



**QUINQUENNIAL INSPECTION REPORT
OF
THE CHURCH OF CHRIST THE KING, BEDE TERRACE,
BOWBURN,
CO DURHAM DH6 5DS**

**DIOCESE OF DURHAM
ARCHDEACONRY OF DURHAM
DEANERY OF AUCKLAND
CASOP CUM QUARRINGTON BENEFICE
PARRISH OF CASSOP QUARRINGTON**

**INSPECTION OF CHURCHES MEASURE 1955
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

**QUINQUENNIAL INSPECTION November 2017 and REPORT
July 2018**

David Beaumont BA (Hons) Grad Dip, RIBA, AABC

**beaumont : brown
architects**

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REPORT ON THE 2017 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION

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This

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document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: November 2017. Cold, frosty, dry and bright.

Date of report: July 2018

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE



Address: Church of Christ the King, Bede Terrace, Bowburn, Co Durham, DH6 5DS

Location: Modern building on the corner of Bede Terrace and Prince Charles Avenue, just off the A177 in Bowburn, a former mining village. Church building is on a corner site with roads to two sides and housing to the others. There is no graveyard.

National Grid Reference: NZ30576 38385

3.0 CHURCH DESCRIPTION

Description:

The Church of Christ the King was built in 2008 and replaces the now demolished, c.1965 'pineapple' church. Locally named because of its geodesic dome that Pevsner felt belonged to a children's playground. The former church was designed to be built cheaply and consequently lasted 40 years. Its replacement has similar budget restraints. It is unlisted and serves Bowburn, Cassop and Quarrington Hill.

4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

The last QI reported significant defects in construction to the roof trusses and brickwork. There was troublesome cracking (see record of cracks at June 2011 at the end of the report) suggesting differential settlement, this was all reviewed by the Architect and Structural Engineer and works were carried out quickly by the PCC in the roof space to stiffen up the trusses, remedial wall ties were inserted and open joints were pointed up after a period of waiting to see if they would close up following recent tree removal.

Structure

From the inspection now it is evident that the crack locations are still there and noticeable. The south elevation and south east corner has the most of the cracking but there is very little to be done here other than to repair the expansion joint and monitor. The foundations are known to be shallow and the engineer didn't advocate underpinning corners or parts of the structure as it could induce further cracking. Because the movement was caused by trees in close proximity on the south and west, now removed for over c.8 years, a complete underpin was also considered unnecessary.

The truss roof members internally were partially inadequate and the south gable was inadequately secured. This was corrected in 2012 and whilst the attic space was not inspected this time round because of poor access, there are no outward signs of any difficulties.

Roofs: All satisfactory, they were fitted with new closed verges recently to overcome poor verge pointing.

Rain Water Goods: Typical domestic plastic gutters and downpipes all appear ok.

Walls: The brickwork is in good condition and there are areas of modest repointing required where cracking has occurred. Though consideration should be given to whether the area of repoint at the south east corner should be carried out as the ground movement might close the gap. So as there is nothing major here, leave alone and keep an eye on it. The silicone expansion joint at the south gable brickwork could do with better packing.



Inside: It is light, airy and very welcoming. Recently had an acoustic screen installed to divide the hall from the church nave and this has proved to be very satisfactory. There are some cracks to the junction of the nave ceiling but these are no different to what was seen at the last inspection.

The auxiliary rooms are serviceable. The decoration is beginning to fade a little now and it might be worthwhile redecorating in the next quinquennial.

Externals: The church externals are all reasonably tidy particularly to the two roads. Its car park is rough and covered with road planeings but quite serviceable. The eastern garden is an excellent asset for the church. The boundary fencing is good, apart from the northern side to the dwelling which is looking rather down at heel. The entrance tablet is planned for relocation in the south east corner of the rear garden (left side in image below). The tower base is on the other side of the fence.



7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, some routine testing certificates need inserting.

- **Water:** Service enters from the North with a stop tap within the kitchen. Services the two W.C's and kitchen.

Recommendation: None.

- **Foul drainage:** Probably connected to the mains drainage in the highway.

Recommendation: None.

- **Surface water drainage:** Drainage system unknown but unlikely to be connected to the highway drainage.

Recommendation: None.

