

CHURCH OF ST. ANNE BISHOP AUCKLAND

DIOCESE OF DURHAM



REPORT ON QUINQUENNIAL INSPECTION

August 2020

Inspection No: 7

Date of Inspection: 15th July 2020

Previous Inspection: 17th February 2015 by this Architect

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I INTRODUCTION

1. GENERAL NOTES

- 1.1 This report summarises the findings of an inspection of St Anne's Church, Bishop Auckland, carried out on 15th July 2020. The inspection of the Church was visual and such as could be made from ground level, ladders and other readily accessible roofs, and only selected areas have been examined in detail. Parts of the structure that were inaccessible, enclosed or covered have not been inspected and we are unable therefore to report that any such part of the structure is free from defect.
- 1.2 This is a summary report only, as is required by the Inspection of Churches Measure; 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 an Archdeacon's certificate or a faculty, as may be required to comply with the regulations. The PCC is reminded that their Minutes must record the fact that 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. In any application for grant-aid, a full specification is always required.
- 1.3 Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be recommended in this report), by a competent electrical engineer, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring and fittings selected at random, without the use of instruments.
- 1.4 The lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with the British Standard Code of Practice, No CP.326 1965 or current relevant CP by a competent electrical engineer, and the record of the test results and conditions should be kept with the Church Log Book.
- 1.5 A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins; the PCC should consider arranging an Inspection Contract with their Insurance Company.
- 1.6 At least one fire-extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO₂ type where the heating apparatus is oil-fired. (There are three main types, and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the local authority Fire Prevention Officer.)

The PCC should note the following:

- 1.7 The PCC are strongly advised to enter into an annual contract with a local builder for the cleaning-out of gutters, gullies and downpipes twice a year, unless members of the Church together with the Verger can undertake this themselves.
- 1.8 Although the Measure requires 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 churchwardens 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 pamphlet "How to Look After Your church", obtainable from Church House Bookshop, Great Smith Street, London SW1.
- 1.9 The PCC are 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.

2. WORK CARRIED OUT SINCE LAST INSPECTION

- 2.1 This is a report of the seventh inspection by this Architect.
- 2.2 According to the Vicar, the work carried out since the last inspection in 2015 includes the following:
 - a. Installation of a new boiler serving the rooms on the south side and at first floor level;
 - b. Installation of new LED and energy saving lighting in the café;
 - c. Re-decoration of and re-carpeting of first floor south aisle room at west end;
 - d. Asbestos management survey. This found that there is a coating of asbestos on the walls of the former boiler room, and asbestos fibres in the organ blower which means that the organ chamber has temporarily been condemned.

3. BRIEF DESCRIPTION

3.1 According to Historic England listing description, the church was built in 1846-8 in a plain Early English style and was designed by William Thompson, It stands in the busy Market Place in the centre of Bishop Auckland next to the later Town Hall which obscures most of the north side of the church.

3.2 The roofs are steeply pitched and covered in Westmorland slate, but the South-East Vestry added later in 1879 is roofed in lead. The walls are coursed rubble local sandstone with dressed ashlar stone to window and door reveals.

3.3 The church consists of:

Nave with Clerestory
Chancel
North Aisle,
South Aisle, containing entrance with access to first floor rooms, café and kitchen
South Porch
Vicars Vestry with store over,
Organ Chamber,
Bell Turret
South east Vestry (former) now housing toilets and boiler location
Boiler room (unused) under South east Vestry

3.4 The South Aisle was altered in the 1980's to provide kitchen, toilets and community facilities on an inserted first floor.

4. NOTATION OF REPORT

Against each of the items in the report where attention or some action is required, a letter has been placed indicating the extent or urgency in carrying 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 12 months.
- C Items which should receive attention within the next 12 - 18 months.
- D Items which should receive attention during the quinquennium.
- E Items which it would be desirable to carry out.
- M Maintenance items which need regular attention.
- N Items to be noted either now or at the next quinquennial inspection.

II REPORT

Exterior

1. **ROOFS**

Starting from the north west working high to low west to east.

1.1 **Nave, North Side**

The North side roofs were renewed in 2014-15 as part of an HLF funded repair programme using mainly brought in second hand slates.

1.1.1 Westmorland slate in random widths and diminishing courses laid to a very steep pitch. The whole roof is now in excellent condition. No signs of disturbed areas of slate despite a report of the occasional drip from high level.

1.1.2 The ridge is of sandstone pieces all in good condition.

1.1.3 The small upstand parapet walls are generally in good condition, and the new flashings are of Nicholson's 'Masterform'

1.1.4 Cast iron rainwater goods to clerestory wall gutter in good condition but there is plant life at both the east and west ends which needs clearing on at least an annual basis.

1.2 **Chancel, North Side**

1.2.1 Westmorland slate in random widths and diminishing courses laid to a very steep pitch. The whole roof is now in very good condition, but the re-laid second hand slates are not very uniform in thickness.

1.3 **North Aisle Roof**

1.3.1 Westmorland slate in random widths and diminishing courses. The whole roof is renewed and now in excellent condition. One narrow slate at the centre of the roof half way up the roof slope has slipped. New flashings at junction with Nave north wall.

M

1.3.2 The valley gutter which abuts up to the Town Hall next door at the west end is now reformed and covered with stainless steel and is in excellent condition.

1.3.3 The small upstand parapet walls between the aisle roof and the Vestry roof are in good condition, with new flashings are composed of Nicholson's 'Masterform'.

1.4 **North Vestry and Organ Chamber Roofs**

1.4.1 Westmorland slate in random widths and diminishing courses. The whole roof is recently renewed in 2015 and is now in excellent condition.

1.4.2 The small leaded valley behind the South face of the brick parapet discharges at the North-East corner of the roof. Although the gutter bay is long it seems to work adequately. The vestry roof runs to an outlet and a hopper at its far east end and on the day of inspection this was seriously blocked.

A

- 1.5** **Nave, South Side**
- 1.5.1 As North side and in generally poor condition. Daylight is visible from beneath especially at the west end. A
- 1.5.2 There are many disturbed, slipped or missing patches of roof slates throughout which require replacement and especially so at the ridge areas. A
- 1.5.3 The junction with the bell turret is covered in lead flashings seemingly in fair condition (seen only through binoculars). There could however be defects present. The pointing of the flashing joint is rather scrappy. N
- 1.5.4 The copings to the East and West parapet walls are in fair condition and some of the lead flashings seem to be recent renewals. The lead flashings to the east parapet are deep and old but seem to be in reasonable condition with only the odd clip required. M
- 1.6** **Chancel, South Side**
- 1.6.1 As North side, but in very poor condition. Numerous areas of slipped slating and in places the sarking boards can be seen meaning that water can penetrate through the joint to the rooms below. It is inevitable that full replacement is soon but some repairs are required urgently. It has been in this condition for some time now. A
- 1.6.2 A cruciform stone finial is missing from the East end parapet ridge and should be replaced very soon. D
- 1.7** **South Aisle Roof**
- 1.7.1 Generally as North Aisle roof, but of a far simpler configuration, having cast iron box eaves gutters. The gutters are rusty and there is evidence of leaks at some of the junctions which need repair soon. B
- 1.7.2 There are some uneven patches of roofing where alien slates have been introduced and there are at least half a dozen areas where slates are missing, slipped, cracked or damaged especially at the west end. A
- 1.7.3 There is an extension to the South Aisle at the East end which is similar to the Vestry/Organ Chamber roof on the north side. This roof has uneven patches of slate and some cracked slates adjacent to the Nave and again there are several replacements required soon. A
- 1.7.4 Relatively new lead flashings appear to have been installed but they are not fixed securely, and pointing is cracked on its underside. A
- 1.7.5 The mortar flashing at the head of the South Aisle roof at the east end where it meets the Nave south wall is cracked and defective. It needs to be replaced. A

- 1.8 South East Vestry (now toilets)**
- 1.8.1 This roof is covered with lead sheet with one drip, draining to the East side, each part of the roof containing seven bays. It has been reported in the past that there are many patches to the leadwork, and it appeared to be in fair condition, but it is now covered in debris and large amounts of fallen slates and difficult to inspect. M
- 1.8.2 The rainwater hopper to the East side of the Vestry is completely blocked with a variety of exotic plantlife and should be cleared out immediately. A
- 1.8.3 It was reported at the last inspection that in the South-West corner adjacent to a former lead burn repair, there is a crack in the lead and this ought to be properly repaired with a lead patch. B
- 1.8.4 The gutter to the East side is lead-lined in fair condition but the flashing joints need to be re-pointed. One of the flashings has cracked due to the lead being too long. B
- 1.8.5 The remaining flashings fixed into the wall of the South Aisle and the Chancel are in only fair condition, but one section at the North-East corner has cracked and will need to be replaced. In addition, there are gaps above the flashing. This will be an opportunity to replace also the poor pointing which is also required in one or two areas in the wall above. A
- 1.8.6 There are several parapet joints to point, especially on the South and East sides where there is evidence of movement. B
- 1.9 Porch**
- 1.9.1 Similar to Nave roof and generally in fair condition but a disturbed area of slate on the east slope at high level and two slates slipped on the west slope at high level. The mortar flashings at the junction of the South Aisle wall are in fair condition. A
- 1.9.2 The large section cast iron gutters are in fair condition but are rusty and need painting. M
- 1.10 Rainwater Disposal**
- 1.10.1 Rainwater is collected via gutters on the Nave and Chancel eaves and delivered down to the North and South Aisles. At the North side the water is then delivered to the East end of the Church or via downpipes in the valley gutter between the Town Hall and parapet wall.
- 1.10.2 To the South side the rainwater is taken to the West and East end of the Nave down to ground level, but at the East side it is taken down to the Chancel eaves gutter and then down to the South-East Vestry roof into the gutters at the South Aisle roof eaves.
- 1.10.3 In general terms the rainwater disposal system is fair having been renewed relatively recently, but some larger pipes discharge into narrower ones rather than the reverse. N
- 1.10.4 The gutter in the centre of the North Aisle roof takes water from the Town Hall next door via 100 mm diameter rainwater pipe and there is some responsibility on the Town Hall to maintain the gutter and the rainwater goods.

