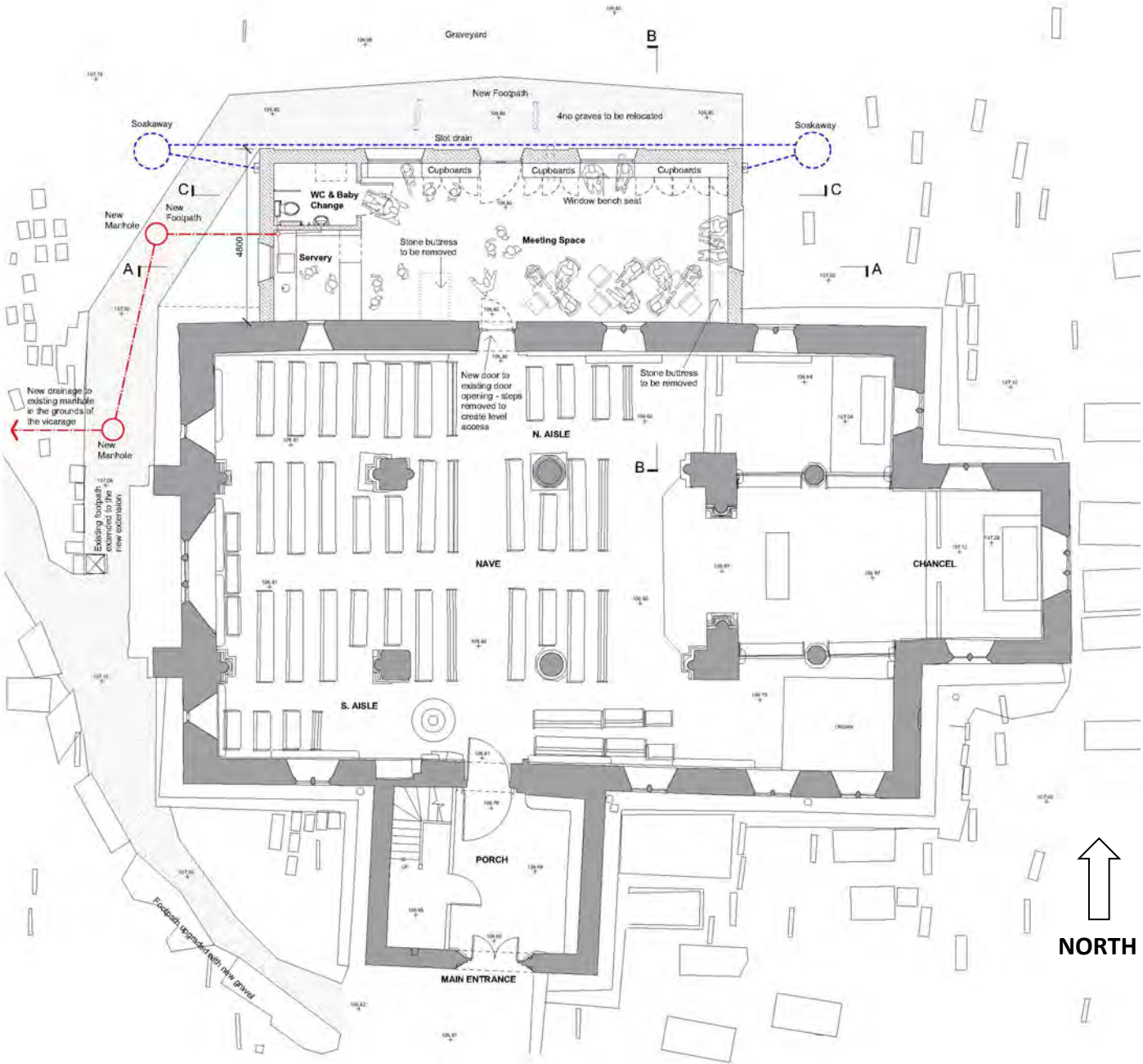


3.3	ATTENTION WITHIN NEXT TWENTY FOUR MONTHS – CATEGORY C		
	ITEM	Comment	Broad Budget Costs
	1.1.2	Chancel Roof Repair lead flashing to the north wall of the chancel roof and point flashing at abutment	1
	1.1.2	Chancel Roof Investigate ponding to the chancel roof south side.	1
	1.3.2	South Porch Rear Stones to rear of porch, require mortar repair.	1
	1.4.2	North Aisle Roof Properly repair flashing with lead.	2
	1.6.3	Nave West End The copings at the south of the Belcote, the joints appear open and require pointing within five years.	Inc above
	1.6.3	Nave West End Some repointing to the west elevation. Especially copings.	2
	1.6.3	Nave West End Renew repairs around west window of north aisle.	1
	1.6.3	Nave West End To the boiler house; carry out three large repairs using galetting and conservation mortar to fill the large cavities and also other adjacent cavities using armatures.	2
	1.8.5	Nave North Clerestory Point around north clerestory windows.	3
	1.10.2	North Elevation Point open joints above window	1
	1.10.2	North Elevation Replace grating below window.	1
	1.11.2	New North Extension Door requires some refinishing.	1
	1.17.5	South Elevation of South Aisle Point and monitor crack to east of east downpipe.	1
	1.18.4	South Porch Repoint to west of door.	1

	1.18.4	South Porch Maintain/refinish oak doors	<b>1</b>
	2.3.8	Nave Clerestory Windows Two hopper openings should be repaired so that they are functioning.	<b>2</b>
	2.5.9	North Aisle Some decorations required where flaking paint due to damp.	<b>2</b>
<b>3.4</b>	<b>ATTENTION WITHIN THE NEXT QUINQUENNium – CATEGORY D</b>		
	<b>ITEM</b>	<b>Comment</b>	<b>Broad Budget Costs</b>
	1.19.5	Churchyard Carry out necessary repairs to the monuments.	<b>2</b>
	2.6.8	Chancel Redecoration should be undertaken at low level in the chancel after brushing back carefully.	<b>1</b>