Lightning conductor: None.

Recommendation: None.

- D** **Electricity:** Underground service to consumer unit in kitchen. The system was tested in 2015 and there were faults identified and these have been rectified.

Recommendation: Carry out 5 yearly test and put the test certificate in the log book.

- D** **Lighting:** Assumed to have been tested along with the 2015 electrical works but the test certificate was not available at the inspection and should be inserted into the log book. At the time of the inspection two lamps were out on the sanctuary recessed down lighting.

Recommendation: Update light bulbs and put test certificates in the log book

- **Sound system:** System has been installed in 2016.
Recommendation: None.

B **PAT:** – All tested in 2016.
Recommendation: carry out annual test.

- D** **Heating:** By gas fired Baxi Duotec located in the kitchen, this is a new boiler installed in 2017. The former boiler, albeit not old, had parts that could not be replaced economically. The system is domestic and supplies low pressure hot water to circulation copper pipework and panel radiators. The church was warm during the inspection.
Recommendation: Place the gas testing certificate in the log book.



- D** **Gas meter:** Located on the north elevation. The church's original gas meter position is redundant and its box has no cover and this should be reinstated or the redundant case taken out.

Recommendation: Attend to redundant gas meter.



- **Bells:** None.
Recommendation: None.

- **Clock:** None.

- **Organ:** Electronic organ.
Recommendation: none

- **Rainwater goods:** - No formal inspection method in place but these are all easily accessed.
Recommendation: None.

7.2 GENERAL

Churchyard: None.
Recommendation: None.

- **Trees:** None.
Recommendation: None.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out and a written record is retained in the Parish records.
Recommendation: None.
- **Wheelchair access:** From the carpark there is level access on the highway to the entrance ramps that lead to the porches. There is level access throughout the church. There is a step at the sanctuary communion rail.
Recommendation: None.
- B** **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).
The extinguishers were last inspected in October 2016.
Recommendation: Carry out annual inspection.
- B** **H & S policy:** Not available at inspection.
Recommendation: Ensure that the H&S policy is available within the log book.
- **Insurance:** The church is insured by Ecclesiastical.
Recommendation: None.
- D** **Asbestos:** Whilst there is not an asbestos register the building has been built since asbestos has been banned so it is highly unlikely that there is any asbestos within the building.
Recommendation: Create an Asbestos Register
- **Bats:** None reported.
Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

2012:

Attic repairs consisting of strutting to the trusses, wall ties to the wind posts and loft insulation. Insulation of water pipes.

West and East window repairs.

Repair manhole cover.

2013:

Carpet repair.

General decoration upgrade.

2014:

Replacement of stolen safe.

Brickwork and plaster pointing.

2015:
External door replaced.
Remedial Roof ties added.
Hall and vestry redecorated.

2016:
Window replaced.
Sound loop system installed.

2017:
Dry verges installed.
PAT tested.
Gas service and emergency lighting tested.
Some floorboards replaced.
New boiler installed.
Acoustic partition installed between hall and church.

7.4 FABRIC INSPECTION

7.4.1 OUTSIDE

- **Roof Coverings:**
Dry ridge and recent dry verges with Eternit type slating with lead alternative with valleys over the doorways. All in good order.
Recommendation: none



- B** **Rainwater Goods:**
Plastic half round gutters with circular downpipes. Gutters onto timber fascia in good decorative order. Downpipes go to gulleys some are slightly raised out of the ground others are low in the ground with rubbish around them and these should be checked for running.
Recommendation: clear around gulleys and check they are running

