knoxmcconnell
architects

CHURCH OF SAINT BRANDON

BRANCEPETH

Diocese of Durham
Archdeaconry of Durham
Deanery of Durham

REPORT ON QUINQUENNIAL INSPECTION

Inspection Date: 17th August 2023

Knox McConnell Architects
24 Victoria Road, Saltaire
Bradford BD18 3JR

T +44(0)1274 773388
info@knoxmcconnell.com
www.knoxmcconnell.com

historic buildings and conservation

C O N T E N T S

1. INTRODUCTION

This report summarises the findings of an inspection of St Brandon's Church, carried out on 17th August 2023. The weather was fine and dry on the day of the inspection.

This is a summary report only, as is required under the provisions of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018, as amended by the Church of England (Miscellaneous Provisions) Measure 2020. It is not a specification for the execution of the work and must not be used as such. The Architect is willing to assist the PCC in applying for a faculty, as may be required to comply with regulations. The PCC is reminded that their Minutes must record the fact that application is being made for a certificate or faculty, and that a copy of that Minutes 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.

EXECUTIVE SUMMARY:

Structural Condition of the Fabric

The building shows evidence of structural settlement and distortion having taken place over the years especially in the Nave Clerestories and the North Porch. The North Porch has been restrained by iron tie rods. Any previously noted distortion of the Clerestory has been restrained by the new roof system, previously there has been a crack where the West wall of the Vestry meets the Chancel, however there has been some pointing to the west side and the crack has not reappeared. This should be kept under observation. The crack to the east side should also be pointed and monitored. Generally, however the structure of the Church is in excellent shape.

Walls and Masonry

The external walls of the Church are of a local yellow/buff sandstone in varying qualities of squared rubble with a smooth dressing to the architectural features. This stone is prone to severe erosion especially where affected by extremes of exposure. Honeycombing and hollowing out of the exposed faces of the stones is evident as well as some delamination and general powdering.

Areas of repair are evident in a number of stages. The first probably in the 1980's, incorporated harshly mechanical inserts. The more recent repairs to the Tower in 1996/97 have been much more successful. This used stone from Stainton quarry for the rubble the blocks of which were finished with a bolster to achieve a complimentary texture. The newer stonework around the architectural features was from Dunhouse quarry and this has a slightly more bland appearance although acceptable in the positions where it has been employed. Repointing however has been done well throughout apart from some rogue areas of harder cement based pointing.

At upper levels, around the Clerestory windows, stonework has been repaired in the last ten years. The stonework to the south east corner has been addressed by repairs in 2022 (using Longridge stone), however, replacement stone and repointing is still needed to the other elevations of the building. The programme of repair should be continued over the next five years.

The North Porch is a unique architectural composition erected in 1630 by Cosin. It has slender pilasters framing the doorway in each of its three faces, and carved ornamentation characteristic of its period embodying Cosin's own armorial devices. Although examples of Cosin's internal Church furnishings exist elsewhere architectural features are rarer and this Porch is one of the best. Work to conserve the North Porch was carried out in 2016. One of the gutter outlets is blocked and there is a slipped slate – these should be addressed as soon as possible to avoid deterioration.

It is understood that the roof is cleared out by volunteers but it should be considered to enter into a contract with a roofing contractor to carry out those twice yearly inspections. The lead flashings have been stolen and it has been replaced with a combination of felt and black plastic Ubiflex (or similar). This has been done very poorly especially where the flashing change direction over ridges etc. Some areas may well be letting in water and wholesale replacement should be planned.

Access into the roof of the Tower is poor. Some minor adjustments would improve access.

WORK CARRIED OUT SINCE LAST INSPECTION:

The inspection, carried out on 17th August 2023, was undertaken by Fiona Johnson (Architect, AABC), with guidance from the Church Architect, Ulrike Knox, who undertook the last QI in 2018.

Since the inspection in 2018 there has been work to the exterior of the Chancel, Lady Chapel and some of the South Aisle to address defects to the masonry. This included a new soakaway, replacement of weathered stone (particularly at plinth level), repointing and conservation mortar repairs. As part of the project the churchyard was scanned which can assist with the active management of the churchyard.

The stile adjacent to the north west entrance was also repointed following removal of vegetation. The gates to the adjacent opening are understood to be off-site for repairs / redecoration.

The Church is generally in excellent order, mainly due to restoration works after the fire in 1998. The Church have actively tried to address ongoing issues to the stonework; to the North Porch in 2016 (which is now the sole survivor of Cosin's intervention since all his spectacular internal interventions) and in 2022 as listed above. The executive summary lists the main remaining issues.

LIMITATIONS OF THE REPORT:

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

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

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

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

THE CHURCH SHOULD NOTE THE FOLLOWING:

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

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

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

The Church is reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. It is, of course, important to ensure that the basic sum insured is adequate at inception of index-linking, as this will deal only with future inflation. The Ecclesiastical Insurance Office Limited, which covers the majority of churches in this country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

The Church should seriously consider having the building and contents re-valued.

FIRE SAFETY ADVICE:

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

ELECTRICAL INSTALLATION:

The electrical installation should be tested at least every five years in accordance with the recommendations of Churchcare. The inspection and testing should be carried out in accordance

with IEE Regulations, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook.

HEATING INSTALLATION:

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

Following the fire in 1998 a new heating system was installed in 2003. The boilers were again renewed in 2014. This includes under floor heating to serve the central area and a complimentary trench heating system near the external walls. Under the York stone floor there are loops of 17mm cross linked polyethylene pipe work with integral oxygen diffusion barrier. This was laid above a layer of insulation to prevent downward heat transfer. It is powered by 140kW condensing boiler plant. This is located in the Tower. A control system is accessible in the kitchen area.

LIGHTNING PROTECTION:

The lightning conductor should be tested at least every five years or more often if required by the building's insurers in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

ORGAN:

The Organ which is situated under the Tower to the West, was built by "Father Henry Willis". This was originally commissioned for Winterton Hospital at Sedgefield and was installed there in 1884. In 2005 it was restored by Harrison & Harrison and installed into the church at St Brandon's Brancepeth.

BELLS:

There are eight bells at St Brandon's Brancepeth. The bells were overhauled by John Taylor and Co. in 2003 after the fire.

CHURCHYARD:

There are a number of mature trees which require regular inspection. All large trees should be inspected by an arboriculturist every five years (or as required by the PCC's insurers). Check after stormy weather for damage and deal with any loose limbs.

As the churchyard lies within the Brancepeth Conservation Area, all of the trees are protected and tree works should not be undertaken without appropriate advice. Trees may also be further protected by Tree Preservation Orders.

Guidance may be had from the Churchcare website on this address:
https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/trees

ASBESTOS:
A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on: https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety The assessment has not been covered by this report and it is the duty of the Church to ensure that this has been or is carried out.
EQUALITY ACT:
The Church should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at: https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/accessibility
HEALTH AND SAFETY:
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and Church. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the Church of the building and churchyard. https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety
BATS AND OTHER PROTECTED SPECIES:
The Church should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches
OPEN AND SUSTAINABLE BUILDINGS:
A quinquennial inspection is a good opportunity for a Church to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on: https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches

MAINTENANCE:

The PCC has responsibility of the Church building and the churchyard (unless this is formally 'closed').

PREVIOUS REPORT:

The previous report was carried out in 2018 by Ulrike Knox.

BRIEF DESCRIPTION:

This was once one of the medieval churches in the Diocese of Durham, embodying elements from the 12th to the 15th Centuries as it was gradually enlarged. It was much enhanced in the 17th Century by Rector John Cosin's furnishings and his extraordinary North Porch. The wonderful timber furnishings are now completely destroyed. The building was completely devastated by fire in 1998 and took with it all of its interior, the roofs and the stained glass. Since then an extensive period of repair and rebuilding has taken place including new roofs, new windows and new interior.

The building comprised a Clerestoried Nave flanked by aisles which clasp the West Tower, Transepts, a Chancel with a Chapel to its South and a Vestry to its North. There are North and South Porches near the West ends of the aisles.

The historical development of the building is fairly complex, resulting from rebuilding of most of the major elements in the course of the medieval period. The base of the Tower dates from the 12th Century, its upper parts probably from the 13th Century. The Nave is of the early 13th Century lengthened and with the Transepts added late in that Century or early in the following Century. The aisles were widened and extended to flank the Tower in the 14th Century. The 15th Century saw the rebuilding of the Chancel, the Nave Clerestorys and the South Chapel and North Vestry. The "Jacobean North Porch" is dated 1630. The South Porch is from the 19th Century when another period of extensive restoration was undertaken.

Walls are of a mixed buff local sandstone in varying qualities of roughly squared rubble walling plastered internally contrasting with the smooth ashlar dressings to the architectural features. All the main roofs are now steel framed and have stainless steel roof coverings.

Major rebuilding was undertaken following the fire in 1998 including new roofs, glazing, plasterwork, flooring, heating, lighting, furnishings, organ, kitchen and WC facilities, storage facilities and fire and intruder alarm detection.

NOTATION OF REPORT:

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

A Items which need urgent attention

B Items which should receive attention within the next twelve months

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

D Items which should receive attention within the quinquennium

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

M Routine maintenance

	REPORT		
2.	**EXTERIOR**		
2.1.		ROOFS AND RAINWATER DISPOSAL GENERALLY	
2.1.1.		**Generally** All of the roofs apart from the roof to the North Porch were rebuilt in 2004 in stainless steel on a steel structure and under clad in timber. The lead flashings have been replaced with modern materials including a black mesh reinforced silicone sheet (Ubiflex or similar) and a type of felt following lead theft. It has been fitted poorly and the black mesh reinforced silicone sheet is prone to splitting. All of these flashings should be replaced. The gutters are wide and generally free flowing although some areas of debris require cleaning out.	 
2.1.2.		**Nave Roof** This is in stainless steel on a steel frame, all rebuilt post fire. The nave originally had lead flashings into stainless steel parapet gutters. The lead flashings have been replaced with black Ubiflex (or similar) which caps the copings. The quality of the installation is generally poor as elsewhere. The full length of the gutters could not be checked due to low parapets/access restrictions, however, there is a split section of flashing to the south west corner that needs urgent repair / replacement. There also appeared to be split sections over the westernmost outlets to both the north and south gutters. Replacement of the whole length of flashings in a different material should be undertaken. There is a build-up of moss in the gutters, particularly to the north side that needs clearing.	

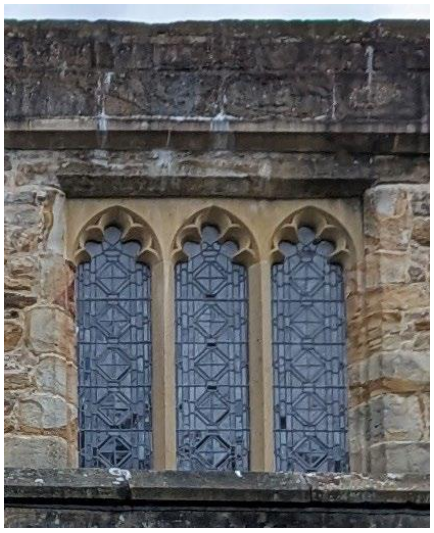
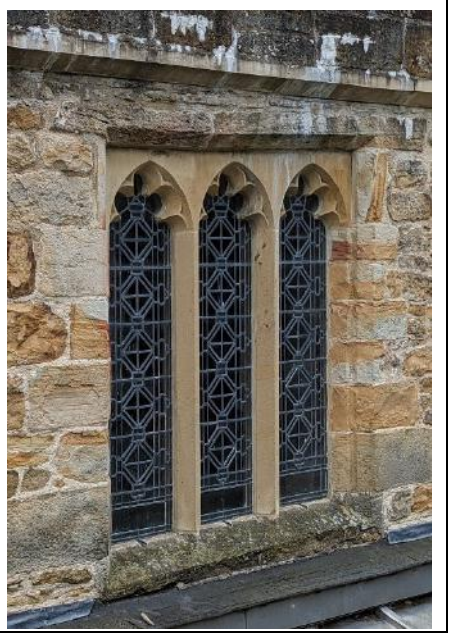
			 
2.1.3.		**North Aisle Roof** This appears generally to be in good order, however, there is vegetation growth to the west parapet that should be removed and pointed. Open joints to the coping stones to this parapet and the north parapet should be pointed. Moss to the gutter should also be removed. The flashings are generally in lead with only a small localised section of black ubiflex (or similar) to the north elevation. It is advised that high level access is arranged over the North Porch due to evidence of damp internally and externally. No obvious signs of failed roofing was visible but access was limited.	
2.1.4.		**North Transept Roof** The parapet has been reset and is generally in good order. The roof as elsewhere is stainless steel and the flashings have recently been stolen and very poorly replaced in black ubiflex (or similar). Replacement of the flashings in a different material should be undertaken. Moss should be cleared to the roof and gutters to avoid blockages. The gutter in this location is a bit shallower than other locations, and as it is to the north elevation, receives less sunlight and will be more prone to moss growth.	 

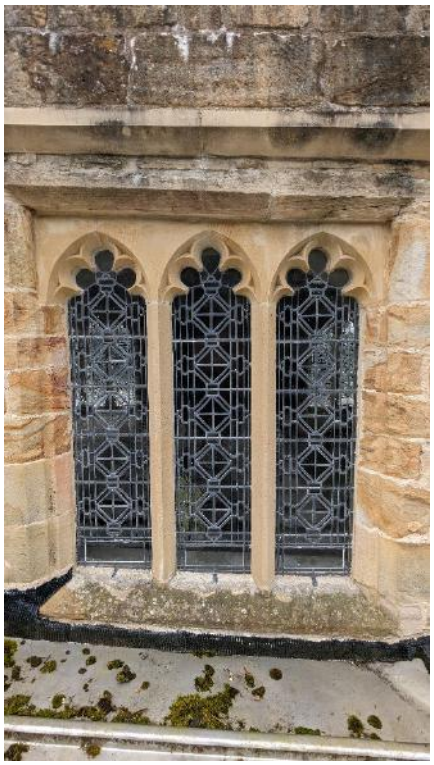
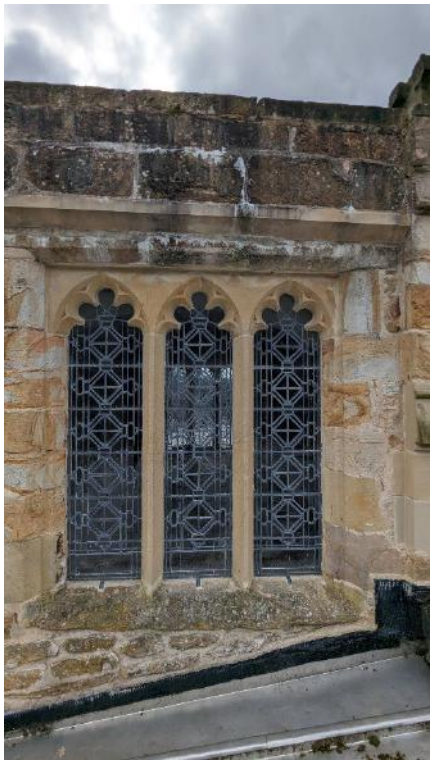
2.1.5.		**Vestry Roof** The parapet is in good order**.** The roof as elsewhere is stainless steel and the flashings have recently been stolen and very poorly replaced – these should be renewed. The mastic pointing to the flashings has also failed and should be addressed. There is a piece of loose stainless steel (possibly from the end of a batten roll). It was not obvious where this has come from. The Church should be vigilant for leaks and the stainless steel should be retained for reinstatement in the future. Investigations should be made to see where this may have originated from. Moss should be cleared from the gutters to avoid blockages.	 
2.1.6.		**Chancel Roof** This is stainless steel however the lead flashings were stolen. As set out earlier the roof was renewed in 2004 and the flashings poorly replaced. The flashings at the junction of the ridge and Nave walling are black ubiflex (or similar) and have split and require replacement. The flashings to the east are in felt and are in a better state of repair. The copings were repointed in 2022 and the parapets are in good order.	 
2.1.7.		**The Lady Chapel Roof** Stainless steel as before and parapet in good order. Lead flashings have been stolen and poorly replaced in black ubiflex (or similar). The flashings should be replaced, particularly a split section to the south east corner. The copings were repointed in 2022 and the parapets are in good order.	 