	2.6.8	Chancel Crack over the east window and the chancel arch to be filled and decorated and monitored.	<b>2</b>
	2.7.5	South Porch First Floor East west crack to ceiling in upper porch to be filled and monitored.	<b>1</b>
<b>3.5</b>	<b>DESIRABLE/ NOTABLE – CATEGORY E</b>		
	<b>ITEM</b>	<b>Comment</b>	<b>Broad Budget Costs</b>
	1.6.3	Nave West End Consider the removal of the boiler house.	<b>1</b>
	1.19.5	Churchyard Improve finish to moat and pathways.	<b>1</b>
	2.4.10	South Aisle 3rd window from west south aisle needs conservation in due course and stonework repair to the surround.	<b>2</b>
	2.4.10	South Aisle Refrain from using the original door.	<b>0</b>
	2.6.8	Chancel Clean stone of within chancel and replace cement mortar with lime mortar.	<b>3</b>

	2.8.6	South Porch Ground Floor Improve poor cement repairs to stone bench.	<b>1</b>
<b>3.6</b>	<b>ROUTINE MAINTENANCE – CATEGORY M</b>		
	<b>ITEM</b>	<b>Comment</b>	<b>Broad Budget Costs Inc above</b>
	2.2.3	Nave Ceiling West end flaking to nave – masonry to be repointed above.	
	2.4.10	South Aisle The Church should continue to be vigilant for any evidence of sawdust which may be due to wood boring insects.	<b>0</b>
	2.4.10	South Aisle Monitor stonework deterioration above 2nd window from west south aisle.	<b>1</b>
	2.5.9	North Aisle The Church should continue to be vigilant for any evidence of sawdust which may be due to wood boring insects.	<b>0</b>
	2.6.8	Chancel The Church should continue to be vigilant for any evidence of sawdust which may be due to wood boring insects in the chancel.	<b>0</b>
	2.8.6	South Porch Ground Floor Maintain door timber.	<b>1</b>

APPENDIX A: GROUND FLOOR PLAN





## APPENDIX B:

### MAINTENANCE

The following list gives an indication of the time of year when certain jobs should be done:

#### SPRING / EARLY SUMMER

- Make full inspection of the church for annual meeting
- Check church inventory and update log book
- Sweep out any high-level spaces. Check for bats and report any finds to the nature conservancy agency
- Cut any ivy starting to grow up walls and poison
- Spray around the base of the walls to discourage weed growth
- Check heating apparatus
- Arrange for routine servicing of heating equipment
- Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser
- Check all ventilators in the floor and elsewhere and clean out as necessary
- Spring clean the church

#### SUMMER

- Cut any church grass
- Cut ivy growth and spray again
- Re-check heating installation before autumn and test run
- Arrange for any external painting required

#### AUTUMN

- Check gutters, downpipes, gullies, roofs etc. after leaf fall
- Rod out any drain runs to ensure water clears easily, especially under pavements
- Inspect roofs with binoculars from ground level, counting number of slipped slates etc. for repair
- Clean rubbish from ventilation holes inside and out
- Check heating installation, lagging to hot water pipes etc. and repair as necessary

#### WINTER

- Check roof spaces and under floors for vermin and poison
- Check under gutters after cold spells for signs of leaking roofs
- Bleed radiators and undertake routine maintenance to heating systems
- Check temperature in different areas of the building to ensure even temperature throughout and note any discrepancies

#### ANNUALLY

- Arrange for servicing of fire extinguishers
- Check condition of outside walls, windows, steps and any other areas likely to be a hazard to people entering the building
- Check the extent of any insurance cover and update as necessary

#### EVERY 5 YEARS

- Arrange for Quinquennial Inspection
- Arrange for the testing of the electrical systems
- Arrange for the testing of any lightning protection

**APPENDIX C: ELECTRICAL REPORT**

# PERIODIC INSPECTION REPORT

[BS 7671:2008 as amended]

HCA000000001 - Master



## Details of the Client

Client: **Diccese of Durham**

Address:

Purpose of this report: **SAFETY ASSESSMENT & RECORDS**

## Details of the Installation

Occupier: **St Helens Church**

	Domestic	Commercial	Industrial
Description of premises	N/A	✓	N/A

Address: **St Helens Church  
St Helens Church  
St Helens Auckland  
BISHOP AUCKLAND  
Co DURHAM**

Other: **N/A**

Estimated age of the electrical installation: **N/A** yrs

Evidence of alterations or additions: **N/A** If yes estimated age: **N/A** yrs

Date of previous inspection: **12/08/2019**

Electrical Installation Certificate No or Previous periodic Inspection Report No: **N/A**

Records of installation available:

Records held by: **CHURCH RECORDS**

## Extent and Limitation of the Inspection

Extent of electrical installation covered by this report: **75% OF THE INSTALLATION**

Agreed limitation of the inspection and testing: **NO TESTING OF THE HVAC OR MOME LIGHTING SYSTEM.**

This inspection has been carried out in accordance with BS7671:2008(IEE Wiring Regulations), as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof space and generally within the fabric of the building or underground have not been inspected.

## Declaration

I, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my signature(s) below) particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including observations overleaf and the attached schedules, provide an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations of the inspection.

### INSPECTION, TESTING AND ASSESSMENT BY:

Signature:

Name:

**R.NICHOLSON LCGI MIET**

Position:

**TEST ENGINEER**

Date:

**22-01-2021**

### REPORT REVIEWED AND CONFIRMED BY:

Signature:

Name:

**R.NICHOLSON LCGI MIET**

*(Registered Qualified Supervisor for the Approved Contractor)*

Date:

**22-01-2021**



Observations and Recommendations for Actions to be taken

Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitation section.

No Remedial work is required  N/A

The following observations are made

Item No		Code
1	DB 1_ 2/S_ MODE LIGHTING UNIT_ Excessive Earth Loop Impedance	1
2	DB 1_ 3/S_ Ring Main_ Excessive Earth Loop Impedance	1
3	DB 1_ 4/S_ ORGAN PUMP_ Excessive Earth Loop Impedance	1
4	DB 1_ 5/S_ ORGAN LIGHTS_ Excessive Earth Loop Impedance	1

Where observations are made the inspector will have entered one of the following codes against each observation to indicate the action (if any) recommended :

- 1. 'requires urgent attention'
- 2. 'requires improvement'
- 3. 'requires further investigation'
- 4. 'does not comply with BS 7671:2008 (as amended)'  
This does not imply that the electrical installation is unsafe.