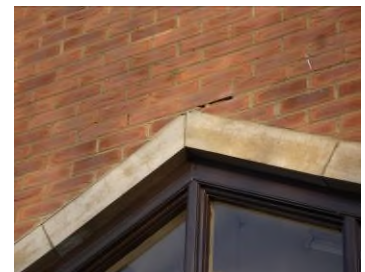


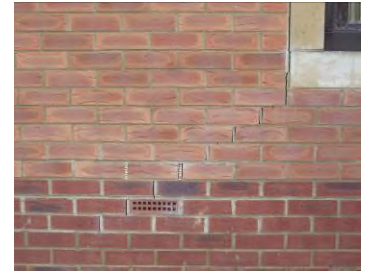


South Elevation – Large gable with feature window. Cracking is evident at lower level outboard of the expansion joints. The cracking suggests almost as if it is sinking at these two locations or it certainly is sliding outwards on the eastern side. The expansion gap tapers grows wider at the bottom and the silicon infill is stretched and the joint is now open. The joints has been patched to the brickwork and it looks like there is a further 3-4 mm movement since the last QI. At the south eastern corner just below the air brick one brick is displaced and it shows that the top part of this masonry is sliding outboard a bit. This could be as a consequence of tree removal 5 years ago or inadequate depth foundations or both. The movement is also on the east side of this corner at high level. The engineer has assessed and no action is planned. Keep under watch.



Open joint just above the apex of the window and it looks like the western raking lintel is dropping slightly but probably as a consequence of the differential movement. There is a settlement crack running from the bottom left hand of the cill running through the air brick, at the middle section there is diagonal cracking and that has split the air brick.





The window decoration is breaking down now.

Recommendation: monitor, consider joinery redecoration

C

West Elevation – This features two porches and reading it from left to right: left hand porch ok; right hand porch has slight shrinkage to the raking lintel at the pointing close to the edge of the apex suggesting it is dropping. The threshold cement is breaking up. The doors have dowels in their framing and needs new decoration.



The wall features three windows, two of which are ok, the third which is at the southern end or right hand side has open joints at the apex, crack to the cill.

At the corners of the porches there is showing a bit of green mould and I wonder if there might be something wrong with the drainage at that point.



Recommendation: point up open joints, check drainage at the corner, redecorate door



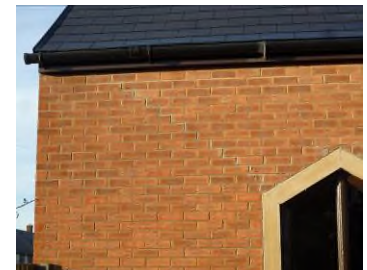
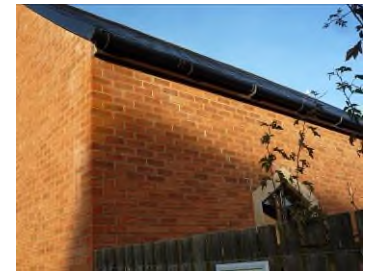
E



North Elevation – Same design as the south without any windows and there is no obvious cracking to this elevation. Has a miscellaneous collection of services and a redundant gas meter cupboard with the door missing.

Recommendation: tidy up and address the redundant gas meter cpd

C



East Elevation – Pointed in diagonal cracking at the south east corner at high level. General elevation ok as are the windows though the decoration is beginning to break down on the cills.

Recommendation: redecorate cills

7.4.2 EXTERNALS

C



South side:

Grassed area in front of the church. To the east at the bus stop hexagonal remnants of the tower base now becoming overgrown with grass. Boundary fence here is in good condition and has notices on.

Recommendation: clear back grass from tower base

M



East side:

This has an L-shaped garden which is mostly grass with a concrete path that stops short, the building to its side is the former vicarage. Large sea container in the grounds, some shrubs and a bonfire patch. The fencing to the north side is poor, this looks like the responsibility of the home owner, one of the panels is broken and leaning against the sea container, the remainder fencing panels are all ok, apart from one open corner on the former vicarage site. The bins are rather loosely collected at the side of the doorway, it might be good to have a fenced bin store. The eastern gate bolt is stiff to go into the hasp and the padlock is rusting.

Recommendation: seek repair of neighbour fence, consider bin store, ease padlock and bolt

M

North side:

Large carpark area made of road plainings, slightly undulating, and the grass runs out, there is not proper edge to. There is some rubbish building up at the foot of the wall. The north boundary is a private dwelling fence in good condition.

The eastern side of the carpark there is a good timber fence with a gate which leads into the rear garden.

Recommendation: tidy up



-

West side:

Grassed area to the entrance lobby's with tarmac ramped paths with a crack to the southernmost which has been filled in and is opening up again. The little stub walls are fair. Large tablet from the old church with the words 'Friend why are you coming in' it has a couple of chipped corners, the church are planning to relocate this at the south east corner of the rear garden.