2.1.8.		**South Transept Roof** Stainless steel as before and parapet in good order. Lead flashings have been stolen and poorly replaced in felt to the south and black ubiflex (or similar) to the north. Replacement of the whole length of flashings in a different material should be undertaken. The flashing to the north at the junction of the ridge with the Nave should be urgently repaired as it has split. Some scratches are present to the stainless steel roofing – access for maintenance should be assessed to avoid scratching roofing.	 
2.1.9.		**South Aisle Roof** As previously this is stainless steel. The parapets are generally in good order, however, at the west end of the south elevation and to the west end parapet the copings require re-pointing. Vegetation removal is also required to the west end with repointing on completion. There is damp internally and therefore it is suggested these elements are addressed as soon as possible. It is also advised that the flashings are replaced and pointed to try and address the water ingress.	
2.1.10.		**Tower Roof** All of the stainless-steel roof is in good order other than one batten roll which requires a new clip. The stonework is shaling in places however the parapet and pinnacles appear to be sound. There are a few open joints in exposed locations that should be pointed to avoid water ingress and exacerbated weathering of the masonry. The end of one of the cables supporting the flagpole is frayed and it was reported that this damages the flags. This is past the fixing and could be taped or capped to avoid this in the future.	 

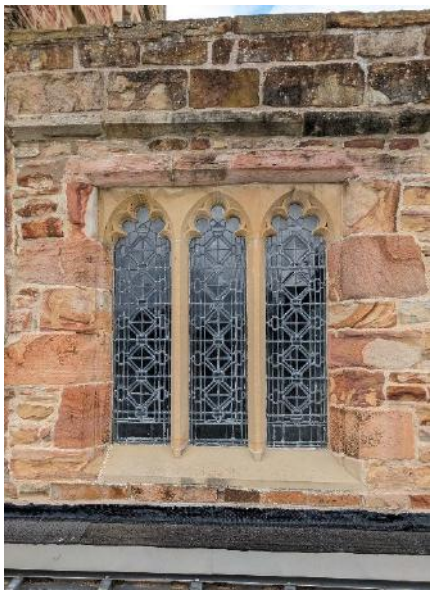
		Access to the tower is difficult and could be improved. The access hatch could be hinged (the damage to the clip could be due to the current hatch) and bars added to crenels (where this will not hinder access for the flagpole).	 
2.1.11.		**South Porch Roof** The South Porch roof is felted and appears to be in good order, however, vegetation removal is required to the gutters. (The assessment was made at a distance from the South Aisle and closer inspection is advised)	
2.1.12.		**North Porch Roof** There is a slipped slate to the west side that needs re-fixing. Gutters and outlet chutes need clearing and there is some vegetation to remove. There is a piece of timber to the west slope that was only just visible from the tower – this should be checked and removed if redundant. (The assessment was made at a distance from the North Aisle / Tower and closer inspection is advised)	 

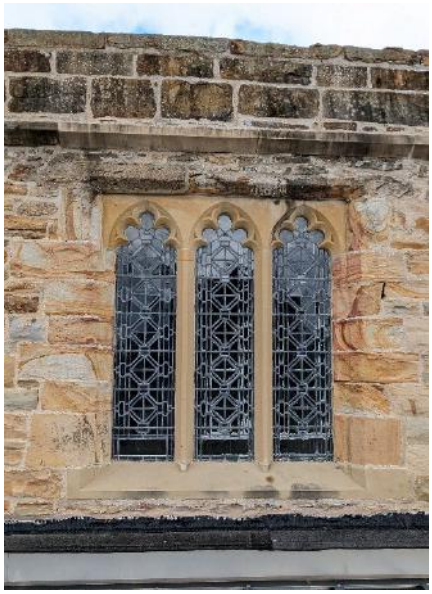
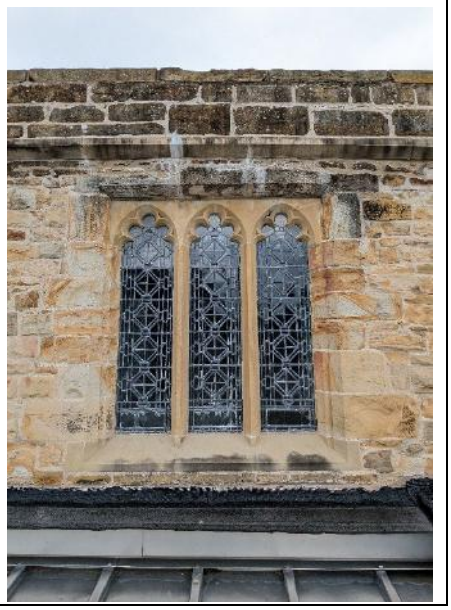
2.1.13.		**Recommendations:**
	B	• To the roofs generally: Replace the poor flashings comprehensively and with appropriate materials.
	M	• To the roofs generally: Clear gutters of moss and debris, particularly to the north side of the Church.
	A	• Until flashings are replaced, repair split sections of flashing to the Nave, Lady Chapel, South Transept and Chancel. Replace flashing to west end of South Aisle due to internal damp. Point flashings to vestry roof.
	A	• Vestry: Inspect vestry roof to determine original location of loose piece of steel roofing and monitor interior for leaks.
	B	• North and South Aisles: Remove vegetation to the west end parapets of the north and south aisles and make good / point on completion.
	B	• North and South Aisles: Open joints to the copings of the north and south aisles should be pointed.
	A	• North Aisle: Arrange access to inspect area over the North Porch
	A	• Tower: Add a clip to the dislodged stainless steel to the tower roof.
	C	• Tower: Improve access to the tower (eg hinging access hatch).
	C	• Tower: Point open joints to tower parapet copings.
	M	• North and South Porch: Remove vegetation to South and North Porch gutters
	B	• North Porch: Re-fix slipped slate to North Porch
	C	• North Porch: Check timber to North Porch roof and remove if redundant.

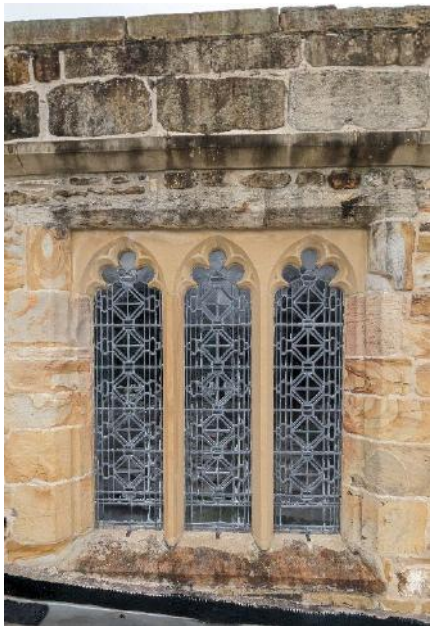
2.2.		ROOF LEVEL STONEWORK AND ROOFS: North Nave Clerestory Level Stonework and Windows from West to East	
2.2.1.		**Windows Generally** All of the windows at Clerestory level are in good order having been replaced within the last ten years with lead cames and clear glass. **(Note: No close access on north side of roof)**	
2.2.2.		**North Nave Clerestory Bay One (from west)** Bay one is the tower. See tower stonework section.	
2.2.3.		**North Nave Clerestory Bay Two** The heads and two mullions of the window in bay two were replaced following the fire and are in good order. The cill is eroded but in adequate shape at the moment. The western reveal had stones which suffered some fire damage (are quite red) and have some fractures in them. The Eastern reveal is quite friable although in reasonable condition for now.	
2.2.4.		**North Nave Clerestory Bay Three** **Second window from the West** As previously the window head and mullions are replaced and the window reveals and cill are original. Much of the stonework has been re-pointed since the rebuilding in 2004. There is some lime staining where mortar was washed out during construction. The cill and reveals are friable and well weathered. Note that the string course under the parapet is new along the whole of the north elevation. There is no flashing beneath the cill and the mortar has come loose. The open joint should be pointed with flexible jointing compound (to allow expansion and contraction of the felt beneath).	

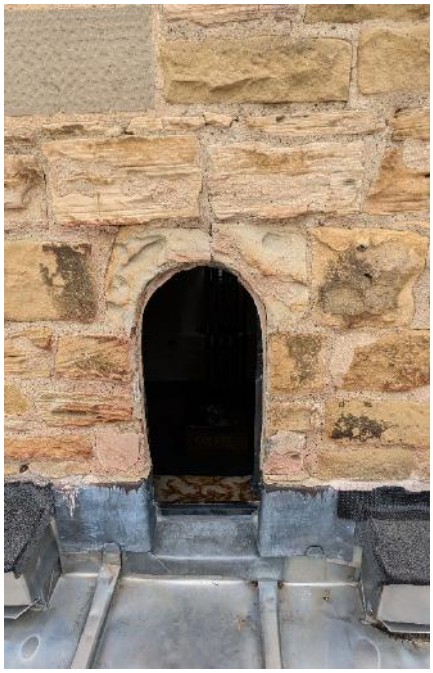
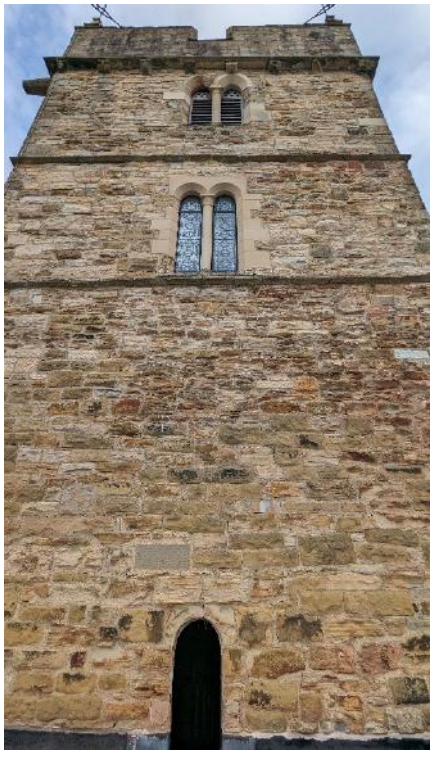
2.2.5.		**North Nave Clerestory Bay Four** **Third window from the West** As before the heads and mullions are new, as is the glazing and lead work. The reveals and cill although weathered are in reasonable order. The adjacent buttress has had new stone replacements. To the head, lamination has been pinned back but requires further conservation repair (see photo). Also some failed pointing around central light.	
2.2.6.		**North Nave Clerestory Bay Five** **Fourth window from the West** This also has new heads and mullions. The reveals and cills although weathered are in reasonable condition. Above the windows there are lime stains. On the east reveal of this window there is a stone which has got its face blown and another with a crack in it. This stone is particularly friable and some pointing may be necessary around the stones.	

2.2.7.		**North Nave Clerestory Wall Generally** The small buttresses between the window bays have pinnacles with crockets and poppy heads. One pinnacle has lost its top and requires pointing. Generally, the pinnacles appear to be well bedded and secure but were not physically tested. A number of stones on the small buttresses between the windows are weathered and require replacement. The flashing is universally of poor quality and should be replaced – refer to roof section for recommendations.	
2.2.8.		**East Elevation of the Nave** The east elevation of the Nave has been re-pointed. Some of the stones however are very friable and debris has been falling off onto the roof with the potential of causing blockages in the rainwater disposal. A number of the more friable stones should be brushed back and the debris removed on a regular basis. The parapet to the Nave gable had a lead capping to it. Now replaced with mesh reinforcement flashing. There is an open joint to one of the copings on the south side which should be pointed. The pinnacles and bellcote above appear to be well pointed and secure.	
2.2.9.		**Recommendations:**	
	B	• North Nave Clerestory Bay Three – Second window from the West: Replace the failed pointing below the cill	
	B	• North Nave Clerestory Bay Four - Third window from the West: Carry out conservation repair to head and reveal. Point open joints around central light.	
	B	• North Nave Clerestory Bay Bay 5 - Fourth window from West: repair failed pointing.	
	B	• North Nave Clerestory Generally - Point base of pinnacle (third from the west) and replace weathered stone to buttresses.	
	B	• To the east elevation of the nave at roof level: Repair friable stones and regularly check for blockages and damage caused by falling stone debris. Point open joint to coping.	

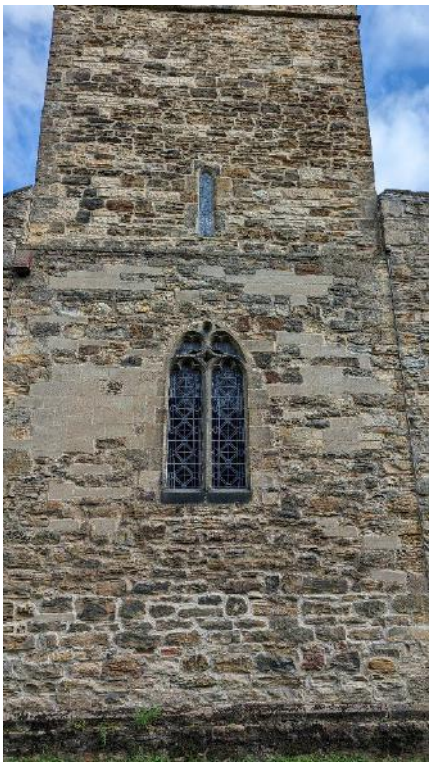
2.3.		ROOF LEVEL STONEWORK AND ROOFS: South Nave Clerestory Level Stonework and Windows From west to east	
2.3.1.		**Windows Generally** All of the windows at Clerestory level are in good order having been replaced within the last ten years with lead cames and clear glass. There is some bloom around the cames to this elevation which may be due to the environmental conditions as it is south facing. This may need cleaning in the future.	 
2.3.2.		**South Nave Clerestory Bay One (from west)** Bay one is the tower. Access is gained via a casement window. See tower stonework section.	
2.3.3.		**South Nave Clerestory Bay Two** **1st window from West** This tripartite window has a new tracery head, cill and mullions with new glazing and lead cames all as before. There is a section of delaminated / fractured stone where the face has has been lost to the western reveal and open joints to this jamb and the corner of the cill which require pointing. There is also some repointing required to the glass line – burnt sand mastic may be more appropriate to allow thermal movement.	