Walls and external fabric generally starting from the west front proceeding anticlockwise;

2. WEST ELEVATION

2.1 West Wall, North Aisle

- 2.1.1 The coursed rubble work is in fair condition, but in places some of the hard pointing has unfortunately stayed in place while the surrounding stone has eroded. There are open joints at low level on the north buttress and below the window that need re-pointing. C
- 2.1.2 There is evidence that water comes down the parapet and spills over onto the front face of the adjoining buttress but it appears that this is not too detrimental. N
- 2.1.3 The window is a single lancet in good condition, the stone work and the glazing having been repaired in 2015. There is a condensation groove in the sill but no corresponding condensation tray. Protective acrylic sheets now cover all of the windows. There is good quality re-pointing at high level adjacent to the repairs.
- 2.1.4 The low-level iron ventilation grille is broken and needs replacement. M

2.2 West Gable

- 2.2.1 This is rather an unusual design having a dominant bell turret at the head of the gable (see later).
- 2.2.2 The stonework is generally in fair condition, but there are one or two areas which have obviously eroded at quite a rate. These areas are: below the Northern lancet, above the Southern lancet and the Southern buttress, above the Southern lancet and generally below the gable copings. A small amount of stone replacement and re-pointing was carried out in 2015 but the rate of erosion of the areas mentioned above should be observed and the very badly eroded stone and deeply recessed pointing should be repaired. C and N
- 2.2.3 There appear also to be signs of rising damp (perhaps not helped by the stone paving butting up directly to the church walls).
- 2.2.4 The Southern buttress is a case in question where, in addition to many stone faces exfoliating, there is a good deal of pointing and 'plastic' or mortar repair required. C
- 2.2.5 The buttress to the North has been pointed in the past, but in a dark, hard cement-based mortar exacerbating the rate of decay of the stone.
- 2.2.6 There appears to be a sign of former fracture from the bottom right hand corner of the large North lancet down to the small rectangular window. This should be observed as it could be similar to the type of fracture on the south side. N
- 2.2.7 There are also signs of a fracture on the South large lancet at its bottom northern (left hand) corner. N
- 2.2.8 At high level the 2no. lancets with glazing in reasonable condition but it is difficult to tell their true condition of the reveal stonework as there are protective acrylic panels to each window.

- 2.2.9 Similarly, lower down at ground level there are 2 no. narrow windows either side of the West doorway and these are in fair condition but again the glazing is obscured by acrylic sheet.
- 2.2.10 The West doorway has carved mouldings in good condition but attempts have been made to patch up the lower parts in the past after erosion has brought off the surface of the stone. This rate of erosion should be carefully observed.
- 2.2.11 Both stone columns to the West doorway are exfoliating. There is also considerable mortar erosion to the joints above the moulding. D
- 2.2.12 The doors are oak boarded and battened and they appear to have been vigorously cleaned and then varnished. The decorative finish is now fading at the bottom of the doors. M
- 2.2.13 On the day of the inspection there was evidence of a wasps' nest which should be removed soon. B
- 2.3 West Wall, South Aisle**
- 2.3.1 Generally as West Wall, North Aisle. The arch stones to the top of the lancet window are eroding quite fast now and replacements ought to be thought about in the relatively near future. C
- 2.3.2 There is a fracture in the window sill at the North side which should be observed. N
- 2.3.3 The pointing of the stonework is generally fair but the finish is perhaps slightly harsh. There are 2no. stones at high and low level which have been re-faced with mortar with only reasonable success. There are two stones to the South side of the window where a replacement piece ought to be inserted. C
- 2.3.4 The buttress to the South side has several stones which are eroding at an accelerated rate and it may be wise to think of replacement stones for the long term. C
- 2.3.5 In addition, there is 1no. stone at high level below the kneeler that ought to be replaced in the near future. C
- 2.3.6 To the northern side there is a 75mm diameter rainwater pipe in fair condition but it is rusty and, like other rainwatergoods, it needs painting. The gully is still blocked. M
- 2.3.7 At the intersection of the buttresses on the South end of the West elevation and the West end of the South elevation there is a great deal of pointing to be carried out to the stonework. This amounts to about 3m² or 4m² and the stones themselves, where they have been repaired in the past, also need more repair. In addition, approximately 8no. stones need replacement. C
- 2.3.8 There is a patch of eroded stonework to the South side of the lancet window and the pointing is unsightly and inconsistent. C
- 2.3.9 The stone parapet coping is chipped in one place but not necessarily of any consequence to the fabric.

2.4	<u>Bell Turret</u>	
2.4.1	Octagonal bell turret in ashlar stone with stepped stone roof. Below the roof level of the turret there are arched openings forming an arcade. Four of these openings are pierced and filled with louvred timberwork.	
2.4.2	In general the stonework of the bell turret seems to be in good condition. However, one or two of the stones have lost their face (perhaps wrongly bedded) and 1 no. stone has been repaired in the past probably as a result of losing its face also. It appears that several of the larger stones above the corbels are bedded in the same manner and so a closer inspection would be advisable.	N/D
2.4.3	There are 2no. louvre blades to replace in the South and East openings.	C
3.	<u>SOUTH AISLE AND CLERESTORY</u>	
3.1	<u>South Clerestory</u>	
3.1.1	The stonework and pointing generally appear to be in fair condition as seen through binoculars.	
3.1.2	The junction of the Clerestory wall with the South Aisle roof is covered in a cement-based flashing which, apart from a few hairline cracks, appears to be in reasonable condition	
3.1.3	The gutter at high level is a large section ogee cast iron gutter falling East and West which requires redecoration. The gutter above the fifth lancet from the west appears to be broken and leaking badly with staining on the south aisle roof below. It should be repaired as soon as possible.	A
3.1.4	There is a crack above the sixth lancet window from the West which needs pointing and observing.	B/N
3.1.5	The lancet windows are in reasonable condition, but the ferramenta requires painting. It is assumed that the metal hoppers do not open.	M
3.2	<u>South Aisle</u>	
3.2.1	The South Aisle walls are of coursed rubble stone with dressed squared stonework to the twin lancets.	
3.2.2	The stonework to the first bay from the West is eroding at low level probably due to rising damp. There are one or two stones in need of replacement.	B
3.2.3	Some re-pointing has been carried out in a hard mortar and further sympathetic pointing is required to the walling below window sill level and to the West end adjacent to the buttress. It appears that the erosion of the latter is due to a leak in the gutter above.	
3.2.4	The second bay from the West is similar to the first bay from the West with much erosion below window sill level. There is an area of approximately 4m ² to re-point. Again, the hard cement mortar is not helping matters.	C

- 3.2.5 The twin lancet window stonework is generally in good condition,
- 3.2.6 The third bay from the West is similar to the second bay to the West with an area of approximately 2.0m² to point. Unsightly hard mortar repairs have caused erosion. Further sympathetic pointing is required. C
- 3.2.7 The window ferramenta to the Eastern lancet requires re-painting. M
- 3.2.8 The fourth bay from the West (South Aisle extension) is in slightly better condition but there are signs of erosion above the plinth. Again, much of the stonework has been re-pointed in a hard mortar that will accelerate the erosion rate of the stone. There are, however, several open joints below the gutter at the junction with the south east vestry that need re-pointing. C
- 3.2.9 At high level at the East side below gutter there is an area of open-jointed wall approximately 1m² to re-point. C
- 3.2.10 The metal opening light to the lancet window, third bay from the East requires redecoration and the acrylic window guard is fixed in position using unsightly silicon mastic. M
- 3.2.11 The east return wall to the South Aisle contains a vesical piscis window mainly in fair condition but the moulded arch crown piece is very eroded and seems to have been mortared over in the past. There are a couple of open joints and these are probably contributing to the water ingress and staining seen inside. They should be pointed as soon as possible. Also, there is an open coping joint to point. B

4. NORTH AISLE AND CLERESTORY

4.1 North Clerestory

- 4.1.1 Again this is similar to the south aisle and clerestory and consists of rubble walling with dressings to windows. Generally, it is in reasonable condition but several stones are eroded. However, they are not eroded to such an extent that would warrant imminent replacements. N
- 4.1.2 There are several areas of re-pointing necessary amounting to approximately 10m², especially around the Western and Eastern rainwater pipes. D
- 4.1.3 The gutter above was repaired and re-painted in 2015 as part of the re-roofing works. It is a round section cast iron held on cast iron brackets. It falls to East and centre and discharges into hoppers and 65 mm round cast iron rainwater pipes. However, the east end and west end sections are supporting plant life which should be removed as part of the regular maintenance cycle. M
- 4.1.4 There are four pairs of lancets with diamond leaded lights in fair condition. The ferramenta is rusty and requires painting, in addition to which the window to wall joints need re-pointing. M/B
- 4.1.5 There is no North Aisle wall as it is blocked by the Town Hall built alongside.

5. **SOUTH PORCH**

- 5.1.1 The fabric of the South porch is generally as the South Aisle but there are large sections of stonework which are eroded, with some back to 25mm. The hard mortar pointing has perhaps exacerbated the erosion of the stone. Consideration ought to be given in the long term to these replacements as erosion will probably continue at an accelerated rate. Some cutting out and re-pointing would be a short-term answer. To the West elevation there is an area of approximately 1.5m² to re-point. E/C
- 5.1.2 The rectangular windows to the east and west sides are fitted with reinforced acrylic sheet and are in fair condition.
- 5.1.3 The cast iron gutter is generally in good condition but painting is needed following re-caulking of the joints. M
- 5.1.4 The South elevation contains an arch headed doorway similar to the main West doorway. The stonework is in reasonable condition but there are several areas of deeply eroded stonework and patched areas in hard cement-based mortar. Some action is needed soon especially above the right hand arch. The coping at the apex of the gable has shifted and there are large gaps at the joints which need to be filled. A/C
- 5.1.5 There is a fracture in part of the hood moulding to the left hand side of the doorway. Some of the moulded stonework has been painted over at low level and it requires some thought as to whether to remove it or to repair it. D
- 5.1.6 There is excessive rising damp even up to capital level of the door surround where there are a number of open joints. N
- 5.1.7 The East elevation of the porch is in a far better condition than the West. It has been rebuilt in the recent past, but again exhibits signs of rising damp with erosion taking place below the window and towards the south front and above the doorway. This ought to be observed. N

6. **SOUTH EAST VESTRY**

- 6.1.1 The Vestry extension at the south east corner is in similar stonework to the remainder of the church. The shallow gable faces south. The former boiler room (now a store) is housed beneath it. Some parts are in poor condition.
- South elevation
- 6.1.2 The South elevation contains several stones that are eroding with one or two up to 30mm deep. The crown coping has moved and needs re-setting. Stonework elsewhere is also eroding and again the hard pointing has not helped matters. The majority of the stonework joints are either open or badly recessed and the majority of the elevation needs re-pointing in the near future. Generally the situation is poor. B
- 6.1.3 The window is a simple three-light rectangular window. There are protective acrylic protective panels in front of the glazing but at the last inspection it was noted that the ferramenta of the central hopper requires painting. M
- 6.1.4 It was also reported that the left-hand leaded diamond quarries are bulging and some of the quarries do not fit properly. Ideally the protective sheeting should be removed to check on the condition of the glazing and frame so that the window can be re-leaded at some time. C