Recommendation: none

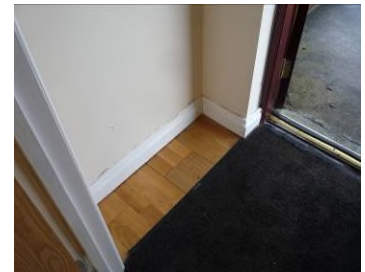


7.4.3 INTERIOR



D **Entrance Porch:**
Slight cracking at skirting boards and at thresholds.

Recommendation: fill and paint



D



Nave:

- Ceiling – Flat plaster board with surface mounted lights. With feature recessed downlights, two of the bulbs are out.
Recess at ceiling in the south window showing some slight cracking of the fill between the apex of the windows and the arch lining.
- Walls – Plastered and painted throughout, some slight cracking of the boards, there is some shear cracking at the junction to the ceiling on the south side.

- Floor – Engineered flooring which is showing some signs of wear now, it looks to have been screwed down at the entrance area with exposed screw heads. Platform edging coming away.

Recommendation: fill and paint at ceiling, fix platform edging



B



Meeting Room:

Same details as the Nave.

The room is separated by an acoustic screen.

The entrance/exit into the garden catches in the frame, slightly warped, it doesn't latch easily.

Recommendation: ease door



B

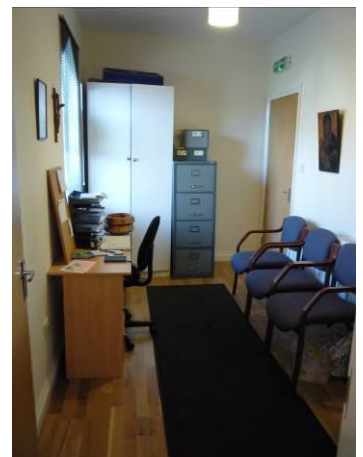
Vicar's Vestry:

Reportedly had a break in, has a new safe, the room also has cupboarding for vestments and a very small desk.

The finishes are a continuation of the Nave.

The door catches on the floor, edge of the door needs decorating.

Recommendation: ease and decorate door



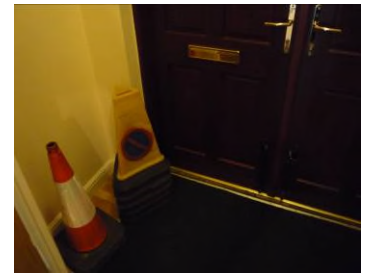
B

North Porch:

Same design as the south, this is an unused space, it contains the road bollards, locked at time of inspection.

The bottom door bolts don't appear to engage with the floor.

Recommendation: ease door bolts to position



B

Disabled WC:

All ok apart from the flush handle is loose and the flush itself is inadequate.

Recommendation: fix cistern handle and flush action



-

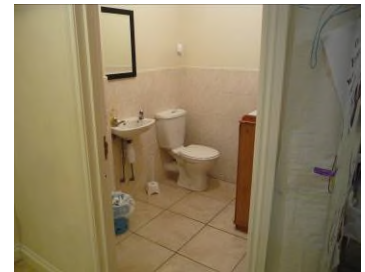
Unisex W.C:

All ok. The wastes in both the disabled and this W.C. the chrome has now eroded.

W.C. Lobby:

Ok has some water marking and scuffs on the wall. The whole area including the W.C.'s has floor tiling and a dado of ceramic tiling.

Recommendation: none

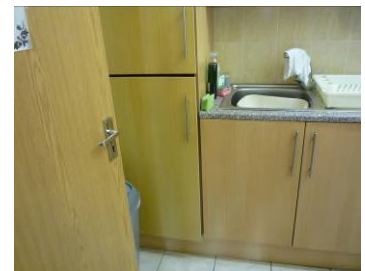


D

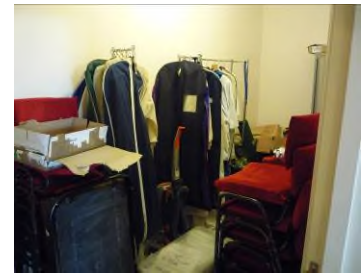
Kitchen:

- Ceiling – Plastered ceiling.
- Walls – Plastered walls, with some hygienic boarding and back to counter ceramic tiling.
- Fittings – The fittings are generally ok though the door below the boilers does not fit properly and the boiler door above is also warped. The edges of the hatch doors require decoration as does the kitchen door. The architrave around the kitchen hatch into the hall is coming away.