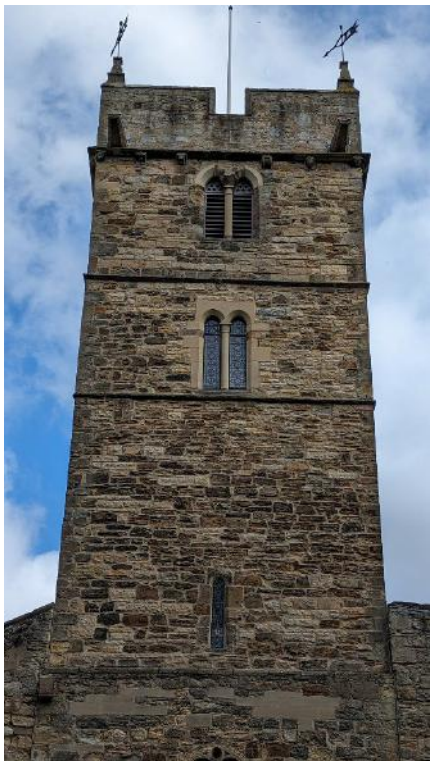
2.3.4.		Between Bay Two and Bay Three is a small buttress. There is a crack to the buttress capping and the moulded section at the base is severely eroded and a new carved section should be inserted. There are a couple of open joints that require repointing.	
2.3.5.		**South Nave Clerestory Bay Three** **2nd window from the West** As previously the heads, mullions and cill of the window and glazing have all been replaced post fire. The cill has been replaced. Some mortar has also cracked and has failed. A small area of stone has fallen out of the wall entirely to the east of the window reveal and this needs replacing / pointing with a gallet. There is also an open joint above the cill and to the next joint above which requires pointing.	 
2.3.6.		**South Nave Clerestory Bay Four** **3rd window from the West** As previously, post fire heads, mullions, cill and glazing. The reveals are eroded but have undergone repair. There is some lime staining where mortar was washed out during construction. Some pointing has failed. Buttress between 3 & 4 has been recently replaced. As before the string course is almost all replaced although there is one original stone. The parapet looks sturdy.	

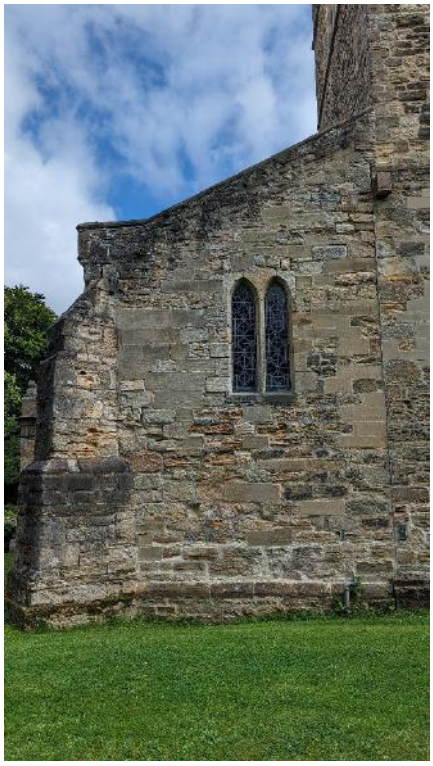
2.3.7.		**South Nave Clerestory Bay Five** **4th window from the West** Some conservation repairs are failing where they have been used to fill cavities in the stone. As before, post fire heads and mullions however the cill is older. The mortar fillet at the base of the window has failed in a couple of places.	
2.3.8.		**Recommendations:**	
	B	• South Nave Clerestory Bay Two – First window from the West: Repoint open joints and conduct conservation mortar repair to western reveal, considering application of burnt sand mastic along the window line.	
	C	• South Nave Clerestory – Replace moulded stone to buttress and repoint open joints.	
	B	• South Nave Clerestory Bay Three – Second window from the West: ○ Renew failed mortar ○ Replace stone / gallet and point gap to east of reveal	
	B	• South Nave Clerestory Bay Four – Third window from the West: Replace failed pointing	
	B	• South Nave Clerestory Bay Five – Fourth window from the West: Replace failed conservation mortar repairs	

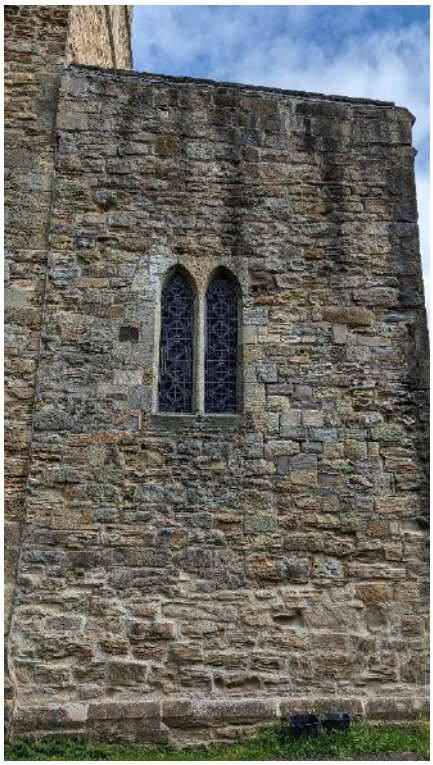
2.4.		TOWER STONEWORK	
2.4.1.		**Base of Tower South Side – From Roof Level** A small round headed window provides access onto the roof. This is adequate if a little narrow. The stonework to the south face of the Tower appears to be in reasonable condition. Some of the stones are severely eroded, however, the worst ones have been replaced. There are a few areas where the lime has shrunk / cracked where it abuts the stone and re-pointing is likely to be required in the future, along with further stone replacement.	
2.4.2.		**Middle Section of Tower South Side** The glazing to the window has been replaced (post-fire), along with stone to the window heads, central column and reveals. The string course below the window is original if a little eroded. Some pointing to the string course is required.	
2.4.3.		**Upper Section Tower South Side** Openings with timber louvers behind. The head and central column and part of the eastern most reveal has been renewed. Generally, in reasonable order including the parapet above.	

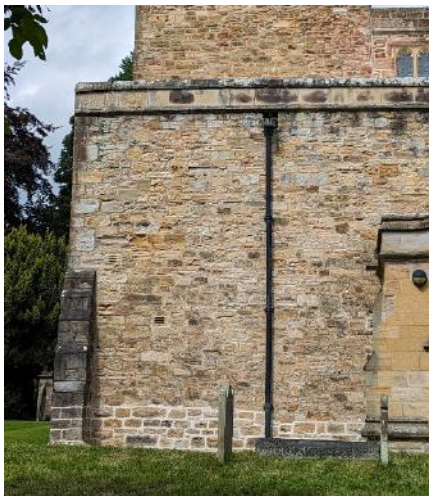
2.4.4.		**Middle Section of Tower East Side** The stonework appeared to be in satisfactory condition although access at high level is limited due to low parapets to the Nave roof. The middle section has a window which has been re-glazed after the fire. It had the stone reveals, mullion and head renewed. Access to the Nave roof is through the southern casement. Two flues provide extraction for the boiler. The stonework to the south is red in colour due to fire damage. There is some erosion to the string course either side of the window and new stone replacements should be considered.	
2.4.5.		**Upper Section of Tower East Side** The upper section has an opening with timber louvres. The head, cill and mullion has been renewed post-fire. It was difficult to see the junction with the stone but the seal could probably be improved (e.g. with oakum and burnt sand mastic). The corbelled string course above has some open joints that should be repointed and one of the corbels has lost a corner but is otherwise appears to be in a reasonable condition.	

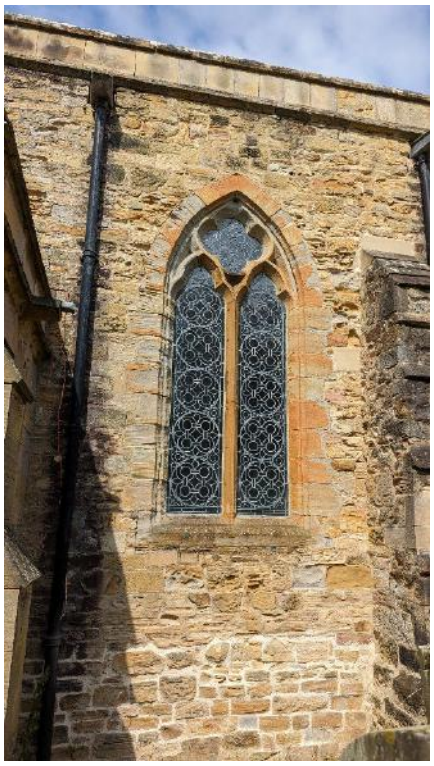
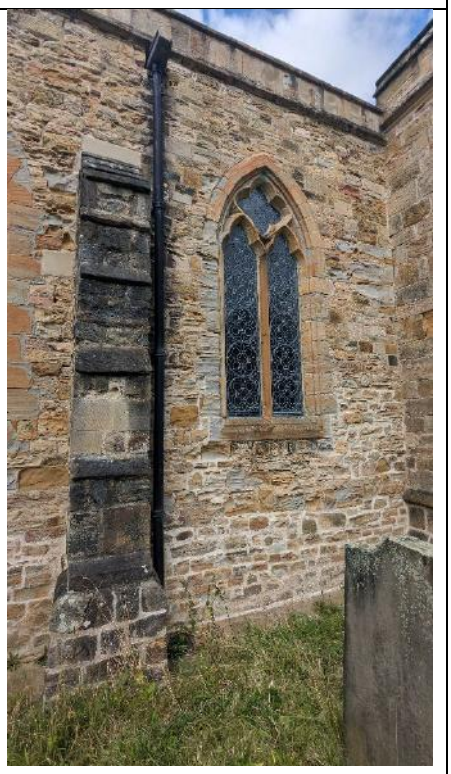
2.4.6.		**Base of Tower North Side – From Roof Level** There is a small round headed window stone, the bottom of the east and west reveal is severely eroded and cracked and requires renewal. The middle section of the tower has a double headed Venetian style window with a central circular column. The glazing has been renewed. The heads and some of the reveals have been renewed along with the central column. The stonework has been re-pointed and is in good order.	
2.4.7.		**Upper Section of Tower North Side** This also has a double headed Venetian style window with a central column behind which are timber louvers to the Bell Chamber. Most of the stonework at the heads of the window and the central column are new. This section appears to be in good order. Some of the moulding detail on the corbels under the string course is beginning to be lost however they appear reasonably sound. The parapet level appears to be in reasonable condition.	
2.4.8.		**Base of Tower (From Ground Level) West Side** The stonework of the lower section has been repaired (over twenty years ago) with tooled ashlar replacements. This isn't wholly successful visually. As before the window has been replaced and appears to be in good order. The window surround requires repointing. The older stonework is suffering severely from erosion and areas of hard pointing are causing the stones to erode more quickly than may otherwise have been the case. Some stone replacement is required. The bottom section of stonework appears to have been repointed at some point in the last ten years (this was not part of the 2022 repointing).	

2.4.9.		**Middle Section of Tower West Side** This section has been re-pointed post-fire. There has been some replacement of stones (over twenty years ago) and this is much more successful than in the lower section. This stone has been pitched and is laid to random coursing. Below the string course there is a rusty box fixed to the wall. This should be removed. There is an arched headed window – the glazing has been renewed and appears in good order. Some sealing required from the interior (refer to interior).	
2.4.10.		**Upper Middle Section of Tower West Side** This has double lancet windows in Venetian style with a central column. Most of the stonework around these windows has been replaced and the stonework on this section is well pointed and in good order.	
2.4.11.		**Upper Tower West Side** The double opening at this level also has a central circular column which has been renewed and two sections of the opening heads have been renewed. This has an oak louver behind into the Bell Chamber. Above this window is a corbelled course and above the top string course are two large concrete water chutes lined with lead which disgorge water from the tower roof. Above that the parapet level is in good order and the pinnacles appear secure. Weather vanes have been recently added.	
2.4.12.		**Recommendations:**	
	B **C**	Base and Middle Section of Tower, South Side: • Replace severely eroded stones in a programme of replacement. Conduct localised repointing in lime mortar. • Point string course and allow for additional pointing of areas below the string course.	
	D	Middle Section of Tower, east side: • Conduct stone replacement either side of window (string course and course above)	
	C **C**	Upper Section of Tower East Side: • Seal junction between timber louvred opening and masonry with oakum and burnt sand mastic. • Point upper string course.	
	B	Base of the tower above the North Aisle roof: • The small round headed window: stone at the bottom of the east and west reveal requires renewal.	
	C	Base Section of Tower West Side: • Stone replacements required and repointing to window.	
	B **B**	Middle Section of Tower West Side: • Remove rusty box • Tower west side: remove vegetation from joints to tower base.	

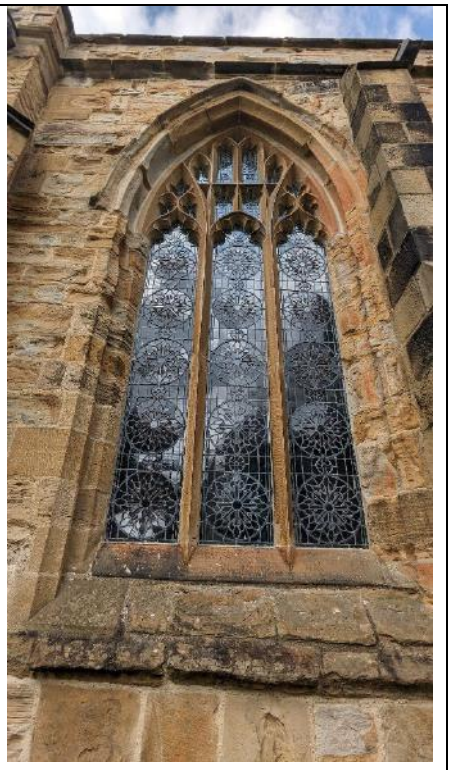
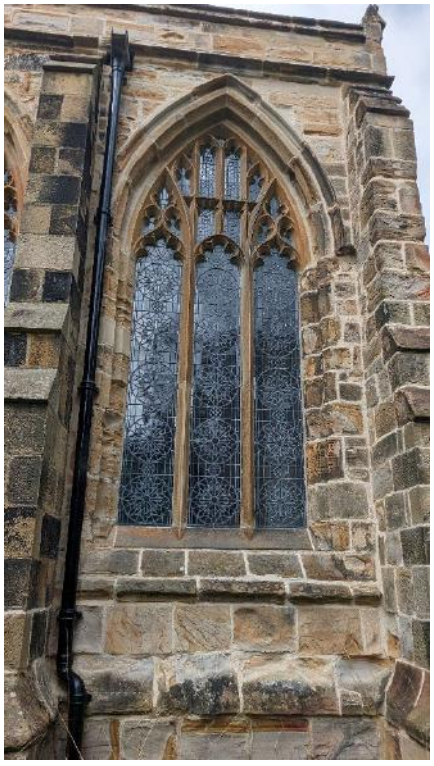
2.5.		WEST ELEVATION	
2.5.1.		**West End - Gable to North Aisle** This gable has a lean-to roof with a parapet and a buttress set at 45º. There is a two lancet window opening and this has been re-glazed and re-leaded as have all of the windows following the fire. The pointing to the head and reveals of the window needs redoing. There are a number of replaced stones which were carried out over twenty years ago and the faces of these stones have been tooled. They do however have an ashlar appearance and unlike the rest of the stonework which is coursed and random coursed rubble. The face of some of these replacement stones is also spalling. Some of the historic stonework is severely eroded. And there will need to be a **steady programme of stone replacement** over the next few years. Pointing has been undertaken at plinth level (up to 1m), however, removal of hard mortar and pointing is still required to the window reveal and to the bottom left and top right of the window. At the base just above plinth level there is the incoming gas pipe. It is noted that the ground level slopes down towards the plinth and this may cause the base of the walls to get damper than they should, however, there is no obvious indication of that. The interior should be monitored for signs of damp to see if the lime pointing conducted in 2022 assists with allowing the wall to breathe and keep the fabric in good condition. Vegetation needs to be removed to the bottom of the gable / top of the buttress.	 