- 6.1.5 At low level the window to the boiler room has a lintel which has a section of spalled stone which ought to be made up with a mortar repair or replacement stone. The window itself has been replaced recently with half a dozen air bricks. D
- 6.1.6 There is a build-up of litter on the cellar steps which needs removing, and the timber door and ironmongery require redecoration. M
- 6.1.7 Several of the stone cellar steps are broken/chipped and require patching. D
- East elevation
- 6.1.8 The East elevation of this Vestry is in a far better condition despite the pointing being a little harsh. A couple of stonework joints at the north end are open. One of the stones to the ashlar corbel course above the side doorway is exfoliating and this should be dressed back soon to prevent water getting into the inner layers of the stone and exacerbating the situation further. B
- 6.1.9 There is a rectangular window with leaded diamond quarries which appears to be in good condition but the glazing and frame is covered in acrylic protective sheet.
- 6.1.10 The ogee headed lintel and surrounding mouldings to the doorway are in good condition. The door is oak boarded in very poor condition at its base and the threshold piece has come away. The ferramenta requires painting. M
- 6.1.11 The stonework around the rainwater pipe is excessively stained from leaks and this is probably because of the overflowing of water from the blocked sump directly above (see item 1.8.2). This should be tackled immediately. A
- 7. CHANCEL**
- 7.1 Chancel, South Wall**
- 7.1.1 There is a small section of rubble wall above the eastern part of the South Aisle roof only about three courses high. This is rubble stonework in fair condition but there are one or two open joints to point. C
- 7.1.2 The Eastern half of the Chancel wall contains similar rubble stonework in reasonable condition. The elevation contains a pair of lancets, again in reasonable condition, but with the ferramenta to paint. M
- 7.1.3 The cast iron gutter and down pipes at the bottom of the South Chancel roof (taking half of the South Nave roof) drains towards the East end. These were renewed approximately fifteen years ago. A 100mm² cast iron rainwater pipe discharges onto the South-East Vestry roof.
- 7.1.4 The electric cable to the external spotlight is loose and requires securing. M
- 7.2 Chancel, East Wall**
- 7.2.1 This is a simple elevation with a central principal triple lancet window.
- 7.2.2 The rubble stonework appears to be generally in fair condition considering its age but there are several areas of significantly eroded stonework throughout but

- especially below sill level, and this particular problem area may possibly be due to rising damp.
- 7.2.3 The pointing is again harsh in places and not well executed. Several of the stones have been faced up or rendered, but not very successfully as water has got behind the pointing and the weather has attacked the stone. In time, this poor pointing will have to be replaced. D
- 7.2.4 The arched head of the central lancet window is continuing to erode but has not quite reached a stage when replacement or partial repair is necessary. N
- 7.2.5 The windows themselves are in reasonable condition if rather dirty. The leading is fair but the ferramenta needs re-painting. Protective covers are of reasonably clear acrylic sheet. M
- 7.3 Chancel, North Wall**
- 7.3.1 This is a small upstand section of wall at the top of the North Vestry roof.
- 7.3.2 It is a rubble wall in reasonable condition with one or two eroded stones. There is some unsympathetic pointing at the East end. Some repointing work has recently been carried out at the west end. There is one small crack in the masonry at the east end. N
- 7.3.3 The rainwater goods were replaced in 2015 and are in good condition.
- 7.4 Chancel Arch Wall (East end of Nave)**
- 7.4.1 This is coursed rubble work in reasonable condition but with a dozen or so stones eroding, some up to 25mm deep. Replacements of one or two stones may be desirable in the near future. D
- 7.4.2 In addition, there are several areas to point especially near the kneeler stones. C
- 8. VICAR'S VESTRY, EAST WALL**
- 8.1.1 This is similar to the Chancel east face rubble walling but there are one or two stones below the kneeler of the Chancel and to the south of the window head by the alarm box where there are deeply eroded pockets and some replacements ought to be considered soon. Elsewhere there are areas of pointing required, especially below the lancet window. C
- 8.1.2 The stonework to the North side is green and has been very damp due mainly to the blocked rainwater hopper. Some of the stonework has been harshly pointed in the past and there are some open joints to re-point. C
- 8.1.3 The single lancet window is surrounded by stonework in reasonable condition but the crown stonework to the window is eroding and probably explains the defective decorations and plasterwork internally.

- 8.1.4 The two lower leaded panels have been replaced in the past and are in good condition but the leading to the hopper is poor and may require replacement in due course. D
- 8.1.5 The doorway which is no longer regularly used, is in fair condition but not open on day of inspection. It has been opened recently. The door appears to be oak with pleasant hinges and ferramenta.
- 8.1.6 In front of this part of the Vestry there is a section of iron railings in poor condition as several of the feet do not connect with the badly eroded and broken stone plinth. Several railings have rusted away sections and requires redecoration. The narrow space is used as a dumping ground and is extremely untidy. Ideally a small longer term repair project is needed to repair or consolidate the area. M/D
- 8.1.7 The rainwater gully adjacent to the Vestry appears to be blocked and requires clearing out. The waste pipe from the internal sink has disappeared and should be replaced. The adjacent area needs tidying up soon. B

9. SURROUNDINGS

- 9.1.1 The church is in a civic location and there is no churchyard. It is surrounded on the East side by a narrow roadway (Bakehouse Hill) which is very close to the church (only 60mm away). To the South side the whole area is flagged with relatively recent stone paving, which is in good condition. M
- 9.1.2 There is a new section of railings to the Eastern end of the South elevation which surrounds the entrance steps to the boiler room. The railings are of modern section and design. They need re-painting. M
- 9.1.3 Elsewhere to the South elevation and to the West elevation the immediate area in front of the church is covered in stone flags. These are generally in good condition.
- 9.1.4 There are a number of wooded benches on the south and west elevations one of which is damaged. It is not known whether these are the responsibility of the church or the local authority.

See next page for Interior items

Interior

10. NAVE

- 10.1.1 The Nave is reminiscent of Early English work and seems generally to be in a good state of repair albeit there are a number of items to be attended to or noted below. There are reports of leaks at the west end.
- 10.1.2 The roof structure is of large arch braced trusses bearing down onto stone corbels, with intermediate principal rafters. There appears to be a blocked central roof vent, but there is no sign of it externally. All of the timber boarding, rafters, purlins etc have been stained dark and from floor level all appears to be in fair condition although the poor light levels make any detailed assessment difficult. There are a few signs of daylight at the west end and it should be noted that there is no roofing felt on the south slope.
- 10.1.3 The arcade walls are supported on octagonal stone columns which in turn support the simple chamfered moulded arches. All of the stonework is in very good condition but there is rising damp and what appears to be efflorescence to the majority of the columns, especially on the North side, to approximately 1.2m. This has reached a stage where it is starting to disfigure the stone and there is a great deal of powdering of the faces of the stone. This phenomenon has been present throughout the remainder of the external walls, but recent relatively redecoration has lessened the visual effect of this problem.
- 10.1.4 The East or Chancel arch wall is plastered and in fair condition. There are signs in the Northern part of the Chancel arch of slight deformation of the line of the arch but there appears to be no recent movement. There is also slight discolouration to the plasterwork to the West side and there is a slight crack in the plaster. N
- 10.1.5 Both the North wall and the South wall contain Clerestory window recesses and all of the plasterwork reveals appear to be in good condition. There is a small amount of defective plaster and loss of paint on a couple of the clerestory window reveals on the north side. This is possibly due to poor window to wall junctions in the external reveals. N
- 10.1.6 The windows to the Clerestory were originally opened by mechanical winders but window hoppers appear to be permanently shut and have not been opened for some time. Ideally, and although they are in a lofty position, the opening mechanisms should be restored. E
- 10.1.7 The West wall has rather an unusual appearance. It contains an inner porch at the West end extended on both sides. The inner wall rises in the centre to support and form the bell turret stretching up to and beyond roof level. The whole Belfry structure sits over the inner West doorway. (see section 17.0 later)
- 10.1.8 The West walls also have patchy and defective decoration on the walls and window reveals which has spread out onto the arcade walls. There is a fracture in the plaster surface in the southwest corner reaching full height. This should be investigated further as it might be similar to the fracture in the opposite north west corner which needed considerable repair some time ago. E
- 10.1.9 There are two narrow recesses to either side of the porch. The outer walls are suffering from rising damp with loss of decoration especially around the main west door, but otherwise the walls are in fair condition.

- 10.1.10 The ceilings above these recesses are timber boarded and near the west doorway the boards appear rotten in places with signs of former wet rot. This is possibly caused by penetrating damp or water running down the spiral stair within the Belfry staircase. Either way the stonework outside should be pointed and the sections of the timber ceiling should be renewed. D/N
- 10.1.11 The floors to the recesses are covered with stone flags, and these in fair condition.
- 10.1.12 The door through to the West end is covered in burgundy coloured baize and is in reasonable condition but a bit tired.
- 10.1.13 The South walls of the arcade have been filled in with a concrete wall and timber infill panel system in Douglas Fir. The concrete block infill panels appear to be lightly rendered, and the appearance is slightly uneven, but overall the appearance is quite fair. The walls however require re-decoration. M
- 10.1.14 The floor of the Nave is largely carpeted except for the pew platforms and inspection of the stone slabs beneath was not possible. There is a large area at the west end where the pews have been moved and this area is covered with a plastic sheet material. There are plans in place for the near future to remove the pews and pew platforms completely. N
- 10.1.15 The pews themselves are sturdy pine, generally in good condition but some decoration would help. The pews sit on softwood boarded stalls and in places there is a good deal of woodworm to treat. Beneath the pews are boarded stall risers with small vents in the side timbers.
- 10.1.16 Lighting of the Nave is by modern spotlights and floodlights mounted on 'stalks' just below Clerestory level on both North and South sides. These apparently provide a good degree of artificial light but are not too efficient. The white cabling stands out in places. It was reported that these fittings contain none-LED's lamps and they are controlled remotely and inconveniently from the kitchen. Apparently, moves are afoot to change the lamps
- 10.1.17 On the South arcade wall panels there is a crack where the floor of the upper section of the South Aisle meets the wall. This is not too surprising but it should be pointed and decorated. E
- 10.1.18 The oak pulpit is a very good example of the traditional carved pulpit composition with brass handrails and wrought iron support rails. The pulpit was made by Goodalls of Manchester.
- 10.1.19 There is a brass lectern and wooden steps in good condition. There are various other furnishings generally in good condition.

11. CHANCEL

- 11.1.1 The Chancel roof structure is similar to the Nave roof structure but the arched trusses support a mansard or wagon shaped ceiling rather than a double pitched ceiling. The spaces between the purlins and the trusses and principals are divided by timber mouldings. Generally, all of the roof structure appears to be in very good condition.

- 11.1.2 The walls are plastered and lined out and all appears to be in good condition. There are however one or two signs of old fractures on all of the walls including the east wall and these should be observed. N
- 11.1.3 The lower sections of the walls to the sanctuary have oak panelling with enriched heads and tracery frieze. This is all in excellent condition.
- 11.1.4 So too is the carved reredos with rich decorative gilded painting and oak figures.
- 11.1.5 The 3-light window to the East wall has arched head stones and mouldings which are supported on 4 no. shafts. All of the stonework appears to be in good condition. The window on the South elevation is a twin lancet in good condition.
- 11.1.6 The North and South walls appear to bow inwards at the centre but there is no apparent recent cracking or movement.
- 11.1.7 The West Chancel arch wall is plastered, ruled out and painted and in fair condition.
- 11.1.8 The choir stalls and the back screens are all of carved oak, confidently executed and in good condition.
- 11.1.9 On the North wall sits the organ with painted pipework. The painting is attractive but perhaps in need of careful cleaning. Aon the day of inspection it was covered in plastic sheeting because of the potential danger from asbestos found within the organ blower.
- 11.1.10 The lighting of the Chancel is achieved by a recent installation, similar to the Nave, and seems satisfactory.
- 11.1.11 The floor to the choir and sanctuary is terrazzo tiles with stone stop facings. This is now carpeted and could not be inspected in detail.