Recommendation: fix back architrave, repair doors, decorate joinery



B Store:
 Heated space, contains a lot of vestments, choir robes and lots of other lumbar, desk, chairs and cleaning materials. Carpet is rucking on the floor, the door is just binding on the carpet slightly.



Recommendation: ease door

D Roof Void:
 Unable to gain access safely.



Recommendation: carry out inspection.

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works.

- A- Work requiring urgent attention,
- B- Within 1 year
- C- Within 2 years
- D- Within 5 Years
- E- A possible improvement or item to note
- M- Routine Maintenance or monitor/watching brief

| Priority | Location and Scope | £ |
|-------------------------|---------------------------------------------------------------------------------------|------------|
| A - URGENT | | |
| | none | |
| B- WITHIN 1 YEAR | | |
| B | PAT: carry out annual test. | 100 |
| B | Fire matters: Carry out annual inspection. | 250 |
| B | H & S policy: Ensure that the H&S policy is available within the log book. | - |
| B | Rainwater Goods: clear around gullies and check they are running | - |
| B | Meeting Room: ease door | 25 |

| | | |
|----------|---------------------------------------------------------|------------|
| B | Vicar's Vestry: ease and decorate door | 75 |
| B | North Porch: ease door bolts to position | 25 |
| B | Disabled WC: fix cistern handle and flush action | 150 |
| B | Store: ease door | 25 |

C- WITHIN 2 YEARS

| | | |
|----------|--------------------------------------------------------------------------------------------|------------|
| C | West Elevation: point up open joints, check drainage at the corner, redecorate door | 300 |
| C | East Elevation: redecorate cills | 250 |
| C | South Elevation: remake the silicone expansion gaps | 500 |
| C | External: clear back grass from former tower base | - |

D- WITHIN 5 YEARS

| | | |
|----------|-------------------------------------------------------------------------------------------|------------|
| D | Electricity: Carry out 5 yearly test and put the test certificate in the log book. | 300 |
| D | Lighting: Update light bulbs and put test certificates in the log book | 100 |
| D | Heating: Place the gas testing certificate in the log book. | - |
| D | Gas meter: Attend to redundant gas meter. | 150 |
| D | Asbestos: Create an Asbestos Register | - |
| D | Entrance Porch: fill and paint skirting | 50 |
| D | Nave: fill and paint at ceiling, fix platform edging | 100 |
| D | Kitchen: fix back architrave, repair doors, decorate joinery | 150 |
| D | Roof Void: carry out inspection. | - |

E- IMPROVEMENT/NOTE

| | | |
|----------|------------------------------------------------------------|----------|
| E | North Elevation address the redundant gas meter cpd | - |
|----------|------------------------------------------------------------|----------|

M- MAINTENANCE/MONITOR

| | | |
|----------|---------------------------------------------------------------------------------------------|----------|
| M | South and East Elevation: monitor cracking | - |
| M | East side: seek repair of neighbour fence, consider bin store, ease padlock and bolt | - |
| M | North side: tidy up | - |