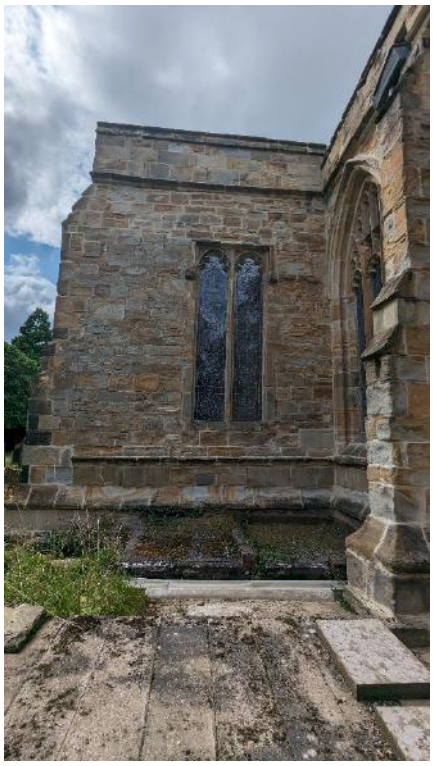
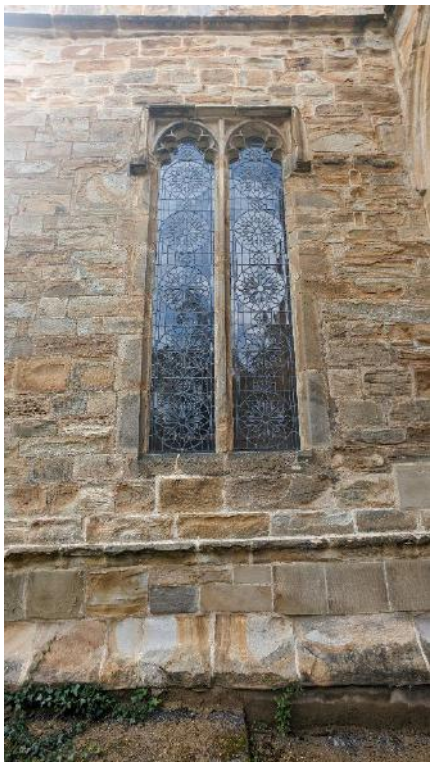
2.5.2.		**West End - Gable of South Aisle** This has a two lancet window which has been replaced as elsewhere. The stonework around the window appears to be in reasonable order although some localised repointing is required to the bottom right of the window. Otherwise pointing is in reasonable condition – the lowest 1m was repointed in 2022. There is streaking below the parapet and the copings should be pointed and vegetation removed (refer to South Aisle roof). There is damp internally so this should be addressed as soon as is practicable. There are various very eroded stones in this elevation some of which will need replacement in the not too distant future. At the base of the plinth there are two cast iron access points to services beneath.	
2.5.3.		**Recommendations:**	
	B	• West end generally: Stone work replacement needed (except upper tower)	
	B	• West elevation, north aisle: repoint stonework to window and localised areas to the bottom left and top right.	
	B	• West elevation, north aisle: remove vegetation and repoint open joints on completion.	
	B	• West elevation, south aisle: conduct localised repointing.	
	E	• Ground levels around the west end should be improved if damp becomes a problem internally.	
2.6.		SOUTH ELEVATION **From the West**	
2.6.1.		**South Elevation: Bay One** **To the West of the South Porch** A couple of the coping stones in this section require re-pointing – this may assist with alleviating damp internally. Some stones are shaling fairly badly though the erosion isn't quite as bad as the west elevation. There is some hard pointing which should be removed and	

		replaced with lime mortar as it starts to fail or if damp starts to occur internally, but otherwise left as it could cause more damage to remove it. The bottom of the masonry was repointed to 1m in height and this should assist breathability at low level. There are two ventilation holes which have been constructed in stone and are very neat. At the base of the wall there is no plinth but there is a stone path. The grassed area slopes down towards it. The gulley was relatively clear but will need routinely clearing. The overflow chute to the top of the downpipe has vegetation present needs clearing. Note that there is an overflow outlet at low level from the WCs beyond.	
2.6.2.		**South Elevation: South Porch** This is a Victorian addition and is of ashlar. Some of the narrow joints require re-pointing on the South elevation at plinth level, around the hood mould of the doorway, to the string course and to the copings. The new timber door had been varnished and it is now flaking off. It may be worth considering removing the coating and assessing the state of the door and refinishing. Note that there is an orange wire hanging loosely from the roof of the porch. Adjacent is a downpipe from the aisle roof and the grating in the gulley is rusted and requires replacing.	 
2.6.3.		**South Elevation: Wall above South Porch** There are areas of severe erosion at this level and some replacement and pointing should be considered. There are a couple of open joints to the parapet (below the copings) that should be repointed.	

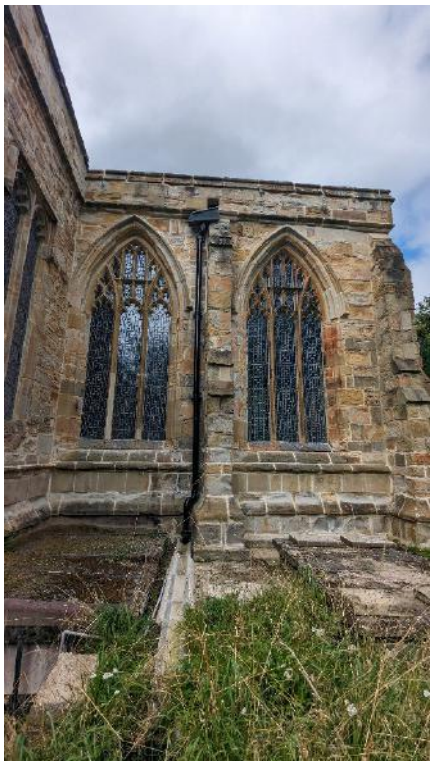
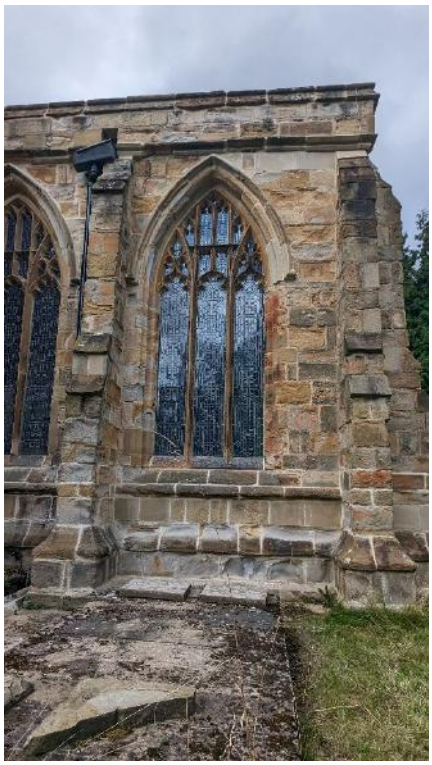
2.6.4.		**South Elevation: Bay Two** **To the East of the South Porch** This bay has a two lancet window with a quatrefoil light above. The stonework around the window reveal and cill appears to be of some age and a pinkish colour which is shaling off to reveal a greyish stone behind. This may be due to the fire damage. A two or three millimetre thick shale appears to be coming off most of the stones although they do not appear to be structurally compromised due to it. Some of the narrow joints require re-pointing. There are a number of ferrous fixings and copper wires still in the stonework. These ought to be removed if possible and repaired. There are areas of eroded stone which require replacement below the window in due course. The bottom metre of stonework was repointed in 2022. There are a couple of open joints to the parapet below the copings that should be repointed. Pointing is also required to the east of the window, between the window and buttress. The stonework behind the downpipe is stained – the downpipe should be checked for blockages and the loose wire clipped to avoid water hitting the masonry.	
2.6.5.		**South Elevation: Bay Three** **From the West** The buttress between Bay Two and Three is in reasonable condition however some of the coping stones are shaling somewhat. This should be noted. Bay 3 has a two lancet window as before with a quatrefoil above. The reveals and cill are original as previously apart from the inner section of the west reveal which may have been inserted post fire. The cill directly below the mullion has shaled and the flaunching at the base of the windows has cracked somewhat. A repair should be incorporated. The stonework to the entire reveal and head of the window has open joints and should be pointed in lime mortar. There are areas of severe erosion on this elevation and replacements should be considered along with localised repointing. The bottom metre of stonework	

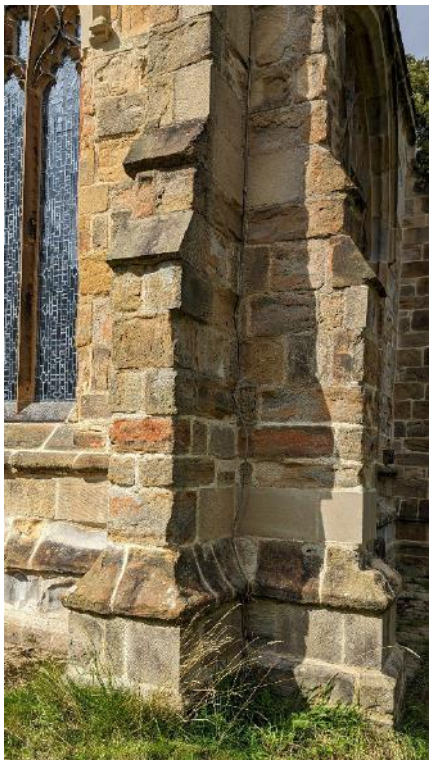
		was repointed in 2022, along with an area to the bottom right of the window. The downpipe in this bay feeds into a gulley blocked with vegetation. This should be cleared and the downpipe checked for blockages generally as there is staining to the masonry behind the downpipe.	
2.6.6.		**South Transept: West Elevation** The western buttress to the transept is in reasonable order as is the west elevation. The bottom metre of stonework was repointed in 2022.	
2.6.7.		**South Transept: South Elevation** There is a three lancet window with lozenge shaped tracery above. The window glazing is post fire as elsewhere. The mullions and some of the reveal appear to be post fire. The head of the window appears to be well weathered although sound. Generally, the stonework and the pointing on this elevation is slightly better than some other areas. The bottom metre of stonework was repointed in 2022.	 
2.6.8.		**Lady Chapel: South Elevation Bay One from the West** This has a three lancet window with decorated tracery above. The eastern reveal is well weathered and little of the moulding remains, but, the window tracery, parapet and plinth were pointed in 2022 and therefore the effects of weathering should reduce.	

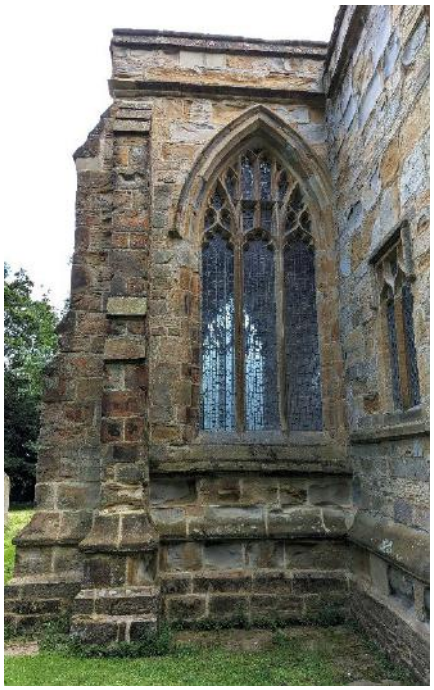
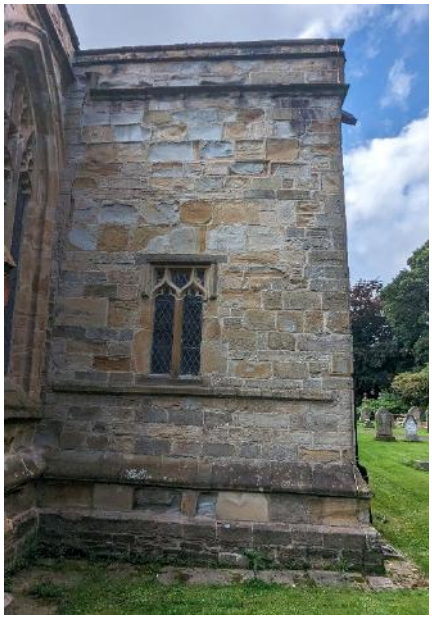
		Masonry replacements were also undertaken to the heavily weathered plinth in 2022. Further stone replacements may need to be considered in the future but this is not anticipated in this quinquennium. The elevation is currently in good condition. There is a metal air vent grate at the base of this wall. There is a flagged pathway beneath.	 
2.6.9.		**Lady Chapel: South Elevation Bay Two from the West** This has a similar window to the one adjacent. The west reveal is very eroded, however, repointing in lime mortar and conservation mortar repairs were undertaken in 2022 across the bay (except the western buttress) to slow down weathering to the masonry and address the worst affected stones. New stones were inserted below the string course and to the base of the buttress. Further stone replacements may need to be considered in the future but this is not anticipated in this quinquennium. The elevation is currently in good condition. The downpipe has been connected to a new soakaway. The gully had a build up of vegetation – the gully and rodding points should be routinely cleared.	

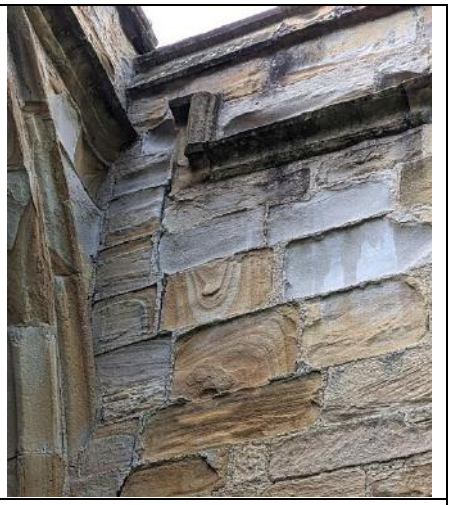
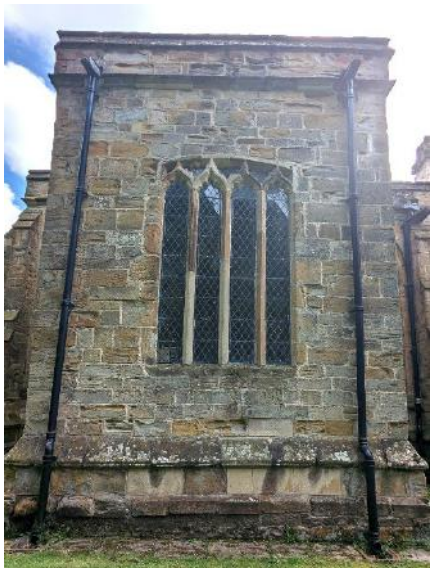
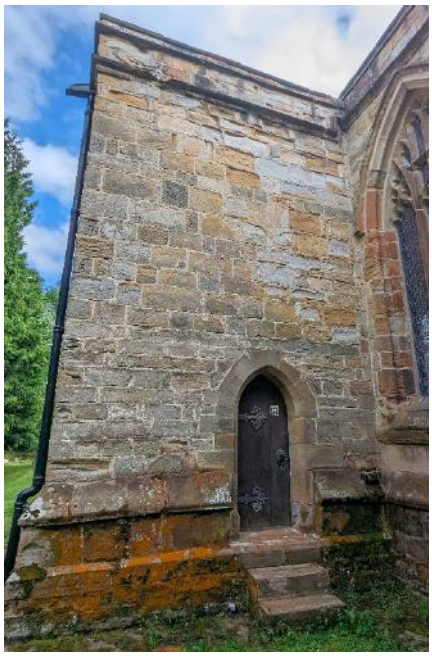
2.6.10.		**Lady Chapel: East Elevation Gable** This has a two lancet window with a perpendicular head and a square hood mould above. Stone repair works including repointing of the cracked cill and mullion to the window, repointing (to open joints)and conservation mortar repairs across the elevation and stone replacement to the plinth and below the string course were undertaken in 2022. Further stone replacements may need to be considered in the future but this is not anticipated in this quinquennium. The elevation is currently in good condition. The downpipe now drains to a new soakaway which was inserted in 2022 following archaeological investigations that showed the underground culvert had collapsed and was not viable for use. If damp persists to the Lady Chapel, removal of the redundant boiler and oil house should be considered to reduce splashback to the plinth – refer to boiler house for recommendations. There is a loose power cable pulled off the wall – requires removal if redundant.	 