Urgent Remedial work recommended for items :  Corrective actions(s) recommended for Items :

Summary of the Inspection

General condition of the installation  
SATISFACTORY

Date(s) of the inspection  Overall assessment of the installation



Modules and Additional Pages

Schedule of items inspected and schedule of items tested:	Page 4	Additional pages, including additional source(s) data sheets	Pages N/A
Schedule of Circuit Details for the installation	5 - 7 (odd)	Schedule of Test Results for the installation	6 - 8 (even)

Next Inspection

I recommend that this installation is further inspected and tested after an interval of not more than **3 Years** or change of tenancy  
 Provided that any observations which have been attributed recommendation code 1 (requires urgent attention) are remedied without delay. Observations attributed recommendation code 2 or 3 should be acted on as soon as is practical.

Details of the Inspection and Test Company

Trading Title	R.NICHOLSON ELECTRICAL SERVICES			
Address	88 OAKFIELDS HUNWICK CROOK Co DURHAM DL15 0GA		Telephone number	07971203794
			Fax number	
			PartP Registration Number	0000000
			Branch No.(If Applicable)	

Supply Characteristics and Earthing Arrangement

* System Type(s)		* Number and Type of Live Conductors						Nature of Supply Parameters					*Supply protective device characteristics			
TN-S	N/A	a.c.	<input checked="" type="checkbox"/>			d.c.	N/A	Nominal Voltage	U	N/A	V U <sub>0</sub>	230	V	BS(EN)		
TN-C-S	N/A	1-Phase (2wire)	<input checked="" type="checkbox"/>	1-Phase (3 wire)	N/A	2 Pole	N/A	Nominal frequency	f	50	Hz			1361 Fuse HBC		
TN-C	N/A	2-Phase (3wire)	N/A			3 Pole	N/A	Prospective fault current	I <sub>pf</sub>	0.11	kA			Type	2	
TT	<input checked="" type="checkbox"/>	3-Phase (3 wire)	N/A	3-Phase (4 wire)	N/A	Other	N/A	External loop impedance	Z <sub>e</sub>	2.0	Ω			Nominal current rating	60	A
IT	N/A	Other	N/A					Number of supplies		1				Short circuit capacity	33	kA

Particulars of Installation Referred to in the Certificate

* Means of Earthing		Details of Installation Earth Electrode (where applicable)					
Distributor's facility	N/A	Type (eg rod(s), tape etc)	Earth Rod	Location	OUTSIDE TO REAR OF DB1		
Installation earth electrode	<input checked="" type="checkbox"/>	Electrode resistance, R <sub>A</sub>	0.5 Ω	Method of measurement	Test Method 2 (Loop Tester)		
* Main Switch or Circuit-Breaker				Maximum Demand (load)		Protective measure(s) against electric shock	
Type BS(EN)	61009 B	Voltage rating	230 V	10 KVA		ADS	
No of poles	2	Current rating	100 A	Earthing and Protective Bonding Conductors			
Supply Conductors material	Copper	RCD Operating current, I <sub>Δn</sub>	100 mA	Earthing Conductor		Main protective bonding conductors	
Supply Conductors csa	25 mm <sup>2</sup>	RCD Operating time at, I <sub>Δn</sub>	LIM ms	material	Copper	material	Copper
				csa	10 mm <sup>2</sup>	csa	6 mm <sup>2</sup>
				Continuity check	<input checked="" type="checkbox"/>	Continuity check	<input checked="" type="checkbox"/>
						Bonding of extraneous conductive parts	
						Water	Gas
						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
						Oil	Steel
						N/A	N/A
						Lightning	Other
						N/A	N/A

\*Where a number of sources are available to supply the installation, and where the data given for the primary source may differ from other sources, a separate sheet must be provided which identifies the relevant information relating to each additional source.