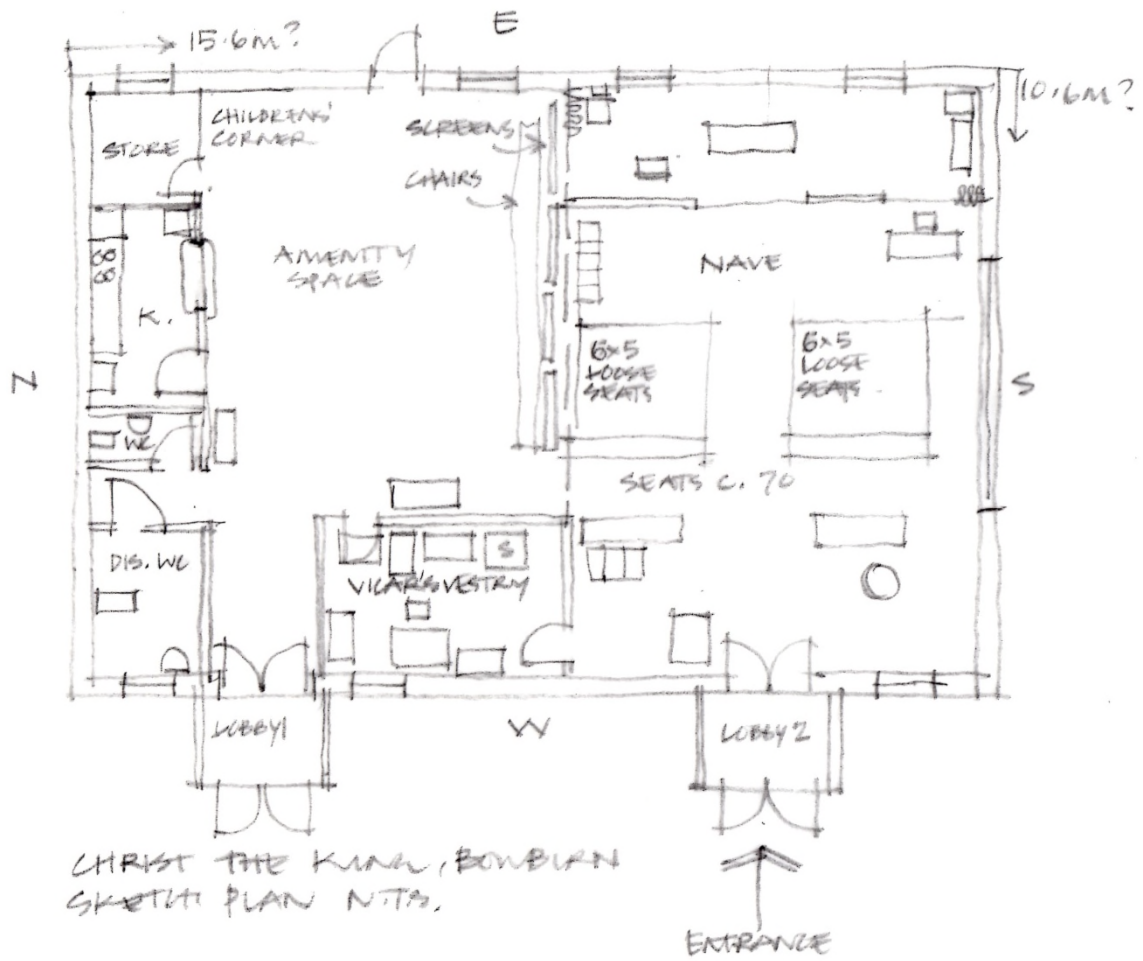
APPENDICES

Church Plan and historical crack plans

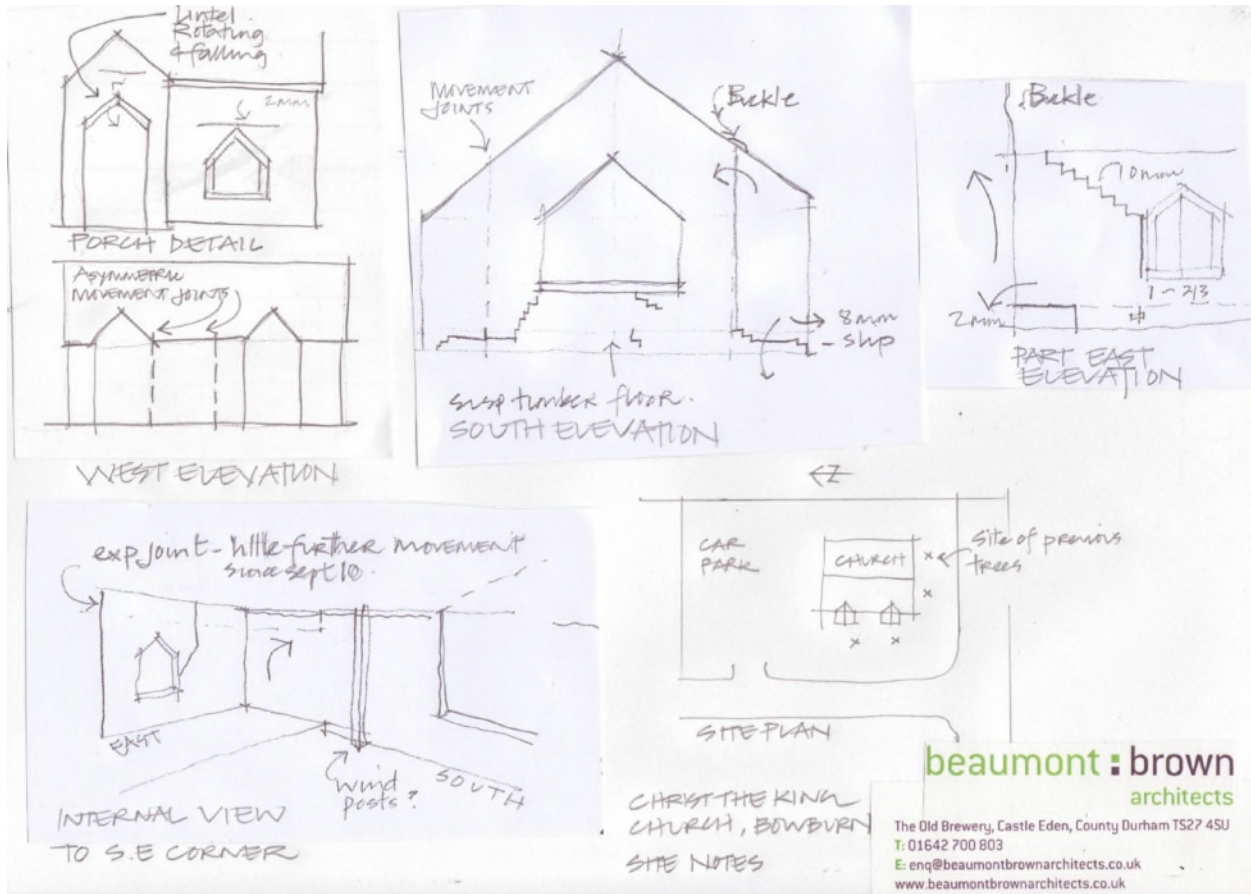
Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



Crack Positions recorded in June 2011



EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, 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 selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

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

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

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

- E This is a summary report only, as it 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 professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

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

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

| | |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Spring, early summer | <p>Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.</p> <p>Clear snow from vulnerable areas.</p> <p>Clear concealed valley gutters.</p> <p>Make full inspection of the church for annual meeting.</p> <p>Check church inventory and update log book.</p> <p>Check bird-proofing to meshed openings.</p> <p>Sweep out any high level spaces. Check for bats and report any finds to English Nature.</p> <p>Cut any ivy starting to grow up walls and poison.</p> <p>Spray around the base of the walls to discourage weed growth.</p> <p>Check heating apparatus and clean flues.</p> |