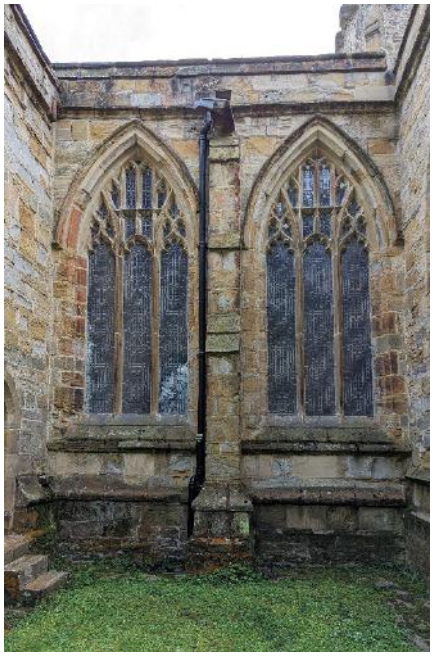
2.6.11.		**Recommendations:**
	M	• Clear blocked gullies and downpipes throughout.
	B	• South elevations, Bays One to Three: replace eroded stone and repoint open joints and areas of hard mortar.
	B	• South elevation, Bay One: Repoint open joints to copings at west end.
	M	• South elevation, Bay One: Clear vegetation to overflow chute
	C	• South Porch: Repoint fine open joints to plinth, string course, hood mould and parapet.
	C	• South Porch: secure cables at high level.
	B	• South Porch: replace rusted gulley grate.
	D	• South Porch: refinish door.
	C	• South elevation, Bay Two: To the east of the South Porch; eroded stones require replacement below the window. Remove fixings.
	C	• South elevation, Bay Two: To the east of the South Porch; point open joints to window and to east of window between window and buttress.
	C	• South elevation, Bay Two: To the east of the South Porch; point open joints to copings
	M	• South Elevation, Bay Three: The buttress between Bay Two and Three: Note shaling stones – monitor.
	C	• South Elevation, Bay Three: Repair crack to cill. Point open joints to window.
	C	• Lady Chapel: East Elevation Gable: Remove redundant cable (or re-fix if active).

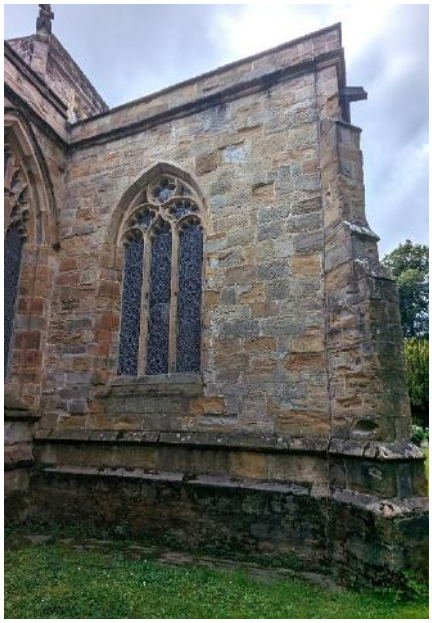
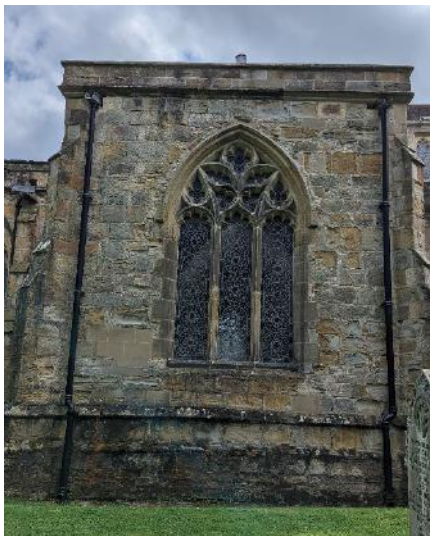
2.7.		CHANCEL AND VESTRY	
2.7.1.		**Chancel: South Elevation** **Bay One from the West** This has a three light window with perpendicular tracery above. There has been some stone replacement which probably predate the fire. Pointing of the copings and spandrels over the window and stonework beneath the window were undertaken in 2022 to address ongoing erosion. Further stone replacements may be needed in the future but this is not anticipated in this quinquennium. The elevation is currently in good condition. There is a ferrous fixing at low level which should be removed to prevent blowing of the stonework. The downpipe now drains to a new soakaway which was inserted in 2022. As above removal of the redundant boiler and oil house should be considered – refer to boiler house for recommendations.	
2.7.2.		**Chancel: South Elevation** **Bay Two from the West** As adjacent this has a three light window with decorated tracery above. Pointing of the copings, window tracery and stonework beneath the window were undertaken in 2022 to address ongoing erosion. Stone replacement was conducted along and beneath the string course to address undermining of the parapet. Further stone replacements may need to be considered in the future due to previous erosion (eg window reveals and plinth) but this is not anticipated in this quinquennium. The elevation is currently in good condition. Note that there is an outlet from the roof over the first bay of the east end of the elevation and the overflow is working effectively, though it is evident that water is splashing up from the flat roof of the boiler house onto the plinth courses. Removal of the boiler house and an improved detail to be considered (refer to previous section).	

2.7.3.		**Buttress to the East of Bay Two from the West** The weathered stone to the top of the buttress and a few other stones were replaced in 2022 and mortar repairs and repointing undertaken at low level. Replacement stone was also made to the adjacent buttress at low level. It is now in good condition.	
2.7.4.		**Chancel: East Elevation** This has a five bayed window with decorated tracery above. Pointing to the entire elevation was undertaken in 2022 with stone replacements and repairs and as such the elevation is in good condition. Where conservation repairs were undertaken there may be a need in the future for further stone replacement (eg hood moulds) but this is not anticipated in this quinquennium. Note that there are a couple of interesting corbel type stones projecting from this elevation and also a well weathered carved stone in the south buttress. The origins of these are unknown to me. At the base of here there is a flagged path. The buttresses to the north are well pointed.	 

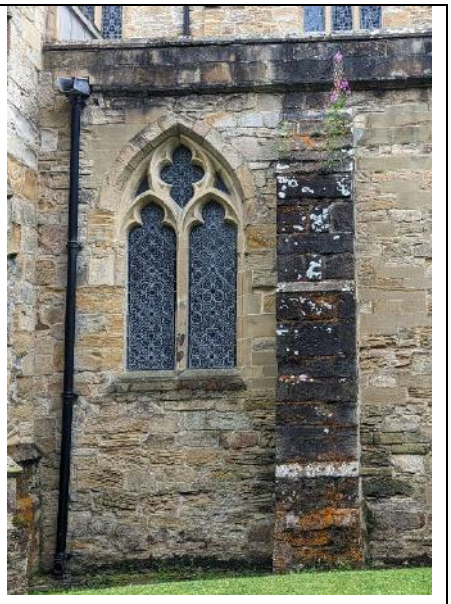
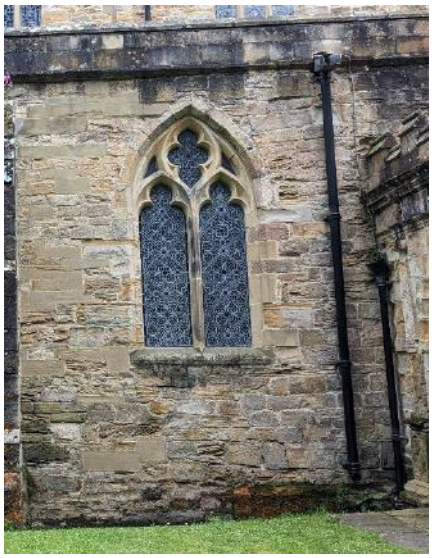
2.7.5.		**Chancel: North Elevation** **East End** This small bay has a three lancet window with tracery above. The moulded string and plinth course at lower level surmounts severely eroded stonework below which should be considered for stone replacement. The pointing overall is good, with low level pointing undertaken in 2022.	
2.7.6.		**Vestry: East Elevation** This contains a small two light window with diamond leading and a square head. The pointing on this elevation is generally good. There is erosion to this face, however, this is fairly consistent at high level and not of immediate concern. There are three stones at low level which should be considered for replacement. There appears to be a movement crack along the junction between the east wall of the Vestry and the North wall of the Chancel and this should be re-pointed and monitored.	

			
2.7.7.		**Vestry: North Elevation** This contains a four lancet window with small lights above and a shallow three centred arch. The wall is generally well pointed although stonework is suffering from erosion as elsewhere. Vegetation and moss should be removed to the flagged area. The cill to the window is beginning to shale in some areas, although this can be repaired. There are two down pipes on this elevation and the overflows appear to be working. The western gully needs clearing.	
2.7.8.		**Vestry: West Elevation** This elevation contains three risers up to the Vestry door. This is a good old oak door in large planks with decorated ironmongery. The door reveals and head appear to be in good order. There are no hand rails around the stone steps and the incorporation of one should be considered. The pointing appears to be sound on this elevation although the mix is too hard as the stone is weathering at high level whilst the mortar is still intact. Stone replacement should be considered in the future and this area should be repointed. A vertical crack running from the southernmost side of the parapet was pointed up and has not re-cracked. At lower level above the upper plinth there is a moulded carved stone with a drainage outlet which would have been from the lavabo inside the vestry.	

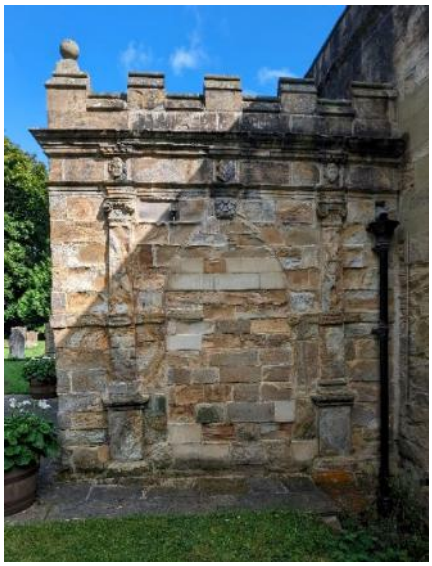
		There is some orange algae at plinth level and moss to the flagged area. The moss to the flags should be removed as this is a slip hazard.	
2.7.9.		**Chancel: North Elevation** This short elevation is split into two bays. There is a build up of moss to the flagged walkway which should be cleared as this is a slip hazard. **Bay one from the East** The easternmost bay has a three lancet window with decorated tracery above. Mullions and tracery appear to be in good order. The reveals are well eroded and there are some fixings which need removing from them. Open joints at the head require pointing. The elevation is well pointed however there is a small amount of stonework just above the overflow which requires repair. The new lead overflow does not follow the line of the original stone overflow. The plinth has a build up of moss and lichen and may be damp. Re-pointing in lime mortar is advised.	
2.7.10.		**Bay two from the East** This also has a three lancet window with tracery above. Mullions and tracery appear to be in good order and the reveals somewhat less eroded than the window adjacent. The pointing is in good order. The buttress appears to be sound. The plinth has a build up of moss and lichen and may be damp. Re-pointing in lime mortar is advised.	
2.7.11.		**Recommendations:**	
	M	• Vestry and Chancel – remove moss to flagged areas	
	B	• Chancel: South Elevation, Bay One from the West: Remove ferrous fixing at low level, repoint.	
	B	• Chancel: North Elevation, replace eroded stones.	
	B	• Vestry: East, replace eroded stones.	
	B	• Vestry: East, repoint movement cracks and monitor.	
	B	• Vestry: North, repair cill	
	M	• Vestry: North, clear gully	
	C	• Vestry: West Elevation, fix handrail to steps.	
	D	• Vestry: West Elevation, repoint top right area of stonework, undertaking stone replacement (to string course) as required	
	C	• Chancel: North Elevation, first bay from east: remove fixings from reveals. Repair stonework above overflow. Open joints at the window head require pointing	

2.8.		NORTH TRANSEPT	
2.8.1.		**North Transept: East Elevation** This has a three-light window with tracery above. The tracery and mullions appear to be in reasonable order. There is some shaling to the reveals. At the base of the southern reveal the stone has a vertical fracture which looks like the face of the stone is about to fall away. This requires repair. There are some stones which are severely eroded, but the pointing appears generally sound. The buttress to the north is in reasonable order, other than one particularly eroded stone.	  
2.8.2.		**North Transept: North Elevation** This has a three light window with tracery above. There are small fixings around the window stonework which require removal. However, the stonework around the window appears to be in reasonable order. The wall stones are suffering from erosion as elsewhere. Some areas of pointing are required: • at the joint with the flagged walkway • below the lower string course • at higher level to the bottom left of the window hood mould The downpipes and overflows appear to be working well and are free flowing.	