12. NORTH AISLE

- 12.1.1 The North Aisle roof comprises large principal timbers every third bay with downstand posts onto stone corbels. The boarding and timbers are all stained deep dark brown and generally in fair condition except that several of the purlins have large shakes. A few sections of this boarding were replaced in 2015 when roofing and gutter repairs were carried out. There is still evidence of some former woodworm attack in places and there are a number of white streaks visible. This is possibly evidence of where the water getting through the boards in the past has cried and has left salts. Anti-fungal spray treatment was applied to some areas of boarding at the time of the roof repairs. N
- 12.1.2 There are also marks on the ceiling boarding at the extreme west end, and this is probably associated with poor masonry on the west gable and roof slate problems which are now repaired.
- 12.1.3 The walls are plastered and generally in fair condition following some plaster repairs in 2015. However, there are a few small blown patches of decoration which need to be filled or touched in. M
- 12.1.4 There are several blocked window openings on the North elevation. There are two twin lancet recesses, the stonework of which is in reasonable condition. There are some slight fractures above the second opening from the east which should be kept under observation. N

- 12.1.5 There is a pine wainscot at low level on the North wall in the same pattern as the backs of the pine pews. The pews themselves are pine and in fair condition.
- 12.1.6 The floor in the Aisle is now carpeted and inspection of the sub floor was not possible on this occasion. However, parts of the subfloor, including the Nave and South Aisle, have been inspected quite recently in connection with the proposed re-flooring. N
- 12.1.7 At the West end there is a font with carved oak bracket cover, of limestone and marble dating from 1892 all in good condition. The floor here is terrazzo tile as in the Chancel but it is now covered with carpet.
- 12.1.8 The remainder of the floor in the Aisle beneath the pews is timber boarded on a stall riser all generally in fair condition; but now also carpeted.
- 12.1.9 At the East end there is a small altar chapel which sits below the organ pipework and organ casing and panelling. All of this area is raised on a suspended timber floor and is carpeted.

13. SOUTH AISLE

The South Aisle was converted in the 1980's into a kitchen and tea room, toilets at east end and a charity shop and meeting rooms above.

13.1 Kitchen

- 13.1.1 Plastered ceiling in good condition.
- 13.1.2 Floor is solid finished with vinyl sheet in good condition. There are modern kitchen fittings and worktops. On the North wall there is a hatch through to the Nave. There is a gated door and hatch on the east wall through to the entrance area. All in good condition.
- 13.1.3 The walls have been lined out with acrylic sheet presumably for public health reasons and are in excellent condition.

13.2 Entrance Area

- 13.2.1 Similar to kitchen except most of this is exposed blockwork painted, with Douglas Fir doors, staircase, skirtings etc all in very good condition.
- 13.2.2 The floor is carpeted.
- 13.2.3 There is rising damp to the painted stone column on the north wall. Remedying the rising damp is not easy. Sealing treatments will only push the damp further up the column. Removing the paint may allow the stone beneath to breathe. N

13.3 Tea Room

- 13.3.1 Similar to entrance area but with new ceramic tiles to the floor. All generally in good condition.

- 13.3.2 The leaded windows on the South wall are all generally in good condition but rather dirty, and the room seems to have effective ventilation, but it seems the window hoppers do not open.
- 13.3.3 There is severe rising damp adjacent to the WC door and on the north wall columns, and a small amount of patching and redecoration is required to the plasterwork. M
- 13.3.4 Beyond the tea room are the toilets for the congregation and staff. There is a separate male, female and a disabled persons cubicle, although the disabled persons cubicle is non-compliant. The floors are vinyl sheet, walls and ceilings are plastered and all in fair condition, but there is damp penetration on the east wall below the window. There is a blocked doorway on the east wall. (see item 8.1.5) There is a wash hand basin and water heater which is adequate for the amount of usage. N
- 13.3.5 There are two relatively new wall mounted boilers located on the north wall as well as a new floor-mounted unit serving the south aisle rooms and which is protected by a stout metal cage. All appear to be in good condition.
- 13.3.6 The large diameter flue pipe from the previous boiler is to be removed as part of the scheme to remove asbestos based equipment following the recent asbestos survey. N
- 13.4 Upper Floor**
- 13.4.1 This is formed from the upper part of the South Aisle and divided into four areas; a room at the West end, a landing, a central room and a room at the east end.
- 13.4.2 The West room: newly decorated following minor plaster patching and in good condition. Two new radiators. There are signs of penetrating damp on the south wall. This might relate to the gutters and outlet at eaves level. See also item 3.1.3. A
- 13.4.3 The roof structure of the South Aisle (similar to the North Aisle) is quite clear from this level and all generally appears to be in fair condition. But there is daylight through some of the ceiling boarding. Urgent roof repairs externally are therefore needed. See also 1.7.2. A
- 13.4.4 The Central room: This is used as an office and is similar to the west room except for the fact that the arches giving on to the Nave are semi-translucent. Also, the roof boarding has been boarded or plastered over to form a ceiling and is decorated to match the walls.
- 13.4.5 The main roof structure looks to be in good condition but the wall to the east, mainly taken up by the large archway, is suffering from penetrating damp at the junction with the north wall at eaves level. This could be due to faulty or leaking gutters or missing slates. Decoration but possibly surface plaster is being affected. See also 13.4.6 below.
- 13.4.6 The East room: used as an office and accessed through the central room. Within the east wall there is a vesical piscis window, in fair condition. There is an extract fan and radiator also on the East wall. However, the adjacent decorative finishes and surface plaster are badly affected by penetrating damp and look very unsightly. This is also the case on the return south wall and into the south west corner at the spring point of the arch. There is the potential for this damp to affect the structural roof timbers. Clearly external and internal remedial work is now at an urgent stage. A
- 13.4.7 The rooms are heated by a radiator system and lit by ceiling mounted square fluorescent light fittings.

13.4.8	The landing at the head of the stairs links the west room with the central room. The walls and ceiling are in fair condition. The upper parts of the arcade opening through to the Nave are filled with obscure glass panels in a Douglas Fir framework, all in very good condition.	
13.4.9	There is a fireproof partition and door dividing the central upper room from the staircase, but the doors into the rooms require closers.	B
13.4.10	The floor is suspended timber and is carpeted.	
14.	<u>SOUTH PORCH</u>	
14.1.1	Lofty porch with painted pine purlins, ridge, rafters and boarding all generally in good condition. Some re-decoration would be of benefit.	
14.1.2	The walls are plastered out and in fair condition but there is some penetrating damp on the south wall. There are also a few signs of damp on the north wall possibly from defects on the roof above but also from rising damp. There is a pine dado up to one metre off the floor. Walls are rather grubby in places and Some re-decoration would be of benefit.	M
14.1.3	There is a set of oak doors with the frame all in good condition with good quality cast iron "Collinge" hinges.	
14.1.4	The floor is sandstone flags laid in diamond pattern. These are slightly uneven and the open joints would benefit from being pointed. 2 no. floor slabs also require replacing.	D
14.1.5	There is an additional danger of tripping up at the start of the carpet where the matwell is well below the carpet trim. A new matwell may well be the answer.	E
14.1.6	Rectangular windows to east and west walls covered with reinforced acrylic sheet in fair condition.	
15.	<u>VICAR'S VESTRY</u>	
15.1.1	The Vestry has been altered to form an additional upper store room accessed by a timber staircase. The decorations overall are in fair condition (see also below) but would benefit from an uplift especially at the doorway on the east wall.	M
15.1.2	At lower level the walls have a painted timber dado one metre in height, in fair condition but again in need of decoration. There is some rising damp evident above the dado on the South and North walls and some decoration is required.	M
15.1.3	The east wall contains a boarded and framed arch headed external door seemingly in good condition and it is reported that this door was opened recently. There is also a sink unit and water heater adjacent and tucked under the staircase and all in fair condition. There is a wall safe and floor safe on west wall in good condition.	
15.1.4	The entrance doorway in from the area adjacent to the organ chamber, is from beneath a shouldered arch within a larger arched opening. The door is of softwood, battened, framed and boarded in reasonable condition. The step and bottom of the door to the doorway in the East wall shows signs of water ingress.	N

- 15.1.5 The window to the east wall is in only fair condition but there is stone erosion at its arched head with a severe loss of decoration and some surface stone. The paint and decorative layers are falling onto the sill below and onto the staircase. The stonework surround to the window continues to erode, now apparently at an accelerated rate, slightly and there is considerable evidence of damp penetration through the reveals, at arch head level and to the north side of the window. This room would also benefit from increased ventilation either natural or mechanical. A
- 15.1.6 The window ferramenta needs painting and the window vent does not open properly. Attention is needed to these two items soon. B
- 15.1.7 The floor is solid and covered in carpet.
- 15.1.8 The lighting is modern strip and in good condition.
- 15.1.9 There is a storage platform above the Vestry reached by a timber staircase dating from the 1990's. From the staircase the top of the east window is clearly visible – see item 15.1.5 above. The full extent of the deterioration of the window can be seen from here.
- 15.1.10 At this level the walls are plastered and in fair condition and, apart from the comments above regarding the east wall, there is damp on the north wall. There is carpet on a timber floor, but most of the floor is covered in furniture or stored items.
- 16. ORGAN CHAMBER**
- 16.1.1 The problem of water ingress from the chimney seems now to be of no relevance as the chimney stack has been removed.
- 16.1.2 Within the organ chamber archway, the doorway and adjacent pier to the Vestry is heavily eroded due to rising damp and there is some eroding render at low level. It seems this is the result of old rather than recent leaks.
- 16.1.3 There is a CO2 fire extinguisher within the lobby to the Organ Chamber tested in August 2019. M
- 17. BELFRY**
- The belfry was accessed on this occasion but access remains awkward.
- 17.1.1 The belfry or bell turret is reached via an opening in the north wall at the West end of the church at the base of the belfry tower. There is no permanent access up to the north landing below the opening and so an unfixed ladder is the only means of access. Ideally a handrail should be installed to prevent fall. An irregular narrow stone spiral leads up to the bell turret. Lights are certainly needed to light the staircase which has no external windows. D
- 17.1.2 The stonework walls of the staircase are of rough rubblestone but generally in fair condition. The steps are in fair condition with the exception of the top half dozen which are broken, missing or badly eroded. A piece of timber is substituted for one of the steps. Some stonework consolidation below the access hatch at the top is necessary. The defective steps need replacing and consolidating soon but within the next couple of years. C

- 17.1.3 The timber access hatch to the chamber is completely rotten and unsafe, at present being supported by a temporary timber prop. It needs re-making soon. Safe access was not possible beyond the underside of the hatch. C
- 17.1.4 The bell chamber is just visible from the hatch. Although of stone externally it consists of four simple angled brick piers. Internally the brickwork seems far from ideal, especially at the base of the spire, and closer inspection is needed to ascertain the structural integrity of the top of the octagonal and the base of the stone spire. The timber louvres are held in rather informally. C
- 18. BOILER ROOM (below the South-East Vestry)**
- 18.1.1 The steps down to the boiler room are stone in reasonable condition, but many of the front nosings are chipped and missing with several horizontal joints to point. A handrail is needed. D
- 18.1.2 The roof support structure is steel beams and in-situ concrete infilling probably reinforced, spanning between, but the beams are rusty and need painting. C
- 18.1.3 The floor is concrete, assumed to be in fair condition, but it is currently covered by a raised timber deck to keep items off the damp floor.
- 18.1.4 The walls are brick and rubble stone in fair condition considering the situation but there are many open joints, disturbed areas and holes, and a fair degree of efflorescence.
- 18.1.5 There is a vent on the east wall to outside ground level and a vent on the south wall. The gas meter is situated on the East wall.
- 18.1.6 The boiler room door is of oak. It is in fair condition but needs easing and painting. M
- 18.1.7 The metal enclosure fencing at the top of the steps is of steel and in good condition but it needs painting. M
- 19. SERVICES**
- 19.1.1 The lighting of the interior has already been commented upon in separate sections and seems to be reasonably efficient. It consists of spotlight on 'stalks' in the Nave area and individual spots to the North Aisle. There are plans to convert the lamps to LED's
- 19.1.2 The boiler which serves the radiators in the South Aisle is situated on the East wall of the former South-East Vestry, now the toilet area. It is gas-fired and relatively new.
- 19.1.3 The heating of the Nave and North Aisle interior is achieved by two smaller boilers sited on the north wall of the South-East Vestry and serves a new perimeter radiator system.
- 19.1.4 There are loudspeakers within the Nave but accompanied by lots of visible cables.
- 19.1.5 There appears to be no lightning conductor installation, presumably because of the taller Town Hall building next door.