| Summer | <p>Arrange for routine service of heating equipment.</p> <p>Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.</p> <p>Check all ventilators in the floor and elsewhere and clean out as necessary.</p> <p>Spring clean the church.</p> <p>Cut any church grass.</p> <p>Cut ivy growth and spray (again).</p> <p>Recheck heating installation before autumn and test run.</p> <p>Arrange for any external painting required.</p> |

| | |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Autumn | <p>Check gutters, downpipes, gullies, roofs etc. after leaf fall.</p> <p>Rod out any drain runs to ensure water clears easily, especially under pavements.</p> <p>Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.</p> <p>Clean rubbish from ventilation holes inside and out.</p> <p>Check heating installation, lagging to hot water pipes etc. and repair as necessary.</p> |
| Winter | <p>Check roof spaces and under floors for vermin and poison.</p> <p>Check under valley gutters after cold spells for signs of leaking roofs.</p> <p>Bleed radiators and undertake routine maintenance to heating systems.</p> <p>Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.</p> |
| Annually | <p>Arrange for servicing of fire extinguishers.</p> <p>Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.</p> <p>Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.</p> <p>Check the extent of any insurance cover and update as necessary.</p> |
| Every 5 years | <p>Arrange for testing of the electrical systems.</p> <p>Arrange for the testing of any lightning protection.</p> |

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.