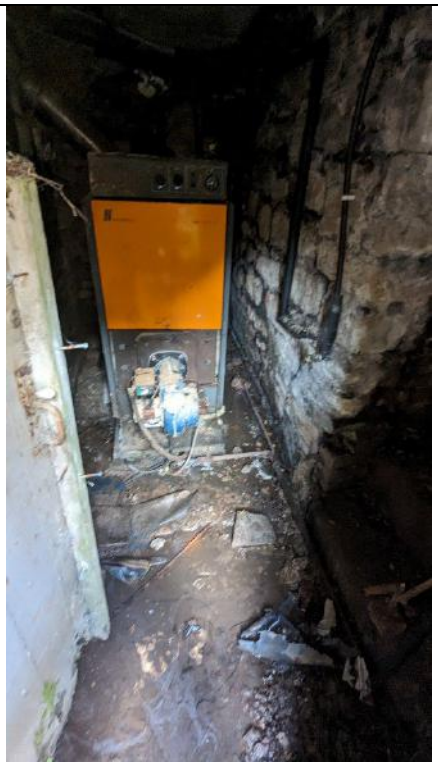
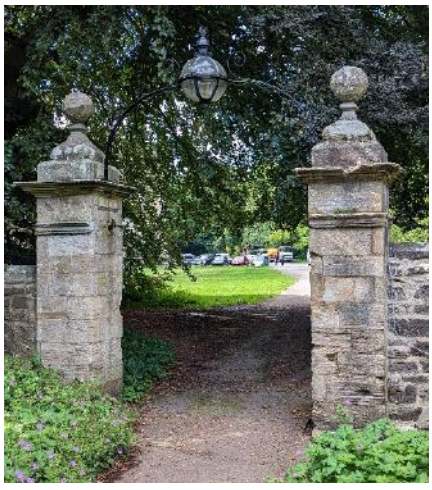
2.8.3.		**North Transept: West Elevation** This is a very small section of wall suffering from some erosion but generally in reasonable order as is the buttress adjacent. Replacement of one piece of stone to the string course should be considered in the future, along with a few weathered stones to the buttress.	
2.8.4.		**Recommendations:**	
	M	• North transept: remove moss to flagged area	
	B	• North transept: East elevation, repair stone at the base of the southern reveal. Replace weathered stone to buttress.	
	B	• North transept: North elevation, point joint at ground level, lower string course and areas to the bottom left of the window. Small fixings around the window stonework require removal.	
	D	• North transept: West Elevation, replace one stone to string course and eroded stones to buttress.	
2.9.		NORTH AISLE ELEVATION	
2.9.1.		This elevation is split into four bays from the East. **North Aisle: North Elevation,** **Bay One from the East** This bay has a two light window with tracery above. The tracery and mullions appear to be in reasonable condition. Some of the voussoirs require re-pointing. There is a crack in the cill which requires repair.	

		There are some areas of the cornice and copings that also need repointing, other than these the pointing is in reasonable order. The stone is suffering from erosion as elsewhere. The buttress between bay one and two appears to be in reasonable order. Vegetation requires removal. Moss to the flagged area requires removal.	
2.9.2.		**North Aisle: North Elevation,** **Bay Two from the East** This bay has a two light window with tracery above. The mullion and tracery appear to be in reasonable order. The voussoirs require some re-pointing. The pointing appears to be sound except for at the cornice and base of the plinth where the downpipe disgorges into a stone gulley and the plinth is damp. Consider extending the downpipe or introducing a flashing to protect the plinth. Clear the gully which is blocked.	
2.9.3.		**North Aisle: North Elevation,** **Bay Three from the East - Stonework above porch** Not all of this was visible however what could be seen seems to be in reasonable order. Black algae and other vegetation is growing on the stone. This indicates dampness. High level access to this area and behind the North Aisle gutter should be arranged. The cornice and copings should be repointed.	 

2.9.4.		**North Aisle: North Elevation,** **Bay Four** This is a blind bay with a considerable amount of replaced stone which is in dressed and tooled ashlar which appears rather unsympathetic. The pointing appears to be in reasonable condition. This elevation also has a vent constructed in stone as on the South side.	
2.9.5.		**Recommendations:**	
	B	• North Aisle: North Elevation, Bay One, remove vegetation. Repoint voussoirs and repair cill. Repoint cornice and copings.	
	B	• North Aisle: North Elevation, Bay Two. Repoint cornice, voussoirs and around base of downpipe. Consider extending the downpipe or introducing a flashing to the plinth.	
	M	• North Aisle: North Elevation, Bay Two. Clear gully.	
	A	• North Aisle: North Elevation, Bay Three. Arrange high level access for inspection and remove vegetation above North porch.	
	B	• North Aisle: North Elevation, Bay Three. Point cornice and copings	
2.10.		NORTH PORCH	
2.10.1.		**North Porch** This is a lovely example of late 17th Century early Classicism. **North Porch: East Elevation** There is a timber door in this opening which is not normally used. Originally this porch had three openings one of which has been blocked up with stone. The northern elevation door is normally used. The stonework underwent a programme of stone conservation in 2015/16. Above the door there is a keystone with a shield above and flanking the doors are two pilasters with	

		carved decoration depicting ionic columns with rusticated stonework and carved stonework. The details of these pieces of stone are being at risk of being lost by erosion. Above the pilasters are faces carved in stone and above those small set forwards with dental moulding. There is a downpipe in the corner – the outlet is blocked and requires clearing.	
2.10.2.		**North Porch: North Elevation** The north elevation of the porch has a carving of a boar at the keystone and also has two pilasters flanking the doorway. These are constantly at risk of losing their detail through erosion.	
2.10.3.		**North Porch: West Elevation** This elevation has an opening which has been blocked up with stone. One is severely eroded. There is a carved keystone as before and two flanking pilasters. At higher level there is a daylight sensor for the lights.	
2.10.4.	**M** **C**	**Recommendations:** • Vigilant maintenance is required to ensure the good order of the porch. The outlets are blocked and require clearing. • Carry out 3D recording of the carved details for archive purposes.	

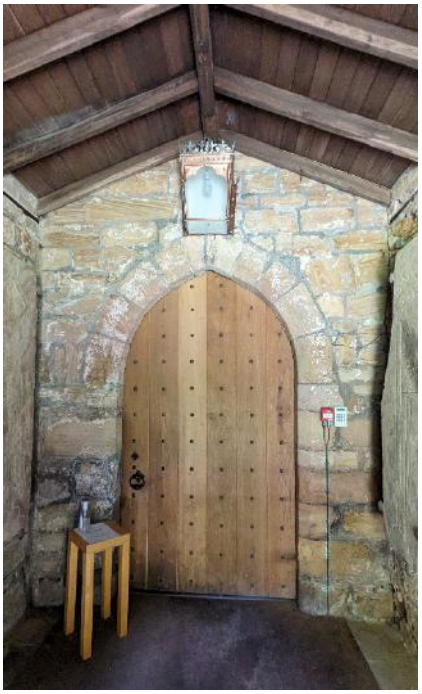
2.11.		BOILER HOUSE	
2.11.1.		The boiler house is accessed via stone steps which are protected by a padlocked grille. It is constructed of stone with a concrete raft and felt roof. The adjacent oil house is a brick vaulted structure. The steps are mossy which is a slip hazard. The moss and vegetation should be removed. The boiler house floor has an accumulation of debris and standing water was present to the floor. Once some of the debris was dislodged, the water discharged through a hole to the east of the doorway. It is recommended that the floor is cleared of debris regularly to allow water to drain. There is redundant boiler equipment that should be removed.	 

			
2.11.2.		**Recommendations**	
	M	• Remove debris to steps, vegetation to roof and debris to boiler house floor.	
	B	• Remove boiler house and oil tank store.	
2.12.		CHURCHYARD	
2.12.1.		The Churchyard is still open and is maintained by the Parochial Church Council. Some of the great number of headstones are listed Grade II in their own right. These are slabs to Jane Foster 1721 and Henry Mills 1807 (four metres South of the Church); monument to Robert Thompson 1729 (three metres South); headstones to John Wilson 1782, Hannah Stockburn 1777 and Thomas Johnson 1799 (ten metres South). In addition the main entrance gate piers gates overthrow an adjacent style and are all listed Grade II. These features were not examined in detail. Since the last QI a scan of the churchyard was completed and linked to the burial register. The church are reminded that this platform can also be used as an active tool to manage the churchyard.	

2.12.2.		The entrance gate, constructed of oak and of a delicate barley twist design, is off site for repair and redecoration. The gate piers are in reasonable condition although the cabling to the lamp at the apex of the iron overthrow has not yet been properly concealed and should be fixed to the wall. The iron overthrow and lamp have recently been refurbished and are in working order. To the east of the gate is a stone stile and the metal grate from the pit set under the stile bar at the top of the steps is missing. This is a hazard for those wanting to use the stile. The stile was repointed and vegetation removed in 2023.	
			
2.12.3.		Most of the boundary walls are obscured by foliage however where they are visible, joints are open in places and re-pointing and consolidation should be considered. There are a few locations where coping stones have been lost – these should be replaced to avoid further damage to the wall.	 

2.12.4.		There are a number of mature trees which appear to be healthy on superficial inspection. A specialist should be asked to examine them and report within the next five years. As the trees are within a conservation area, all are protected – refer to the churchcare website for further guidance. One of the trees is at risk of damaging the railings to the Boyne memorial – this should be assessed by a specialist. The railings themselves need redecoration and the gate resetting.	
2.12.5.		A new cycle rack has been installed which assists with meeting carbon net zero targets.	
2.12.6.		**Recommendations:**	
	B	• Churchyard: Obtain an arboriculturalist's report, consult as required and act on recommendations.	
	C	• Churchyard: Carry out pointing to boundary walls and replace missing copings.	
	D	• Churchyard: Fix cable to wall at gate / stile.	
	D	• Churchyard: Redecorate railings and reset gate to Boyne memorial	

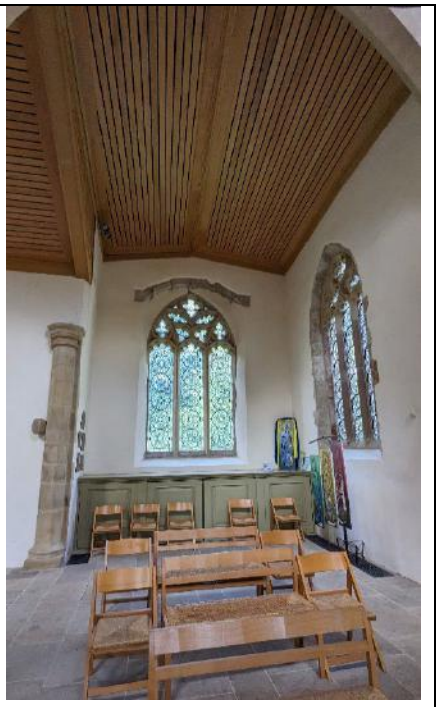
3.		**INTERIOR**	
3.1.		NORTH PORCH MAIN ENTRANCE	
3.1.1.		**North Porch: North wall** The doors are an interesting survival and though heavy are serviceable. The doors are oak with a dark stain. The ferrementa should be redecorated. Above the door there is an iron bar which appears to have been put in for structural reasons. To the right of the door there is a junction box. To the left an alarm sounder. The pointing to the wall over the door could be improved.	 

3.1.2.		**North Porch: West wall** The blocked up doorway has a seat built into it. Below that the stonework is in poor order and should be re-pointed and a couple should be replaced. Within this space there is an ADT fire and security panel. A notice board has been introduced since the last QI to hide these services. The wiring on timber listed in the last QI is still visible and could be improved if possible. To the east and west walls, there are large cross slabs, displayed vertically.	
3.1.3.		**North Porch: South wall** On the south wall of the North Porch there is a fire break glass box and an ADT punch pad. The lantern has been put in above the doorway. The oak door was installed post fire and has hand forged nails and handmade ring latch.	
3.1.4.		**North Porch: East wall** To the east elevation of the porch there is a stained oak door which is bolted and has a timber bar across it and it isn't used normally. One strap hinge is missing. The ferrementa should be redecorated.	

			
3.1.5.		**North Porch: Ceiling** At the top of both of the walls to the west and the east there is some steelwork which may be in connection with some structural work that was carried out about 30 years ago to the roof. This should be brushed back and repainted. The stone floor is flagged and is in good condition as it is protected by a mat. The ceiling is timber boarded and with exposed rafters and ridge. Whilst most is in good condition, there is evidence of water ingress to the south east corner which corresponds with the blocked outlet externally. The roofing should be checked when the outlet is unblocked. The timber boarding should be left to dry after the outlet is cleared and if there are issues, boards replaced in oak and stained to match the adjacent.	
3.1.6.		**Recommendations:**	
	D	• North Porch: West wall, improve unsightly wiring.	
	B	• North Porch: internal stonework repairs are generally required (below seat to west wall and above door to north wall).	
	C	• North Porch: East wall, replace lost strap hinge to door.	

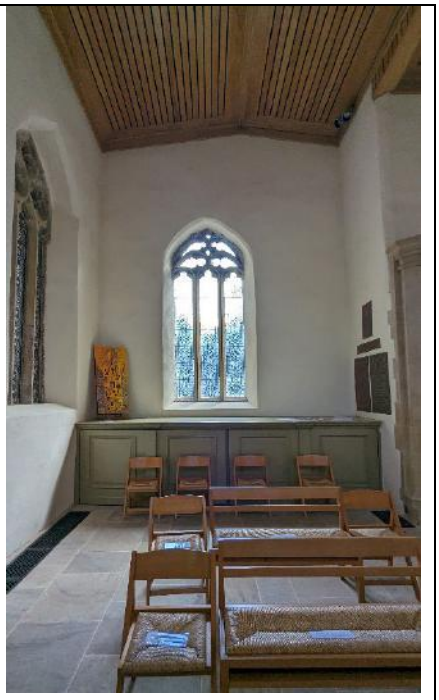
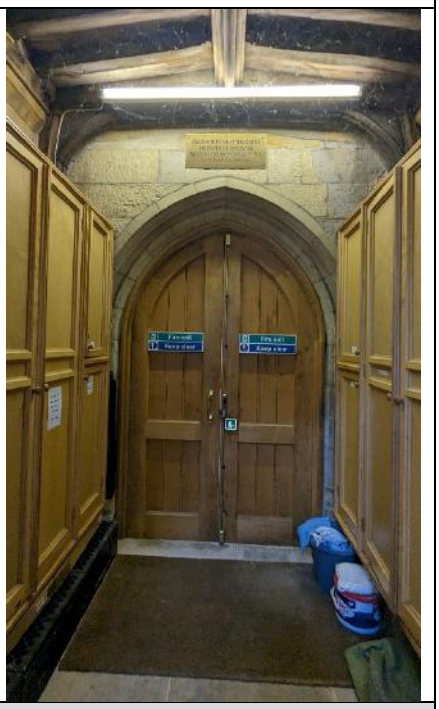
	C	• North Porch: Rub down and repaint metal bars at high level. Redecorate ferramenta to doors.	
	B	• North Porch: Allow boarding to dry. Water damaged boarding may need to be replaced in oak, stained to match adjacent.	
3.2.		NORTH AISLE	
3.2.1.		**North Aisle: West End School Room:** To the west is a small room sectioned off with a painted timber screen. The floor in the room is vinyl. There are two radiators and a small sink. There is a lay light in the ceiling which allows light in from the window at the west elevation. There are fitted cupboards for storage and also for the electrical installation and lighting, all completed post-fire. The lights are inset into the ceiling and there is a smoke/heat alarm. This room is used for Sunday School. All in reasonable condition. The hatch to the ceiling was not operational and the catch / hinges should be checked and repaired. This would allow access to clean the lay light. There also appeared to be evidence of damp to the west end wall (visible from the Nave), but close access was not possible. External defects should be addressed and the interior left to dry before redecoration. One light has lost it's cover which was in the cupboard – this should be reinstated.	 