III SUMMARY OF REPORT AND RECOMMENDATIONS

1. GENERAL CONDITION OF THE FABRIC

- 1.1 The general condition of the church fabric is reasonably sound, although there are still items outlined below in the recommendations that ought to be attended to. There is a lot to attend to and many items have been noted in previous inspection reports over twenty years ago. There are some structural fractures to be noted especially at the south west corner of the Nave but fortunately, very few of these items do not appear to have any major structural implications.
- 1.2 The condition of the slating on the south slopes continues to cause concern and replacements ought now to be urgently considered as there are numerous slippages and defects clearly apparent, and short terms repairs will only solve matters temporarily.
- 1.3 Replacement of original areas of decayed stone especially on the south sides and west front ought also to be considered in the relatively near future, and this might best be tackled by devising a programme of gradual replacement perhaps on a year by year, or on an area by area basis.
- 1.4 At the same time a programme of masonry re-pointing ought also to be prepared as this is a universal problem throughout the external fabric of the church. The south face of the Southeast Vestry is one area which ought to be tackled relatively soon, although there are some areas on the west gable.
- 1.5 The leadwork to the roof of the Southeast Vestry is now approaching the end of its useful life. This has been commented upon in previous inspections. It has been patched many times with various degrees of success and renewal ought to be considered flowing removal of the asbestos flue.
- 1.6 Rising damp is evident in several locations within the church and this very noticeable on the stone columns in the Nave and South Aisle. It will, however, be difficult to eradicate without significant funds. Unfortunately, there are very few economic ways of eradicating rising damp with the subsequent deposit of disfiguring surface salts. Removing any emulsion paints and letting the stonework breathe will help.
- 1.7 The stonework and leadwork to the east window of the Vicars Vestry should receive attention soon.
- 1.8 The rainwater goods on the south side are all in need of caulking and painting as there are many rusty and dripping joints. Equally, clearing out of hoppers at the ends of gutters must be done on a regular basis to avoid blockages and overflowing of rainwater.
- 1.9 From the rather awkward and partly remote inspection of the Belfry turret the structure seems rather suspect and it is recommended that further close inspection is carried out perhaps with the aid of a mobile platform whilst the louvres are being prepared and other high level repairs are ongoing. At the very least safe access must be reinstated so that inspection and subsequent repair or maintenance work can be safely carried out.

2. WORKS OF REPAIR IN ORDER OF PRIORITY

These items do not cover normal works of regular maintenance (M) such as occasional roofing slate repair, painting and decorating, cleaning etc. In addition, it may be economic to carry out items of differing priorities in one location, for example lower priority re-pointing work whilst scaffolding is erected for roof repairs.

2.1 A Items which need urgent attention

- a. Replace missing, sipped or damaged slates to roofs on south slopes (refs. 1.5.1, 1.5.2, 1.5.5, 1.6.1, 1.7.2, 1.7.3 and 1.9.1).
- b. Re-fix or fill joints of upstand flashings to South Aisle roof parapet (ref. 1.7.4) top of South Aisle roof (ref. 1.7.5) and South east Vestry (ref. 1.8.5).
- c. Unblock full sumps at east end of Vestry roof (ref.1.4.2) and to the east side of the South East Vestry (ref. 1.8.2).
- d. Unblock rainwater hopper on east face of South East Vestry (refs. 1.8.2. and 6.1.11).
- e. Repair leaking gutter on the south clerestory (ref. 3.1.3).
- f. Fill joints in south gable of South Porch (ref. 5.1.4).
- g. Carry out remedial plastering and decorative work to east room at first floor South Aisle after remedial action to South Aisle roof (ref. 13.4.6).
- h. Attend to stonework defects in east window of Vicars Vestry (ref. 15.1.5).

2.2 B Items which should receive attention within the next 12 months

- a. Repair leaks at joints in cast iron box gutters to South Nave and redecorate (ref.1.7.1).
- b. Repair crack in leadwork on South East vestry roof, re-point flashing joints and point parapet joints and (refs. 1.8.3, 1.8.4 and 1.8.6).
- c. Remove wasps' nest on west gable top of south buttress (ref. 2.2.12).
- d. Replace stonework on first bay from west on South Aisle (ref. 3.2.2).
- e. On the east return wall to the South Aisle replace the moulded crown piece to the top of the vesica piscis window, and points adjacent joints (ref. 3.2.11).
- f. On the north clerestory re-point the window to wall joints at the window junctions and paint the rusty ferramenta (ref. 4.1.4).
- g. Replace defective stones, reset the coping and re-point open joints to the south wall of the South East Vestry (ref. 6.1.2)

- h. Dress back surface to corbel stone on the east wall of the South East Vestry (ref. 6.1.8).
- i. At ground level on the east wall of the Vicars Vestry unblock the gully, re-fit waste pipe and tidy up adjacent area. (ref. 13.4.7).
- j. Fit door closers on first floor rooms in South Aisle – e.g. between middle room and east room (ref. 13.4.9).
- k. In Vicars Vestry reinstate window hopper to working order to achieve some degree of ventilation (ref. 15.1.6).
- l. Replace stonework in various locations (ref. 3.2.2).

2.3 **C** **Items which should receive attention within the next 12 -18 months**

- a. Re-point stonework joints in various locations (refs. 2.1.1, 2.2.2, 2.2.4, 2.3.3, 2.3.7, 2.3.8, 3.2.4, 3.2.6, 3.2.8, 3.2.9, 5.1.1, 7.1.1, 7.4.2, 8.1.1, 8.1.2).
- b. Isolated masonry repairs and stone replacement (refs. 2.2.4, 2.3.1, 2.3.3, 2.3.4, 2.3.5, 2.3.7, 8.1.1, 8.1.2).
- c. Replace louvre blades to bell turret (ref. 2.4.3).
- d. Re-lead leaded window to South elevation of South-East Vestry (ref. 6.1.4).
- e. Reform or replace defective steps (4no.) at top of Belfry staircase (ref. 17.1.20 and re-make the timber access hatch (ref. 17.1.3).
- f. Organise a closer safe inspection of top of Bell Turret perhaps using a mobile inspection platform (ref. 17.1.4).
- g. Brush off salts from walls of former Boiler Room and prepare and paint rusty steel roof beams (ref.18.1.2).

2.4 **D** **Items which should receive attention during the Quinquennium**

- a. Replace cruciform stone finial on Chancel east gable (ref. 1.6.2).
- b. Re-point or plastic repair the stonework to the West doorway columns (ref. 2.2.11).
- c. Replace eroded stones to Bell Turret (ref. 2.4.2).
- d. Re-point around east and west rainwater pipes to North Clerestory (ref. 4.1.2).
- e. Re-point fracture to south face of South Porch and remove paint. (ref. 5.1.5).
- f. Repair boiler room lintel (ref. 6.1.5) and steps (ref. 18.1.1).
- g. Carry out stonework repairs to Chancel and Vicar's Vestry (refs. 7.2.3, and 7.4.1).

- h. Replace glazing to Vicar's Vestry window (ref. 8.1.4).
- i. Replace rotten boards to ceilings in west doorway recesses (ref. 10.1.10).
- j. Level out particular stone slabs to south porch (ref 14.1.4).
- k. Fit rail and/or safe access up to belfry entrance level above west recess (ref. 17.1.1).

2.5 E Items which it would be desirable to carry out

- a. Overhaul and restore Nave clerestory window opening mechanisms (ref 10.1.6).
- b. Investigate the apparent fracture in the wall to the south west corner of the Nave – a full scaffold may be needed together with the services of a structural engineer (ref. 10.1.8).
- c. Point crack on the south arcade wall of the Nave (ref. 10.1.17) .
- d. Install new or raise level of matwell in South Porch (ref. 14.1.5).

2.6 Indicative Costs

These are very broad brush estimates. Precise estimates would require the input from a quantity surveyor.

A Items - £18,000*

B Items - £27,000

C Items - £16,000

D Items - £14,000

E Items - £9,500

Excludes Professional fees, VAT and exceptional access costs.

*This figure does not include for total roof covering replacement, but for basic repairs only.

IV APPENDICES

- A. Photographs of specific items and defects
- B. Electrical Test Report (if available)

Appendix 1 Photographs of specific items and defects



Nave south slope showing slipped slates at ridge



Nave South slope west end - defective areas of slate; rusty rw goods. South Aisle east end – defective mortar flashing



Chancel south slope showing slipped slates at east end and at eaves South Porch roof east slope – defective slates and rusty rw goods



South East Vestry roof – poor condition and defective gable.



Sump at north end of east gutter



Sump at north end of east gutter



Nave roof, north side, west end – gutter filled with plant life



Vicars Vestry roof, north side, east end – hopper filled with plant life



Nave Clerestory wall north side - open joints around rainwater pipes and on east return wall.



Chancel north side – open joints to north wall.



Bell Turret east side – missing timber louvre. (South side also).



West end Nave wall – south buttress open joints



West end South Aisle wall – defective and eroded stonework



South west end of South Aisle –buttress stonework



South Porch – stonework to east of entrance arch



South Porch – eroding stonework to east column and arch



South Aisle wall – eroding stonework below sills and to each window



South Aisle wall east end – eroding stonework and open joints



South East Vestry south wall – open joints and badly eroded stone



South East Vestry east wall – loss of face



Chancel east wall – loss of face to stonework below principal east window Chancel east window – erosion at top of northernmost lancet



Vicars Vestry east wall – erosion to rubble stonework. Vicars Vestry east wall – erosion to window arch stones and adjacent.