Articles of Items Inspected			
<b>Protective Measure(s) against electric shock</b>		<b>Prevention of mutual detrimental influence</b>	
<b>Basic and fault protection</b>		LIM	Proximity of non-electrical services and other influences
✓	SELV	LIM	Segregation of Band I and Band II circuits or Band II insulation used
N/A	PELV	LIM	Segregation of safety circuits
N/A	Double or Reinforced insulation	<b>Identification</b>	
<b>Basic Protection</b>		✓	Presence of diagrams, instructions, circuit charts and similar information
✓	Insulation of live parts	✓	Presence of danger notices and other warning notices
✓	Barriers or enclosures	✓	Labelling of protective devices, switches and terminals
N/A	Obstacles**	✓	Identification of conductors
N/A	Placing out of reach**	<b>Cables and conductors</b>	
<b>Fault protection</b>		✓	Selection of conductors for current-carrying capacity and voltage drop
<b>Automatic disconnection of supply</b>		LIM	Erection methods
✓	Presence of earthing conductor	LIM	Routing of cables in prescribed zones
✓	Presence of circuit protective conductors	LIM	Cables incorporating earthed armour or sheath, or run in an earthed wiring system, or otherwise protected against nails, screws and the like
✓	Presence of main protective bonding conductors	✓	Additional protection provided by 30mA RCD for cables concealed in walls (where required in premises not under the supervision of skilled or instructed person)
✓	Presence of earthing arrangements for combined protective and functional purpose	✓	Connection of conductors
N/A	Presence of adequate arrangements for alternate sources, where applicable	✓	Presence of fire barriers, suitable seals and protection against thermal effects
N/A	FELV	<b>General</b>	
✓	Choice and setting of protective and monitoring devices (for fault protection and/or overcurrent protection)	✓	Presence and correct location of appropriate devices for isolation and switching
<b>Non-conducting location **</b>		✓	Adequacy of access to switchgear and other equipment
N/A	Absence of protective conductors	LIM	Particular protective measures for special installations and locations
<b>Earth-free equipotential bonding **</b>		✓	Connection of single pole devices for protection or switching in line conductors only
N/A	Presence of earth-free equipotential bonding	✓	Correct connection of accessories and equipment
<b>Electrical Separation</b>		N/A	Presence of undervoltage protective devices
N/A	For <b>one item</b> of current-using equipment	✓	Selection of equipment and protective measures appropriate to external influences
LIM	For <b>more than one item</b> of current-using equipment	✓	Selection of appropriate functional switching devices
<b>Additional protection</b>			
✓	Presence of residual current device(s)		
✓	Presence of supplementary bonding conductors		
** For use in controlled supervised/conditions only			
<b>Schedule of Items Tested</b>		†(See note below)	
		N/A	Basic Protection by barrier or enclosure provided during erection
✓	External earth fault loop impedance, $Z_e$	N/A	Insulation of non-conducting floors and walls
✓	Installation earth electrode resistance, $R_A$	✓	Polarity
✓	Continuity of protective conductors	✓	Earth fault loop impedance, $Z_s$
✓	Continuity of ring final circuit conductors	N/A	Verification of phase sequence
✓	Insulation resistance between live conductors	✓	Operation of residual current devices
✓	Insulation resistance between live conductors and Earth	✓	Functional testing of assemblies
N/A	Protection by separation of circuit	✓	Verification of voltage drop

† All boxes must be completed

N/A to indicate the inspection is not applicable to a particular item

✓ to indicate an inspection has been carried out and the result was satisfactory

✗ to indicate an inspection has been carried out and the result is not satisfactory (applicable for a periodic inspection only)

LIM to indicate that, exceptionally, a limitation agreed with the person ordering the work prevented the inspection being carried out (applicable for a periodic inspection only)



Circuit Details

TO BE COMPLETED IN EVERY CASE

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Location of distribution board ADJ ORGAN	Supply to distribution board is from N/A	Associated RCD (if any) BS(EN) N/A
Distribution board designation DB 1	No of phases N/A Nominal Voltage N/A V Overcurrent protective device for the distribution circuit Type BS(EN) N/A Rating N/A A	RCD No of poles N/A RCD rating, I $\Delta$ n N/A mA