3.2.2.		**North Aisle: Split into three bays** **Bay One:** At high level evidence of water ingress. This corresponds with the dark stains to the masonry over the North Porch. High level access needs to be arranged externally to check for failing flashings or cracks to gutters so that the root cause can be addressed before redecoration is considered internally. **Bay Two:** The second bay has a two light window. To the East side of the cill is a hairline crack which runs vertically. This should be monitored and filled. Along the north aisle wall there are 11no cross slabs displayed vertically – off the wall. **Bay Three:** also has a two light window. There are some fine hairline cracks to the rendering and some filling and redecoration may be required. There is also some mottling of the paintwork in between the bays although this isn't too visually intrusive. There is a crack from the East side of the cill of the window running vertically as it is on the West side of the cill. A crack to the west side of the head. Some evidence of damp at high level – it was noted on the last QI that this was due to lead theft. There was an area of flashing replaced in a modern material and therefore it is understood the root cause was addressed in this location. The floor is stone flagged and in good order generally, although some grouting between is beginning to break up.	  
3.2.3.		**East End of North Aisle/North Transept.** This Transept projects only a couple of metres North. On the north side are large cupboards for temporary seating storage. Some minor joinery repairs needed at the base. There is a three light window with tracery above and there are a couple of small cracks in the render at the edges of the cill. To the east wall	

		of the North Transept is another three light window. No defects are noted.	
3.2.4.		**Recommendations:**	
	B	• Classroom: Ease loft hatch.	
	C	• North Aisle: Refer to external repairs to address defects. On completion allow the interior to dry and redecorate.	
	B	• North Aisle: Bay Two, fill and monitor hairline crack.	
	B	• North Aisle: Bay Three, fill and monitor hairline crack from the east side of the cill of the window running vertically as it is on the West side of the cill.	
	C	• North Aisle: Grout joints where open.	
	C	• North Transept: Repair joinery to cupboard.	
3.3.		NAVE	
3.3.1.		This is an arcaded nave with three bays and an archway into the base of the tower. At the west end is the refurbished organ as mentioned earlier. On the first octagon stands a Frosterly Marble font. There is no liner within the font. The arcading has been completely rebuilt following the fire and the roof above is of steel construction with ash timber boxing around the structure. Bases of the trusses are covered with new carved stone corbels. The lighting is fixed to the East side of all of the trusses and has been renewed within the last 20 years. There are no obvious defects.	

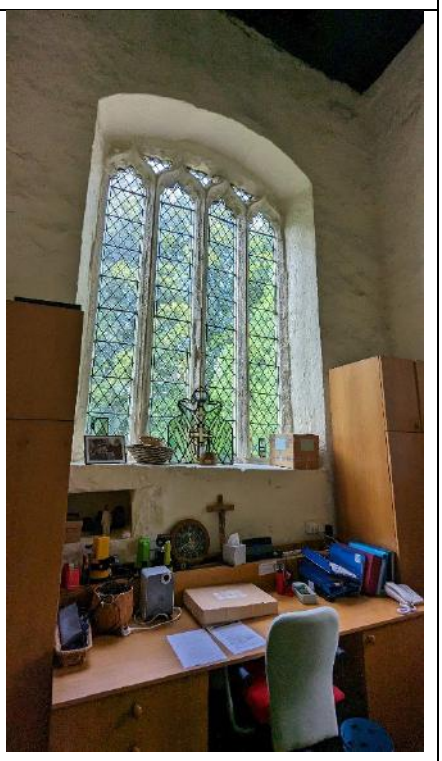
		The floor is stone flagged and in good order generally, although some grouting between is beginning to break up.	 
3.4.		SOUTH AISLE	
3.4.1.		**South Aisle: West End** This is partitioned off with a softwood painted screen behind which is a kitchen and two WCs. The kitchen is fairly new and in good order with a radiator, a hot	

		water boiler and controls for the heating. Only the ceiling hatch is showing wear. Following that there is a lobby with two WCs. One wheelchair accessible - this one also has the baby changing unit. The disabled WC has a large radiator and the entire compliant grab rails etc. It is noted that the emergency cord was tied (presumably for cleaning purposes) – this should be untied so that it is accessible to pull if someone fell. The boxes in front of the accessible WC door should also be removed so that the door can be fully opened to allow manoeuvrability in a wheelchair. It was noted around this kitchen and WC area that in the junctions of the ceiling and the wall small cracks have appeared and these should be filled and redecorated in due course.	 
3.4.2.		**South Aisle** **Split into three bays.** **Bay one**: has the doorway into the South Porch. Above the kitchen and WCs, there is visible evidence of damp to the west wall. Pointing and flashing to be improved externally. At this end of the aisle there is a foam extinguisher. The render and paintwork has a slightly mottled effect but it is not too visually intrusive. **Bay two**: has a two light window. The cill of the window is very powdery and the whole of the window reveal and cill should be brushed down and the dust vacuumed up. Here there are 10no cross slabs displayed vertically. It was noted that there are some cracks in the render to be monitored. **Bay three**: also has a window with powdery stonework.	 
3.4.3.		**South Transept** At the end of the Aisle stands the South Transept which extends only a couple of metres to the South.	

		This has a three light window and storage cupboards as in the North Transept and appears to be in good order. Within this space there is an internal window into the Lady Chapel. At the cill of the window is a small crack which should be repainted and filled and also to the apex. Also to the left of the window cill to the South window, there is a small crack. To the east of the South Transept is a small passageway which has a stone lintel above. There is a crack through that stone lintel but it is understood that structural work was undertaken to ensure the structural stability of this during the rebuilding.	
3.4.4.		**South Porch** The structure within the Porch appears to be sound although a slight damp smell was noted. There is a push bar release mechanism to the South Porch for easy escape. The door to the Porch has been renewed and matches the door to the North Porch. There is some shaling of the stonework at high level – the gutters should be checked for defects.	
3.4.5.		**Recommendations:** **D** • South Aisle: kitchen, fill cracks in plasterwork. **A** • South Aisle: Bay Two and Bay Three, brush down and vacuum powdery stonework. Monitor cracks in render. **C** • South transept: repair cracks around openings. **D** • South Aisle: Above kitchen ceiling, high level damage noted due to water ingress – decoration may be necessary. **M** • South Porch: Clear cobwebs and check gutters are clear externally.	
3.5.		CHANCEL	

3.5.1.		**Chancel: North Wall** **Split into four bays** **Bay one:** has a window with three lights. No defects. **Bay two:** has a window of three lights. This has a small crack running through the render from the cill which should be filled and repainted. Also at the apex. **Bay three:** has a doorway into the vestry and above that is a patch where it is understood some wall painting was discovered, subsequently covered with lime wash. Within this bay is a small squint view hole through from the vestry towards the East altar. **Bay four:** has a three lancet window. There are some ferrous fixings in the reveal which should be removed if possible. Other than that no other defects were noted. Also a dado arrangement for venting the lower wall.	 
3.5.2.		**Chancel: East Wall** The East window has been recently re-glazed. No other defects noted.	
3.5.3.		**Chancel: South Wall** This is split into three bays. **Bay one:** The first bay from the East contains a small aumbry which is rusty and is not used and a three light window. Crack at the apex. No further defects noted. **Bay two:** is a three light window with no obvious defects. **Bay three:** is an archway through to the Lady Chapel. This is glazed with a wrought steel frame and lattice work by Brian Russell. Also there is a squint hole through from the Lady Chapel towards the East end.	
3.5.4.	**D** **D**	**Recommendations:** • Chancel: North Wall, bay two, fill cracks and repaint. • Chancel: North Wall, bay four, remove ferrous fixings.	
3.6.		THE LADY CHAPEL	

3.6.1.		To the Lady Chapel there is a doorway with an ogee lintel with new oak door. The Chapel has three large external windows and one internal window all in good order. South west window requires pointing at cill. The lower areas of external walls are showing signs of damp. The east wall especially. The new lime pointing externally and rainwater disposal should help. The external boiler house removal would also address splashback. There are five wall lights with exposed MICC cabling which could be improved upon. There is also in the wall below one of the windows a piscina in reasonable condition. To the North there is the effigy of Neville which was conserved following the fire. It is noted that there is a yellow residue on the arm and shield. Note that there is some wall painting adjacent to the doorway.	 
3.6.2.	**D** **M**	**Recommendations:** • Lady Chapel: South west window requires pointing at cill. • Lady Chapel: Rub down plaster and monitor. (Removal of boiler house recommended to further reduce damp - refer to Boiler House)	

3.7.		THE VESTRY	
3.7.1.		To the north of the Chancel is the Vestry. This has pre-fire timber roof which appears to be in good order. The original oak door to the outside is quite draughty but it is possible that some alteration can be made in order to make it less draughty. There is currently a draught excluder in place to reduce heat loss. There is an illuminated exit sign on the wall and a couple of wall lights similar to the ones in the Lady Chapel. There is fitted furniture and sea grass or jute flooring. The lavabo is no longer used.	 
			

3.8.		TOWER	
3.8.1.		**Bell Chamber** The bell frame is new since 2004. There are eight bells and they are rung regularly. The roof to the Tower is also relatively new which has a steel framework on a concrete wall plate and timber rafters and boarding above. The hatch onto the roof was difficult to manoeuvre and could be improved. The timber ladder is wedged between the window reveal and roof beam leaving very little space. The bell frame is also in the way to access the ladder. Access may be able to be improved by adding a small landing area from the window reveal across to the bell frame and reviewing positioning of a new fixed ladder. The hatch above could also be hinged. Grab rails could be added internally above the hatch to the bell chamber. The hatch is very narrow meaning that the ladder cannot be lengthened through the hatch, however, the steel bell frame means this cannot be widened. There is evidence that a bird has accessed the bell chamber and the Church noted that there had been an occasion when the hatch had been left open. The Church should ensure that all openings are closed after inspections. The louvred openings all have mesh that is intact so it is thought that access by a bird must have been via a hatch or window. The bellframe and bells should be cleaned of droppings. There is working lighting to this space.	  
3.8.2.		**Chamber below the Bell Chamber** This houses the plant room. Which includes two new gas fired boilers, a hot water system and manifolds for the under floor heating system etc. These were all new in 2014. Some evidence of leakage is old from previous boilers. There have been bats accessing this space. All of the windows have been renewed and are in good order. It was noted around the west window and the south window that there are gaps which are allowing the ingress of rain water and possibly insects and bats	

		and should be filled/ pointed. This is likely to require ecologist input. The interior is in good order and access into this space from the Ringing Chamber has been improved. There is also access from this level onto the Nave roof. Visual inspection only. The floor should be cleaned of droppings and flies. There is evidence of water damage, and it is assumed that this was due to the hatch that was left open as the roof appeared in good order. The lights need replacement bulbs.	 
3.8.3.		**Ringing Chamber** The bell ropes are terminated in this space. This has had a new floor and a new ceiling. The heating pipes which are lagged pass through this space. There are four fluorescent type lights on the walls. The windows are new and in good order one of which is openable to gain access onto the Aisle roof. The hatch from below has a counter balance which works well. There is also a moveable barrier so that it can be arranged around the hatchway in the floor whilst people are entering and leaving the Bell Ringing Chamber. There is a simple softwood timber bench arrangement to the East. There is a small shutter into the main body of the Church. The lighting cabling goes over the niche to the East side of the Bell Ringing Chamber within a galvanised metal conduit. This is rather intrusive.	

			
3.8.4.		**The Base of The Tower** The organ takes up the majority of the space at the base of the Tower. This Father Willis organ was brought in from Winterton/Sedgefield and was refurbished by Harrison & Harrison in 2005. At the rear of the organ is a fixed ladder way with a handrail up to the Ringing Chamber. This is all is softwood. All appears to be in reasonable order and clean and tidy.	 
3.8.5.	**C** **B** **B**	**Recommendations:** • Tower: maintain and review the boilers regularly and clean droppings. • Tower - Chamber below Bell Chamber: point up gaps around windows. • Bell Chamber: Improve access to the roof.	

3.9.		FLOORS
3.9.1.		The floor throughout the church is stone with under floor heating. At the perimeter is a cast iron grille with heating pipe work underneath. At the east end some of the pointing is breaking up and this should be raked out or vacuumed out and re-pointed. Inset into the York stone are three polished limestone octagons of Derbyshire fossil of varying sizes. There are some slightly less polished areas on these octagons due to variations in the quality of the stone. The floor generally throughout is in extremely good order.
3.10.		DECORATIONS
3.10.1.		The whole of the interior of the Church has been redecorated since the rebuilding in 2004/05 and after the lead theft. The walls have been re-rendered with lime render and lime washed apart from the bottom 1300mm approx along the chancel walls. These sections have been dry lined with the plasterboard lining set away from the walls to allow ventilation behind. There is therefore a horizontal gap at about 1300mm from the floor. Within the Chancel and also within the Lady Chapel medieval paintwork was discovered during the rebuilding process. Within the Chancel this has been recorded and protected under a coating of lime wash (hopefully with an acrylic separating layer beneath) and in the Lady Chapel this has been left exposed. Within the new spaces to the West of the aisles, plasterboard has been painted with emulsion. The storage and other fitted joinery work has been given flat matt oil paint finish with a lacquer/varnish on top. All of the decorations are in satisfactory order generally.
3.11.		GLAZING
3.11.1.		All of the existing leaded stained glass within the perpendicular tracery was destroyed by the fire. New glazing has been fitted within the reveals of the traceried windows in clear glass with interesting lead work patterns incorporating designs derived from the decoration and inscriptions of various medieval cross slabs which were found in the structure and around the building during the reconstruction. All of these windows are in excellent order. The Great East Window has been recently renewed to a design by Barley Studios.
3.12.		FURNITURE & FITTINGS
3.12.1.		There are two free standing units which incorporate pin boards and storage for hymn books etc. and these are kept at the west end to form a barrier on entering the church.

3.12.2.		New oak chairs with rush seating have been commissioned and are in use as have some designed hassocks which are suspended beneath. There are a number of foldable occasional chairs with rush seats however these are often left out and the parish should be encouraged to put these away on a more regular basis.
3.12.3.		**High Altar** In Ancaster limestone to a design by Martin Stancliffe, stonemason Mark Schofield.
3.12.4.		**Forward Altar** In oak by furniture designer/craftsman Rupert McBain, also a Lectern and Credence table to match.
3.12.5.		**Clock** Also in the South Aisle is kept the refurbished clock mechanism on a softwood frame.
3.13.		ORGAN
3.13.1.		The Organ which is situated under the Tower to the west, was built by "Father Henry Willis". This was originally commissioned for Winterton Hospital at Sedgefield and was installed there in 1884. In 2005 it was restored by Harrison & Harrison and installed into the church at St Brandon's Brancepeth.
3.14.		SERVICES
3.14.1.		**Heating System** Following the fire in 1998 a new heating system was installed in 2003. The boilers were again renewed in 2014. This includes under floor heating to serve the central area and a complimentary trench heating system near the external walls. Under the York stone floor there are loops of 17mm cross linked polyethylene pipe work with integral oxygen diffusion barrier. This was laid above a layer of insulation to prevent downward heat transfer. It is powered by 140kW condensing boiler plant. This is located in the Tower. A control system is accessible in the kitchen area.
3.14.2.		**Lighting** The lighting has been installed since 2004. All of the lighting is dimmable and controlled by the switch panel to the West of the North door. The main dimmer panels are located within the Sunday School room cupboard. The lighting mostly incorporates high level fittings at Clerestory level. Over the forward Altar is a Corona designed by Martin Stancliffe Architects and manufactured by Mike Stoane of Edinburgh.
3.15.		FACILITIES & DISABLED ACCESS
3.15.1.		Entrance into the Church is now extremely easy for wheelchair users and those with limited mobility. There are no changes of level on the main Church space apart from when entering the Lady Chapel. The doors are wide and there are few obstructions. Two WCs are provided for visitors including one for wheelchair use. It is understood that an induction loop system has been installed. This was not tested.