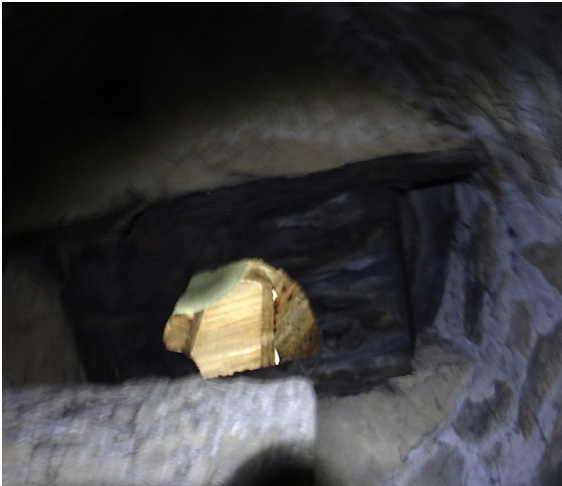
Vicars Vestry east wall - railings in poor condition Vicars Vestry east wall – gap requiring clearing and repair



Access landing for Bell Turret at west end



Bell Turret staircase showing missing and defective steps



Bell Turret top of staircase showing defective hatch



Bell Turret – interior of belfry showing gaps in masonry to louvre panels



Ceiling of south recess at west end showing rotten boards



South west corner of Nave showing vertical crack in wall



Nave north wall clerestory window – damp penetration to reveals. North Aisle roof – white staining on underside of painted boards



Nave north wall – unused window opening mechanism. Chancel north wall – stretch marks on plaster surfaces



Entrance Hall – severe rising damp to stone column. Café – severe rising damp to columns and walls



South Aisle first floor – east room showing penetrating damp



South Aisle first floor – east room showing penetrating damp east wall



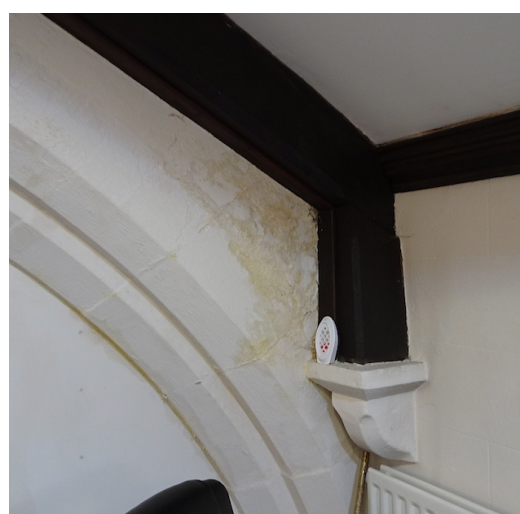
South Aisle first floor – east room south wall damp on arch base




Detail of base of arch



South Aisle first floor – central room leading to east room



Central room opposite side to east room arch base



NICEIC
APPROVED
CONTRACTOR

This report is not valid if the serial number has been defaced or altered

IPN4/ 0069851

ELECTRICAL INSTALLATION CONDITION REPORT

Contractor's Reference Number: CRN/

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX

A. DETAILS OF THE CLIENT

Client: BISHOP AUCKLAND PARISH	Address: PARISH OFFICE ST ANNES CHURCH, MARKET PLACE BISHOP AUCKLAND
Postcode: DL14 7NP	

B. PURPOSE OF THE REPORT This report must be used only for reporting on the condition of an existing installation.

Purpose for which this report is required: **5 YEARLY TEST.**

Date(s) on which inspection and testing were carried out: **28-7-2020**

C. DETAILS OF THE INSTALLATION

Occupier: ST ANNES CHURCH	Address: THE MARKET PLACE BISHOP AUCKLAND
Postcode: DL14 7NU	

Estimated age of the electrical installation: **30** years Description of premises: domestic, commercial, industrial, other (Please state) Evidence of alterations or additions: If yes, estimated age: _____ years

Date of previous inspection: **7/7/15** Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: **374893**

Records of installation available: **N/A** Records held by: **COMMITTEE**

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:
FULL FIXED WIRING

Agreed limitations including the reasons, if any, on the inspection and testing:
NO ACCESS TO LOFT SPACES, UNDERFLOORS OR VOIDS

Agreed with: _____

Operational limitations including the reasons (see page No. _____)

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the client and inspector prior to the inspection.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
GOOD CONDITION

Summary of the condition of the installation continued on additional pages? No Yes Specify page No(s): _____

Overall assessment of the installation: **SATISFACTORY** ~~UNSATISFACTORY~~ (Delete as appropriate)

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further Investigation without delay (FI) is required

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

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Page 1 of

Please see the 'Notes for Recipients' on the reverse of this page.

ELECTRICAL INSTALLATION CONDITION REPORT

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:
 There are no items adversely affecting electrical safety or The following observations and recommendations for action are made

Item No	Observations	Code†
1		

Additional pages? No Yes Specify page No(s): _____

† One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:

Code C1 *'Danger present'. Risk of injury. Immediate remedial action required.*
 Code C2 *'Potentially dangerous'. Urgent remedial action required.*
 Code C3 *'Improvement recommended'.*
 Code FI *'Further investigation required without delay'.*

Immediate remedial action required for items: _____
 Urgent remedial action required for items: _____
 Further investigation required without delay for items: _____
 Improvement recommended for items: _____

Please see the reverse of this page for guidance regarding the Classification codes.

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see F) and the attached schedules (see H), provides 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 and testing (see D).

I/We further declare that in my/our judgement, the overall assessment of the installation in terms of its suitability for continued use is

SATISFACTORY / UNSATISFACTORY* (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

Delete as appropriate

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (FI) is required.

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: [Signature]
 Name: J WILSON
 Position: ELECTRICIAN
 Date: 28-7-20

REPORT REVIEWED AND CONFIRMED BY:

Signature: [Signature]
 Name: J WILSON
 Date: 28-7-20
 (Registered Qualified Supervisor for the Approved Contractor at J)

Original (To the person ordering the work)

ELECTRICAL INSTALLATION CONDITION REPORT

H. SCHEDULES AND ADDITIONAL PAGES

Inspection Schedule: Page(s) No 4, 5, 6
 Additional pages, including additional source(s) data sheets: Page No(s)
 Schedule of Circuit Details for the Installation: Page No(s) 7
 Schedule of Test Results for the Installation: Page No(s) 8
 The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than **5 YEARS** (Enter interval in terms of years, months or weeks, as appropriate)
 provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or F1 (further investigation required without delay) are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: **AUCKLAND ELECTRICAL + SECURITY**
 Address: **5 BWEBELL CLOSE
BISHOP AUCKLAND
COUNTY DURHAM**
 Telephone number: **0388458259**
 Email address: **ENQUIRIES@AUCKLANDELEC.CO.UK**
 Enrolment number: **3 2 5 4 3 0**
 Branch number:
 Postcode: **DL40TL**

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)	Number and type of live conductors	Nature of supply parameters	Characteristics of primary supply overcurrent protective device(s)
TNS	a.c. <input checked="" type="checkbox"/> d.c. <input type="checkbox"/>	Nominal voltage(s): 415 V $U_n^{(1)}$ 230 V $U_n^{(2)}$	BS(EN) 1361
TNCS <input checked="" type="checkbox"/>	1-phase (2-wire) <input type="checkbox"/> 1-phase (3-wire) <input type="checkbox"/> 2-pole <input type="checkbox"/>	Nominal frequency, $f^{(1)}$ 50 Hz	Type II
TNC	2-phase (3-wire) <input type="checkbox"/> 3-pole <input type="checkbox"/>	Prospective fault current, $I_{pf}^{(2)}$ 0.93 kA	Rated current 100 A
TT	3-phase (3-wire) <input checked="" type="checkbox"/> 3-phase (4-wire) <input type="checkbox"/> other <input type="checkbox"/>	External earth fault loop impedance, $Z_e^{(3)}$ 0.25 Ω	Short-circuit capacity 33 kA
IT	Other <input type="checkbox"/> Phase state <input type="checkbox"/>	Number of sources 3	Confirmation of supply polarity <input checked="" type="checkbox"/> (✓)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing		Details of installation earth electrode (where applicable)	
Distributor's facility: <input checked="" type="checkbox"/>	Type: <input type="text"/>	(eg rods, tape(s) etc)	Location: <input type="text"/>
Installation earth electrode: <input type="checkbox"/>	Electrode resistance, R_A : <input type="text"/>	(Ω)	Method of measurement: <input type="text"/>

Main Switch/Switch-Fuse/Circuit-Breaker/ RCD		Earthing conductor		Earthing and protective bonding conductors		Bonding of extraneous-conductive-parts (✓)	
Type: BS(EN) 60947	Voltage rating 415 V	Conductor material COPPER	Main protective bonding conductor material COPPER	Water installation pipes <input checked="" type="checkbox"/>	Lightning protection <input type="checkbox"/>	Oil installation pipes <input type="checkbox"/>	Structural steel <input type="checkbox"/>
No of poles 4	Rated current, I_n 125 A	Conductor csa 16 mm²	Conductor csa 10 mm²	Gas installation pipes <input checked="" type="checkbox"/>	Other <input type="text"/>		
Primary supply conductors material COPPER	RCD operating current, $I_{\Delta n}$ N/A mA	Connection/continuity verified <input checked="" type="checkbox"/> (✓)	Connection/continuity verified <input checked="" type="checkbox"/> (✓)				
Primary supply conductors csa 25 mm²	Rated time delay* N/A ms						
	RCD operating time (at $I_{\Delta n}$)* N/A ms						

* (Applicable only where an RCD is suitable and is used as a main circuit-breaker)

ELECTRICAL INSTALLATION CONDITION REPORT

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
1.0	Condition/adequacy of distributor's/supply intake equipment[†]		
1.1	Service cable	✓	
1.2	Service head	✓	
1.3	Distributor's earthing arrangement(s)	✓	
1.4	Meter tails – Distributor/ Consumer	✓	
1.5	Metering equipment	✓	
1.6	Means of main isolation (where present)	N/A	
2.0	Presence of adequate arrangements for parallel or switched alternative sources		
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A	
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	N/A	
3.0	Automatic disconnection of supply		
3.1	Main earthing and bonding arrangements		
	• Presence and condition of distributor's earthing arrangement	✓	
	• Presence and condition of earth electrode arrangement	N/A	
	• Adequacy of earthing conductor size	✓	
	• Adequacy of earthing conductor connections	✓	
	• Accessibility of earthing conductor connections	✓	
	• Adequacy of main protective bonding conductor size(s)	✓	
	• Adequacy of main protective bonding conductor connections	✓	
	• Accessibility of main protective bonding connections	✓	
	• Accessibility and condition of other protective bonding connections	✓	
	• Provision of earthing/bonding labels at all appropriate locations	✓	
3.2	FELV		
	• Source providing at least simple separation	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
3.3	Reduced low voltage		
	• Adequacy of source	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
4.0	Other methods of protection (where the methods of protection listed below are employed, details should be provided on separate sheets)		
4.1	Double insulation	✓	
4.2	Reinforced insulation	✓	
4.3	Use of obstacles	✓	
4.4	Placing out of reach	✓	
4.5	Non-conducting location	✓	
4.6	Earth-free local equipotential bonding	✓	
4.7	Electrical separation for more than one item of equipment	✓	
5.0	Distribution equipment		
5.1	Adequacy of working space/accessibility of equipment	✓	
5.2	Security of fixing	✓	
5.3	Condition of insulation of live parts	✓	
5.4	Adequacy/security of barriers	✓	
5.5	Condition of enclosure(s) in terms of IP rating	✓	
5.6	Condition of enclosure(s) in terms of fire rating	✓	
5.7	Enclosure not damaged/deteriorated so as to impair safety	✓	
5.8	Presence of main switch(es), linked where required	✓	
5.9	Operation of main switch(es) (functional check)	✓	
5.10	Correct identification of circuit protective devices	✓	
5.11	Adequacy of protective devices for prospective fault current	✓	
5.12	RCD(s) provided for fault protection – includes RCBOs	✓	
5.13	RCD(s) provided for additional protection – includes RCBOs	✓	

* All Outcome boxes must be completed.
 ✓ indicates Acceptable condition
 LIM indicates a Limitation
 N/A indicates Not applicable

Unacceptable condition state C1 or C2
 Improvement recommended state C3
 Further investigation required without delay state F1
 (to determine whether danger or potential danger exists)

Outcome
 Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and F1 coded items to be recorded in Section F of the report.