Circuit Details

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max. permitted disconnection time s	Overcurrent protective device				RCD		Max. permitted Zs $\Omega$
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	Type No	Rating A	Short circuit capacity kA	Op. current I $\Delta$ n	Max. permitted Zs $\Omega$	
1/S	Sub Mains(DB 2)	G	A	1	16	16	5	60898 MCB	C	63	10	N/A	0.36	
2/S	MODE LIGHTING UNIT	G	A	1	16	16	5	60898 MCB	C	40	10	N/A	0.57	
3/S	Ring Main	C	A	6	2.5	2.5	0.4	61009 RCD/RCBO	C	20	10	30	1.15	
4/S	ORGAN PUMP	C	A	1	2.5	2.5	5	60898 MCB	C	20	10	N/A	1.15	
5/S	ORGAN LIGHTS	C	A	1	1.5	1.5	5	60898 MCB	C	10	10	N/A	2.30	
6/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	
7/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	
8/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-	

Wiring Code

A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other



Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

TEST INSTRUMENTS (SERIAL NUMBERS) USED

Zs	N/A	Ω	Operating times of associated RCD (if any)	At I Δ <sub>n</sub>	N/A	ms
Ipf	N/A	kA		At 5I Δ <sub>n</sub>	N/A	ms
Confirmation of Supply polarity	✓					

Earth fault loop impedance	13251554	RCD	13251554
Insulation resistance	13251554	Other	N/A
Continuity	13251554	Other	N/A

Circuit Tests

Circuit number and phase	Circuit impedances Ω					Insulation resistance				Polarity	Maximum measured earth fault loop impedance Ω	RCD operating times	
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Earth/Neutral			At I Δ <sub>n</sub>	At 5I Δ <sub>n</sub>
	r <sub>1</sub> (Line)	r <sub>n</sub> (Neutral)	r <sub>2</sub> (cpc)	R <sub>1</sub> + R <sub>2</sub>	R <sub>2</sub>	MΩ	MΩ	MΩ	MΩ			ms	ms
1/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	N/A	N/A	N/A	N/A
2/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2	N/A	N/A
3/S	0.23	0.23	0.29	0.6	N/A	N/A	200	200	200	✓	2.19	22	14
4/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.01	N/A	N/A
5/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.0	N/A	N/A
6/S	-	-	-	-	-	-	-	-	-	-	-	-	-
7/S	-	-	-	-	-	-	-	-	-	-	-	-	-
8/S	-	-	-	-	-	-	-	-	-	-	-	-	-

Tested By

Signature



Position

ENGINEER

Name

R.NICHOLSON LCGI MIET

Date of testing

18/01/2021



<p><b>Details</b></p> <p>TO BE COMPLETED IN EVERY CASE</p>		<p>ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p>			
<p>Location of distribution board</p> <p>VESTRY</p>	<p>Supply to distribution board is from</p> <p>SubMains(DB 1, 1/S)</p>	<p>Associated RCD (if any)</p> <p>BS(EN) N/A</p>			<p>RCD No of poles</p> <p>N/A</p>
<p>Distribution board designation</p> <p>DB 2</p>	<p>No of phases</p> <p>1</p>	<p>Nominal Voltage</p> <p>230</p>	<p>V</p>	<p>Overcurrent protective device for the distribution circuit</p>	<p>RCD rating, I<math>\Delta</math>n</p> <p>N/A mA</p>
	<p>Type BS(EN)</p> <p>60898 MCB C</p>	<p>Rating</p> <p>63</p>	<p>A</p>		

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max. permitted disconnection times	Overcurrent protective device				RCD Op. current I $\Delta$ n	Max. permitted Zs $\Omega$
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>		BS(EN)	Type No	Rating A	Short circuit capacity kA		
1/S	LTS STAIRS	C	C	4	1.5	1.5	0.4	60898 MCB	C	10	10	N/A	2.30
2/S	LTS PORCH	C	C	8	1.5	1.5	0.4	60898 MCB	C	10	10	N/A	2.30
3/S	MH CHURCH LTS	O	A	6	1.5	1.5	0.4	60898 MCB	C	10	10	N/A	2.30
4/S	SOCKETS VESTRY	C	C	2	2.5	2.5	0.4	61009 RCD/RCBO	C	20	10	30	1.15
5/S	SOCKETS CHURCH	C	A	6	2.5	2.5	0.4	61009 RCD/RCBO	C	20	10	30	1.15
6/S	HEATING	C	C	1	2.5	2.5	0.4	60898 MCB	C	20	10	N/A	1.15
7/S	Immersion Heater	C	C	1	2.5	2.5	0.4	60898 MCB	C	20	10	N/A	1.15
8/S	LED DRIVERS	C	C	10	1.5	1.5	0.4	60898 MCB	C	10	10	N/A	2.30
9/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
10/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-
11/S	ALARM	C	C	1	1.5	1.5	0.4	60898 MCB	C	10	10	N/A	2.30
12/S	CCTV	C	C	2	2.5	2.5	0.4	60898 MCB	C	16	10	N/A	1.44

Wiring Code								
A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other




Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION							TEST INSTRUMENTS (SERIAL NUMBERS) USED				
Zs	2	$\Omega$	Operating times of associated RCD (if any)	At $I_{\Delta n}$	N/A	ms	Earth fault loop impedance	13251554	RCD	13251554	
Ipf	0.1	kA		At $5I_{\Delta n}$	N/A	ms		Insulation resistance	13251554	Other	N/A
Confirmation of Supply polarity	<input checked="" type="checkbox"/>			(if applicable)					Continuity	13251554	Other

Circuit Tests

Circuit number and phase	Circuit impedances $\Omega$					Insulation resistance				Polarity	Maximum measured earth fault loop impedance $\Omega$	RCD operating times	
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Earth/Neutral			At $I_{\Delta n}$	At $5I_{\Delta n}$
	$r_1$	$r_n$	$r_2$	$R_1 + R_2$	$R_2$	M $\Omega$	M $\Omega$	M $\Omega$	M $\Omega$			ms	ms
	(Line)	(Neutral)	(cpc)										
1/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.01	N/A	N/A
2/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.01	N/A	N/A
3/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.0	N/A	N/A
4/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.02	26	13
5/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.04	26	13
6/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.0	N/A	N/A
7/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.0	N/A	N/A
8/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.01	N/A	N/A
9/S	-	-	-	-	-	-	-	-	-	-	-	-	-
10/S	-	-	-	-	-	-	-	-	-	-	-	-	-
11/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.01	N/A	N/A
12/S	N/A	N/A	N/A	N/A	N/A	N/A	200	200	200	✓	2.01	N/A	N/A

Tested By

Signature  Position ENGINEER

Name R.NICHOLSON LCGI MIET Date of testing 18/01/2021

## PERIODIC INSPECTION REPORT GUIDANCE NOTES FOR RECIPIENTS

This Periodic Inspection Report form is intended for reporting on the condition of an existing electrical installation.

You should have received an original Report and the contractor should have retained a duplicate. If you were the person ordering this Report, but not the owner of the installation, you should pass this Report, or a full copy of it, immediately to the owner.

The original Report is to be retained in a safe place and be shown to any person inspecting or undertaking work on the electrical installation in the future. If you later vacate the property, this Report will provide the new owner with details of the condition of the electrical installation at the time the Report.

The report should identify any departures from the safety requirements of the current Regulations and any defects, damage or deterioration that affect the safety of the installation for continued use. **For items classified as 'required urgent attention', the safety of those using the installation may be at risk,** and it is recommended that a competent person undertakes the necessary remedial work without delay.

The Report will usually contain a list of recommended actions necessary to bring the installation up to the current standard. **For items classified as 'required urgent attention', the safety of those using the installation may be at risk,** and it is recommended that a competent person undertakes the necessary remedial work without delay.

For safety reasons, the electrical installation will need to be re-inspected at appropriate intervals by a competent person. The maximum time interval recommended before the next inspection is stated in the Report under 'Next Inspection.'

These notes are based on those seen in Appendix 6 BS 7671:2008 (as amended)