[†] Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.

Original (to the person ordering the work)

ELECTRICAL INSTALLATION CONDITION REPORT

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.14	RCD(s) provided for protection against fire – includes RCBOs	✓	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	✓	
5.16	Presence of RCD retest notice at or near equipment where required	✓	
5.17	Presence of diagrams, charts or schedules at or near equipment, where required	✓	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	✓	
5.19	Presence of alternative/additional supply arrangement warning notice(s) at or near equipment where required	✓	
5.20	Presence of replacement next inspection recommendation label	✓	
5.21	Presence of other required labelling (specify)	✓	
5.22	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓	
5.23	Single-pole switching or protective devices in line conductors only	✓	
5.24	Protection against mechanical damage where cables enter equipment	✓	
5.25	Protection against electromagnetic effects where cables enter metallic enclosures	✓	
6.0	Distribution/final circuits		
6.1	Identification of conductors	✓	
6.2	Cables correctly supported throughout their length	✓	
6.3	Condition of insulation of live parts	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking	✓	
6.5	Suitability of containment systems for continued use (including flexible conduit)	✓	
6.6	Cables correctly terminated in enclosures (indicate extent of sampling in Section D of report)	✓	
6.7	Confirmation of indication that SPD(s) are functional	N/A	
6.8	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓	
6.9	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.10	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.11	Adequacy of protective devices; type and rated current for fault protection	✓	
6.12	Presence and adequacy of circuit protective conductors	✓	
6.13	Co-ordination between conductors and overload protective devices	✓	
6.14	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.15	Cables where exposed to direct sunlight, of a suitable type	✓	
6.16	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage	✓	
	• installed in prescribed zones (see Section D. Extent and limitations)	✓	
	• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations)	✓	
6.17	Provision of additional protection by 30 mA RCD		
	• † for mobile equipment not exceeding a rating of 32 A for use outdoors	✓	
	• † for all socket-outlets of rating 20 A or less, unless exempt	✓	
	• † for cables installed in walls / partitions at a depth of less than 50 mm	✓	
	• † for cables installed in walls / partitions containing metal parts regardless of depth	✓	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
6.19	Band II cables segregated/separated from Band I cables	✓	
6.20	Cables segregated/separated from non-electrical services	✓	
6.21	Termination of cables at enclosures (identify numbers and locations of items inspected in Section D)	✓	
	• Connections under no undue strain	✓	
	• No basic insulation of a conductor visible outside an enclosure	✓	
	• Connections of live conductors adequately enclosed	✓	
	• Adequacy of connection at point of entry to enclosure (gland, bush or similar)	✓	
6.22	General condition of wiring systems	✓	
6.23	Temperature rating of cable insulation	✓	
6.24	Condition of accessories including socket-outlets, switches and joint boxes	✓	
6.25	Suitability of accessories for external influences	✓	
6.26	Single-pole switching or protective devices in line conductors only	✓	
6.27	Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment – identify /record numbers and locations of items inspected	✓	

† Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection

* All Outcome boxes must be completed.
✓ indicates Acceptable condition
L/M indicates a Limitation
N/A indicates Not applicable

Unacceptable condition state C1 or C2
Improvement recommended state C3
Further investigation required without delay state FI
(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and FI coded items to be recorded in Section F of the report. Page 5 of

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IPN4/9

Original (To the person ordering the work)

ELECTRICAL INSTALLATION CONDITION REPORT

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
7.0	Isolation and switching		
7.1	Isolators		
	• presence and condition of appropriate devices	✓	
	• acceptable location (state if local or remote)	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
	• Warning label posted in situations where live parts cannot be isolated by the operation of a single device	✓	
7.2	Switching off for mechanical maintenance		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.3	Emergency switching/stopping		
	• presence and condition of appropriate devices	N/A	
	• readily accessible for operation where danger might occur	N/A	
	• correct operation verified	N/A	
	• clearly identified by position and/or durable marking(s)	N/A	
7.4	Functional switching		
	• presence and condition of appropriate devices	N/A	
	• correct operation verified	✓	
8.0	Current-using equipment (permanently connected)		
8.1	Condition of equipment in terms of IP rating	✓	
8.2	Equipment does not constitute a fire hazard	✓	
8.3	Enclosure not damaged/deteriorated so as to impair safety	✓	
8.4	Suitability for the environment and external influences	✓	
8.5	Security of fixing	✓	
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section D of report)	✓	
8.7	Recessed luminaires (e.g. downlighters)		
	• correct type of lamps fitted	N/A	
	• installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar	N/A	
	• no signs of overheating to surrounding building fabric	N/A	
	• no signs of overheating to conductors/terminations	N/A	
9.0	Location(s) containing a bath or shower		
9.1	Additional protection by RCD not exceeding 30 mA		
	• for low voltage circuits serving the location	N/A	
	• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	N/A	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	N/A	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A	
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	N/A	
9.7	Suitability of equipment for installation in a particular zone	N/A	
9.8	Suitability of current-using equipment for a particular position within the location	N/A	
10.0	Other special installations or locations		
	List special locations present, if any. List the results of particular inspections applied (a separate page is required for each location).		N/A

Original (To the person ordering the work)

* All Outcome boxes must be completed.
✓ indicates Acceptable condition
LIM indicates a Limitation
N/A indicates Not applicable

Unacceptable condition state C1 or C2
Improvement recommended state C3
Further investigation required without delay state F1
(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and F1 coded items to be recorded in Section F of the report.

Page 6 of

**SCHEDULE OF CIRCUIT DETAILS
FOR THE PRIMARY DISTRIBUTION BOARD**

Original (To the person ordering the work)

TO BE COMPLETED IN EVERY CASE	TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*	
Location of distribution board: KITCHEN CUPBOARD	Supply to distribution board is from: _____	No. of phases: _____ Nominal voltage: _____ V
Distribution board designation: DB 1	Overcurrent protective device for the distribution circuit: Type: _____ Rating: _____ A	Associated RCD (if any) - BS (EN) _____ RCD No. of poles: _____ I _{Δn} _____ mA

CIRCUIT DETAILS													
Circuit number and line	Circuit designation	Type of wiring (see code below)	Reference method †	Number of parts served	Circuit conductor/cables			Overcurrent protective devices			RCD	Maximum I_{sc} permitted by BS 7671 (EI)	
					Live (mm ²)	cpc (mm ²)	Max. disconnection time permitted by BS 7671 (s)	BS (EN)	Type	Rating (A)			Short-circuit capacity (kA)
1	SUB MAIN DB 2	A	C	1	6	25	5	60898	C	40	10	N/A	0.55
2	SUB MAIN DB 3	A	B	1	16	10	5	61009	C	45	10	30	0.55
4	SPARE												
5	SPARE												
7	LIGHTS NAVE SOUTH WALL	A	C	1	1	1	5	60898	B	10	10	N/A	4.37
8	LIGHTS NAVE NORTH WALL REAR	A	C	1	1	1	5	60898	B	10	10	N/A	4.37
10	LIGHTS AISLE FRONT AREA	A	C	2	1	1	5	60898	B	10	10	N/A	4.37
11	RADIAL PORCH HEATER	A	C	2	2.5	1.5	0.4	61009	B	16	10	30	2.73
13	SPARE												
14	SPARE												
16	LIGHTS AISLE ALTER	H	C	2	1	1	5	60898	B	10	10	N/A	4.37
17	LIGHTS AISLE MIDDLE	H	C	1	1	1	5	60898	B	10	10	N/A	4.37
19	LIGHTS NAVE WALL FRONT	H	C	1	1	1	5	60898	B	10	10	N/A	4.37
20	LIGHTS NAVE SOUTH WALL REAR	H	C	1	1	1	5	60898	B	10	10	N/A	4.37
22	COOKER	A	B	1	10	4	0.4	61009	B	32	10	30	1.37
23	RADIAL DISHWASHER	A	B	1	2.5	1.5	0.4	61009	B	16	10	30	2.73

* In such cases, details of the distribution (sub-main) circuit(s), together with the test results for the circuit(s), must also be provided on continuation schedules.

† See Table 4A2 of Appendix 4 of BS 7671

CODES FOR TYPE OF WIRING							
A	B	C	D	E	F	G	H
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic /SWA cables	Thermosetting /SWA cables	Mineral-insulated cables

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IPN4/

0069851

DB 1

SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

<p>TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p> <p>Characteristics at this distribution board</p> <p>Confirmation of supply polarity</p> <p>See note below</p> <p>Z_s <input type="text"/> Ω Operating times of associated RCD (if any) At $I_{\Delta n}$ <input type="text"/> ms</p> <p>I_{pf} <input type="text"/> kA At $5I_{\Delta n}$ (if applicable) <input type="text"/> ms</p> <p>Phase sequence confirmed (where appropriate) <input type="checkbox"/> (✓)</p>		<p>Test instruments (serial numbers) used:</p> <p>Earth fault loop impedance <input type="text"/> RCD <input type="text"/></p> <p>Insulation resistance <input type="text"/> Multi function 61115435</p> <p>Continuity <input type="text"/> Other <input type="text"/></p>	
---	--	---	--

Original (To the person ordering the work)

TEST RESULTS

Circuit number and link	Circuit impedances (Ω)					Insulation resistance Record lower or lowest value				Polarity (✓)	Maximum measured earth fault loop impedance, Z_s^* (Ω)	RCD		Test button operation (✓)
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Neutral/Earth			at $I_{\Delta n}$	at $5I_{\Delta n}$ (if applicable)	
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	R_2	(M Ω)	(M Ω)	(M Ω)	(M Ω)			(ms)	(ms)	
1	N/A	N/A	N/A	0.07		N/A	>299	>299	>299	✓	0.32	N/A	N/A	N/A
2	N/A	N/A	N/A	0.11		N/A	>299	>299	>299	✓	0.36	N/A	28	✓
4	/	/	/	/	/	/	/	/	/	/	/	/	/	/
5	/	/	/	/	/	/	/	/	/	/	/	/	/	/
7	N/A	N/A	N/A	0.59		N/A	150	200	200	✓	0.84	N/A	N/A	N/A
8	N/A	N/A	N/A	0.56		N/A	>299	>299	>299	✓	0.81	N/A	N/A	N/A
10	N/A	N/A	N/A	0.65		N/A	>299	>299	>299	✓	0.9	N/A	N/A	N/A
11	N/A	N/A	N/A	0.27	/	N/A	>299	>299	>299	✓	0.52	N/A	28	✓
13	/	/	/	/	/	/	/	/	/	/	/	/	/	/
14	/	/	/	/	/	/	/	/	/	/	/	/	/	/
16	N/A	N/A	N/A	0.56		N/A	>299	>299	>299	✓	0.81	N/A	N/A	N/A
17	N/A	N/A	N/A	0.5		N/A	>299	>299	>299	✓	0.75	N/A	N/A	N/A
19	N/A	N/A	N/A	0.3		N/A	>299	>299	>299	✓	0.55	N/A	N/A	N/A
20	N/A	N/A	N/A	0.43		N/A	>299	>299	>299	✓	0.68	N/A	N/A	N/A
22	N/A	N/A	N/A	0.63	/	N/A	>299	>299	>299	✓	0.88	N/A	28	✓
23	N/A	N/A	N/A	0.07	/	N/A	>299	>299	>299	✓	0.32	N/A	28	✓

* Note: Where the installation can be supplied by more than one source, such as a primary source (e.g. public supply) and a secondary source (e.g. standby generator), the higher or highest values must be recorded.

TESTED BY

Signature:	Position: DIRECTOR
Name: (CAPITALS) JWILSON	Date of testing: 28-7-20

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See previous page for Schedule of Circuit Details

IPN4/15

CONTINUATION SHEET
D.B 2

**SCHEDULE OF TEST RESULTS
FOR THE PRIMARY DISTRIBUTION BOARD**

<p>TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION</p> <p>Characteristics at this distribution board</p> <p>Confirmation of supply polarity <input checked="" type="checkbox"/></p> <p>See note below Z_s 0.32 Ω Operating times of associated RCD (if any) At $I_{\Delta n}$ N/A ms $I_{\Delta n}$ 0.72 mA At $5I_{\Delta n}$ (if applicable) ms</p> <p>Phase sequence confirmed (where appropriate) N/A <input checked="" type="checkbox"/></p>	<p>Test instruments (serial numbers) used:</p> <p>Earth fault loop impedance RCD Insulation resistance Multi function 6111/5435 Continuity Other</p>
---	---

Original (to the person ordering the work)

Circuit number and line	Circuit impedances (Ω)					Insulation resistance Record lower or lowest value				Polarity (\checkmark)	Maximum measured earth fault loop impedance, Z_s^* (Ω)	RCD		Test button operation (\checkmark)
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Neutral/Earth			Operating times		
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	R_2	(M Ω)	(M Ω)	(M Ω)	(M Ω)			at $I_{\Delta n}$ (ms)	at $5I_{\Delta n}$ (if applicable) (ms)	
1	/	/	/	/	/	/	/	/	/	/	/	/	/	
2	/	/	/	/	/	/	/	/	/	/	/	/	/	
3	0.49	0.49	0.77	0.31	/	/	>299	7299	7299	\checkmark	0.63	N/A	9	\checkmark
4	N/A	N/A	N/A	0.07	/	/	>299	>299	>299	\checkmark	0.39	N/A	9	\checkmark
5	NA	N/A	N/A	0.12	/	/	>299	>299	>299	\checkmark	0.41	N/A	9	\checkmark
6	N/A	N/A	N/A	1.91	/	/	2.00	150	150	\checkmark	2.23	N/A	9	\checkmark
7	/	/	/	/	/	/	/	/	/	/	/	/	/	/
8	0.63	0.61	1.01	0.41	/	/	>299	7299	7299	\checkmark	0.73	N/A	8	\checkmark
9	NA	N/A	N/A	0.31	/	/	>299	>299	>299	\checkmark	0.56	N/A	8	\checkmark
10	/	/	/	/	/	/	/	/	/	/	/	/	/	/
11	N/A	N/A	N/A	1.21	/	/	200	190	190	\checkmark	1.53	N/A	8	\checkmark
12	/	/	/	/	/	/	/	/	/	/	/	/	/	/

* Note: Where the installation can be supplied by more than one source, such as a primary source (e.g. public supply) and a secondary source (e.g. standby generator), the higher or highest values must be recorded.

TESTED BY
 Signature: *[Signature]* Position: *Electrical* Page 9 of
 Name: **J. J. J. J. J.** Date of testing: **28-7-20**

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See previous page for Schedule of Circuit Details

CONTINUATION SHEET
DB 2

**SCHEDULE OF CIRCUIT DETAILS
FOR THE PRIMARY DISTRIBUTION BOARD**

TO BE COMPLETED IN EVERY CASE		TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*			
Location of distribution board:	UNDERSTAIRS CUPBOARD	Supply to distribution board is from:	DB 1	No of phases:	1
Distribution board designation:	DB 2	Overcurrent protective device for the distribution circuit:	Type: 60898 TYPE C	Associated RCD (if any): BS (EN)	N/A
			Rating: 40 A	RCD No of poles:	1 _{LN} mA
				Nominal voltage:	230 V

Circuit number and line	Circuit designation	Type of wiring (see code below)	Reference method	Number of points served	Circuit conductors: csa			Overcurrent protective devices				RCD			
					Live (mm ²)	cpc (mm ²)	Max. disconnection time Admittance by BS 7671 (s)	BS (EN)			Type	Rating (A)	Short-circuit capacity (kA)	Operating current, I _{Δn} (mA)	Minimum Z _s permitted by BS 7671 (Ω)
								Type	Rating (A)	Short-circuit capacity (kA)					
1	SPARE	/	/	/	/	/	/	/	/	/	/	/	/	/	
2	SPARE	/	/	/	/	/	/	/	/	/	/	/	/	/	
3	KITCHEN + ABOVE SOCKETS	A	A		2.5	1.5	0.4	60898	B	32	6	30	137		
4	RADIAL WATER HEATER	A	A	1	2.5	1.5	0.4	60898	B	16	6	30	273		
5	SOCKET NEAR KITCHEN DR	A	A	1	2.5	1.5	0.4	60898	B	16	6	30	2.73		
6	UPSTAIRS LIGHTS	A	A	12	1.0	1.0	0.4	60898	B	6	6	30	7.28		
7	SPARE	/	/	/	/	/	/	/	/	/	/	/	/	/	
8	+ BOILER SOCKETS CAFE + ABOVE	A	A	8	2.5	1.5	0.4	60898	B	32	6	30	137		
9	HANDRIER + WATER HEATER DISABLED WC	A	A	2	2.5	1.5	0.4	60898	B	16	6	30	2.73		
10	UNKNOWN	/	/	/	/	/	/	/	/	/	/	/	/	/	
11	LIGHTS DOWNSTAIRS	A	A	15	1.0	1.0	0.4	60898	B	6	6	30	7.28		
12	SPARE	/	/	/	/	/	/	/	/	/	/	/	/	/	

* In such cases, details of the distribution (sub-main) circuits, together with the test results for the circuit(s), must also be provided on continuation schedules.

† See Table 4A2 of Appendix 4 of BS 7671

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	O (Other - please state)
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic /SWA cables	Thermosetting /SWA cables	Mineral-insulated cables	

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DB3
CONTINUATION SHEET

**SCHEDULE OF CIRCUIT DETAILS
FOR THE PRIMARY DISTRIBUTION BOARD**

TO BE COMPLETED IN EVERY CASE		TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*			
Location of distribution board:	REAR CHURCH.	Supply to distribution board is from:	D.B 1	No of phases:	1
Distribution board designation:	DB 3	Overcurrent protective device for the distribution circuit:	Type: 61009 C	Associated RCD (if any): BS (EN)	61009
			Rating: 45 A	RCD No of poles:	2
				Nominal voltage:	230 V
				$I_{\Delta n}$	30 mA

Original (To the person ordering the work)

CIRCUIT DETAILS													
Circuit number and line	Circuit designation	Type of wiring (see code below) †	Reference method	Number of points served	Circuit conductors: csa			Overcurrent protective devices				RCD	Minimum I_n permitted by BS 7671 (A)
					Live (mm ²)	cpc (mm ²)	Max. disconnection time permitted by BS 7671 (s)	BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)		
1	CHURCH SOCKETS VESTRY 32A + WH	H C		9	1.5	1.5	0.4	60898	B	32	6	30	137
2	LIGHTS NAVE UP	H C		3	1.5	1.5	5	60898	B	10	6	30	437
3	LIGHTS NAVE FONT SPOT	H C		1	1.5	1.5	5	60898	B	10	6	30	437
4	CHANCEL ALTAR ORGAN + LOBBY	H C		5	1.5	1.5	5	60898	B	10	6	30	437
5	CHANCEL MAIN	H C		2	1.5	1.5	5	60898	B	10	6	30	437
6	SPARE												

* In such cases, details of the distribution (sub-main) circuit(s), together with the test results for the circuit(s), must also be provided on continuation schedules.
† See Table 4A2 of Appendix 4 of BS 7671

CODES FOR TYPE OF WIRING									
A	B	C	D	E	F	G	H	I (Other - please state)	
Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic /SWA cables	Thermosetting /SWA cables	Mineral-insulated cables		

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IPN4/

0069851

DB3

SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

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

Characteristics at this distribution board

Confirmation of supply polarity

* See note below

$Z_s = 0.36 \Omega$ Operating times of associated RCD (if any) At $I_{\Delta n}$ ms

$I_{pf} = 0.7$ kA RCD (if any) At $5I_{\Delta n}$ (if applicable) ms

Phase sequence confirmed (where appropriate) N/A

Test instruments (serial numbers) used:

Earth fault loop impedance RCD

Insulation resistance Multi function 6115435

Continuity Other

Circuit number and line	Circuit impedances (Ω)					Insulation resistance Record lower or lowest value				Polarity <input checked="" type="checkbox"/>	Maximum measured earth fault loop impedance, Z_s^* (Ω)	RCD		Test button operation <input checked="" type="checkbox"/>
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Neutral/Earth			Operating times		
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$R_1 + R_2$	R_2	(M Ω)	(M Ω)	(M Ω)	(M Ω)			at $I_{\Delta n}$ (ms)	at $5I_{\Delta n}$ (if applicable) (ms)	
1	1.54	1.55	0.36	0.47		/	>299	→	✓	0.83	N/A	28	✓	
2	N/A	→	→	0.51		/	>299	→	✓	0.87	N/A	28	✓	
3	N/A	→	→	0.56		/	>299	→	✓	0.91	N/A	28	✓	
4	N/A	→	→	0.62		/	>299	→	✓	0.98	N/A	28	✓	
5	N/A	→	→	0.75		/	>299	→	✓	1.11	N/A	28	✓	

* Note: Where the installation can be supplied by more than one source, such as a primary source (e.g. public supply) and a secondary source (e.g. standby generator), the higher or highest values must be recorded.

TESTED BY

Signature: *J Wilson* Position: Director

Name: J WILSON Date of testing: 28-7-20

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