4. SUMMARY / RECOMMENDATIONS

The following gives outline costs only and must only be used in the most general terms. They do not include access scaffolding, preliminaries, professional fees, charges, reports or VAT. An accurate estimate can be obtained by specifying the works and either obtaining a pre-tender estimate from a cost consultant or getting competitive quotes. Do not rely on these figures.

The cost bands are:
1 – £0-1,999;
2 – £2,000-9,999;
3 – £10-29,999;
4 – 30,000-£49,999;
5 – £50,000-249,999;
6 - £250,000 or more than this.

4.1. URGENT WORKS/ INVESTIGATIONS – CATEOGORY A

		Item	Comment	Broad Budget Costs
		2.1.13	Until flashings are replaced, repair split sections of flashing to the Nave, Lady Chapel, South Transept and Chancel. Replace flashing to South Aisle due to internal damp. Point flashings to vestry roof.	**2**
		2.1.13, 2.9.5	Arrange high level inspections to: • Vestry: Inspect vestry roof to check if the original location of loose piece of steel roofing can be determined. • North Aisle: Arrange access to inspect area over the North Porch • North Aisle: North Elevation, Bay Three. Arrange high level access for inspection and remove vegetation above North porch.	**1**
		2.1.13	Tower: Add a clip to the dislodged stainless steel to the tower roof.	**1**
		3.4.5	South Aisle: Bay Two and Bay Three, brush down and vacuum powdery stonework. Monitor cracks in render.	**1**

4.2. ATTENTION WITHIN NEXT TWELVE MONTHS – CATEGORY B

		Item	Comment	Broad Budget Costs
		2.1.13	To the roofs generally: Replace the poor flashings comprehensively and with appropriate materials.	**3**

		2.1.13	• North and South Aisles: Remove vegetation to the west end parapets of the north and south aisles and make good / point on completion. • North and South Aisles: Open joints to the copings of the north and south aisles should be pointed.	**2**
		2.1.13	North Porch: Re-fix slipped slate to North Porch	**1**
		2.2.9	• North Nave Clerestory Bay Three – Second window from the West: Replace the failed pointing below the cill • North Nave Clerestory Bay Four - Third window from the West: Carry out conservation repair to head and reveal. Point open joints around central light. • North Nave Clerestory Bay Bay Five - Fourth window from West: repair failed pointing. • North Nave Clerestory Generally - Point base of pinnacle (third from the west) and replace weathered stone to buttresses. • To the east elevation of the nave at roof level: Repair friable stones and regularly check for blockages and damage caused by falling stone debris. Point open joint to coping.	To carry out stonework replacement and repointing works. **5**
		2.3.8	• South Nave Clerestory Bay Two – First window from the West: Repoint open joints to western reveal, considering application of burnt sand mastic along the window line. • South Nave Clerestory Bay Three – Second window from the West: o Renew failed mortar o Replace stone / gallet and point gap to east of reveal • South Nave Clerestory Bay Four – Third window from the West: Replace failed pointing • South Nave Clerestory Bay Five – Fourth window from the West: Replace failed conservation mortar repair	Incl. in stonework proposal above.
		2.4.12	Middle Section of Tower, South Side: Replace severely eroded stones in a programme of replacement. Conduct localised repointing in lime mortar.	Incl. in stonework proposal above.
		2.4.12	Base of the tower above the North Aisle roof: The small round headed window: stone at the bottom of the east and west reveal requires renewal.	Incl. in stonework proposal above.
		2.4.12	• Middle Section of Tower West Side: Remove rusty box • Middle Section of Tower West Side: Tower west side: remove vegetation from joints to tower base.	1
		2.5.3	• West end generally: Stone work replacement needed (except upper tower)	Incl. in stonework proposal above.

			• West elevation, north aisle: repoint stonework to window and localised areas to the bottom left and top right. • West elevation, north aisle: remove vegetation and repoint open joints on completion. • West elevation, south aisle: conduct localised repointing.	
		2.6.11	South elevations, Bays One to Three: replace eroded stone and repoint open joints and areas of hard mortar.	Incl. in stonework proposal above.
		2.6.11	South elevation, Bay One: Repoint open joints to copings at west end.	**2**
		2.6.11	South Porch: replace rusted gulley grate.	1
		2.7.11	Chancel: South Elevation, Bay One from the West: Remove ferrous fixing at low level, repoint.	1
		2.7.11	• Chancel: North Elevation, replace eroded stones. • Vestry: East, replace eroded stones. • Vestry: East, repoint movement cracks and monitor. • Vestry: North, repair cill	Incl. in stonework proposal above.
		2.8.4	North transept: East elevation, repair stone at the base of the southern reveal. Replace weathered stone to buttress.	Incl. in stonework proposal above.
		2.8.4	North transept: North elevation, point joint at ground level, lower string course and areas to the bottom left of the window. Small fixings around the window stonework require removal.	Incl. in stonework proposal above.
		2.9.5	• North Aisle: North Elevation, Bay One, remove vegetation. Repoint voussoirs and repair cill. Repoint cornice and copings. • North Aisle: North Elevation, Bay Two. Repoint cornice, voussoirs and around base of downpipe. Consider extending the downpipe or introducing a flashing to the plinth. • North Aisle: North Elevation, Bay Three. Point cornice and copings	Incl. in stonework proposal above.
		2.11.2	Remove boiler house and oil tank store.	**3**
		2.12.6	Obtain an arboriculturalist's report, consult as required and act on recommendations.	**1**
		3.1.6	North Porch: internal stonework repairs are generally required (below seat to west wall and above door to north wall).	**2**
		3.1.6	North Porch: Allow boarding to dry. Water damaged boarding may need to be replaced in oak, stained to match adjacent.	**2**

		3.2.4	Classroom: Ease loft hatch.	**1**
		3.2.4	• North Aisle: Bay Two, fill and monitor hairline crack. • North Aisle: Bay Three, fill and monitor hairline crack from the east side of the cill of the window running vertically as it is on the West side of the cill.	**1**
		3.8.5	Tower - Chamber below Bell Chamber: point up gaps around windows.	**1**
		3.8.5	Bell Chamber: Improve access to the roof.	**1**
4.3.		ATTENTION WITHIN NEXT TWENTY FOUR MONTHS – CATEGORY C		
		Item	**Comment**	**Broad Budget Costs**
		2.1.13	Tower: Improve access to the tower (e.g. adding hinge to access hatch).	**1**
		2.1.13	Tower: Point open joints to tower parapet copings.	**4** To carry out high level works to tower
		2.1.13	North Porch: Check loose timber to North Porch roof and remove if redundant.	**1**
		2.3.8	South Nave Clerestory – Replace moulded stone to buttress and repoint open joints.	Incl. in stonework proposal above.
		2.4.12	Middle Section of Tower, South Side: Point string course and allow for additional pointing of areas below the string course.	Incl. in stonework proposal above.
		2.4.12	• Upper Section of Tower East Side: Seal junction between timber louvred opening and masonry with oakum and burnt sand mastic. • Upper Section of Tower East Side: Point upper string course.	Incl. in high level works to tower costs above.
		2.4.12	Base Section of Tower West Side: Stone replacements required and repointing to window.	Incl. in stonework proposal above.
		2.6.11	South Porch: Repoint fine open joints to plinth, string course, hood mould and parapet.	Incl. in stonework proposal above.
		2.6.11	South Porch: secure cables at high level.	**1**

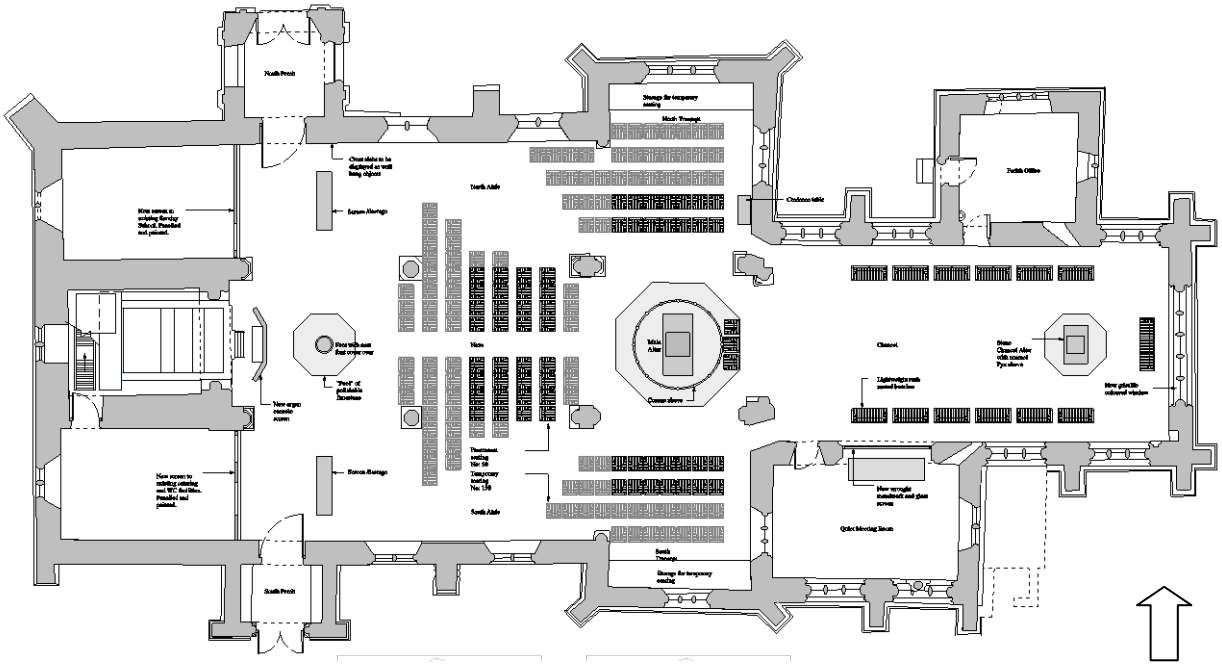
		2.6.11	• South elevation, Bay Two: To the east of the South Porch; eroded stones require replacement below the window. Remove fixings. • South elevation, Bay Two: To the east of the South Porch; point open joints to window and to east of window between window and buttress. • South elevation, Bay Two: To the east of the South Porch; point open joints to copings • South Elevation, Bay Three: Repair crack to cill. Point open joints to window.	Incl. in stonework proposal above.
		2.6.11	Lady Chapel: East Elevation Gable: Remove redundant cable (or re-fix if active).	**1**
		2.7.11	Vestry: West Elevation, fix handrail to steps.	**1**
		2.7.11	Chancel: North Elevation, first bay from east: remove fixings from reveals. Repair stonework above overflow. Open joints at the window head require pointing.	Incl. in stonework proposal above.
		2.10.4	North Porch: Carry out 3D recording of the carved details for archive purposes.	**2**
		2.12.6	Churchyard: Carry out pointing to boundary walls and replace missing copings.	**3**
		3.1.6	• North Porch: East wall, replace lost strap hinge to door. • North Porch: Rub down and repaint metal bars at high level. Redecorate ferramenta to doors.	**1**
		3.2.4	North Aisle: Refer to external repairs to address defects. On completion allow the interior to dry and redecorate.	**2**
		3.2.4	North Aisle: Grout joints where open.	**2**
		3.2.4	North Transept: Repair joinery to cupboard.	**1**
		3.4.5	South transept: repair cracks around openings.	**1**
		3.8.5	Tower: maintain and review the boilers regularly and clean droppings.	**1**
4.4.		ATTENTION WITHIN THE NEXT QUINQUENNIUM – CATEGORY D		
		Item	**Comment**	**Broad Budget Costs**
		2.4.12	Middle Section of Tower, east side: Conduct stone replacement either side of window (string course and course above)	Incl. in High level works to tower costs above.
		2.6.11	South Porch: refinish door.	**1**

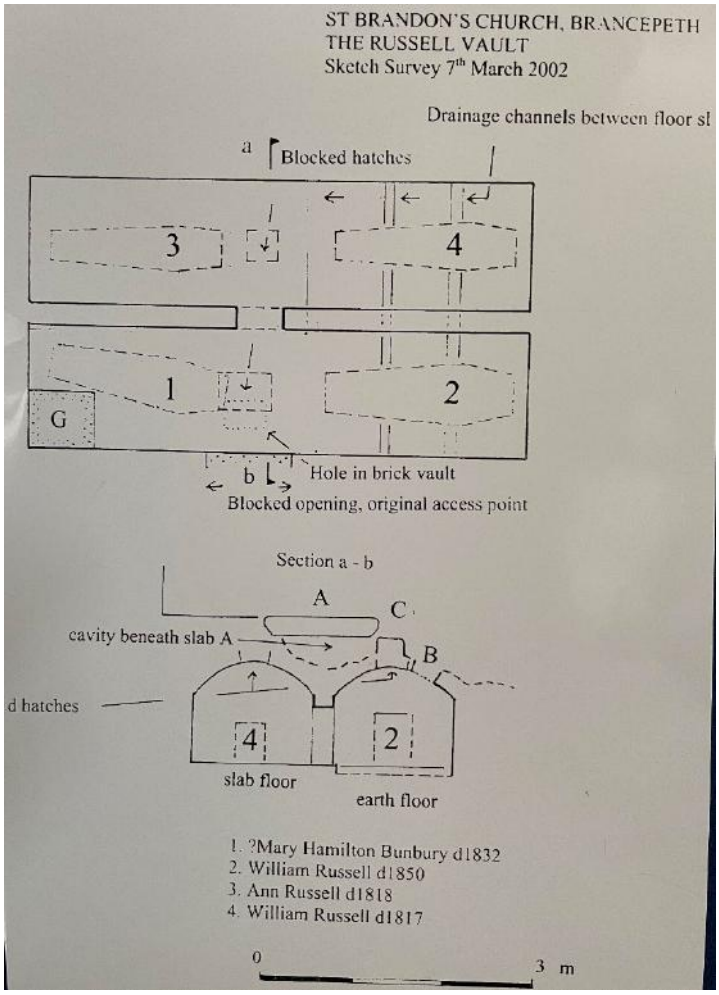
		2.7.11	Vestry: West Elevation, repoint top right area of stonework, undertaking stone replacement (to string course) as required	Incl. in stonework proposal above.
		2.8.4	North transept: West Elevation, replace one stone to string course and eroded stones to buttress.	Incl. in stonework proposal above.
		2.12.6	Churchyard: Fix cable to wall at gate / stile.	**1**
		2.12.6	Churchyard: Redecorate railings and reset gate to Boyne memorial	**1**
		3.1.6	North Porch: West wall, improve unsightly wiring.	**1**
		3.4.5	South Aisle: kitchen, fill cracks in plasterwork.	**1**
		3.4.5	South Aisle: Above kitchen ceiling, high level damage noted due to water ingress – decoration may be necessary.	**2**
		3.5.4	Chancel: North Wall, bay two, fill cracks and repaint.	**1**
		3.5.4	Chancel: North Wall, bay four, remove ferrous fixings.	**1**
		3.6.2	Lady Chapel: South west window requires pointing at cill.	**1**
4.5.		DESIRABLE/ NOTABLE – CATEGORY E		
		Item	**Comment**	**Broad Budget Costs**
		2.5.3	Ground levels around the west end should be improved if damp becomes a problem internally.	**2**
4.6.		ROUTINE MAINTENANCE NOTED – CATEGORY M		
		Item	**Comment**	**Broad Budget Costs**
		2.1.13 2.6.11	To the roofs generally: Clear gutters of moss and debris, particularly to the north side of the Church and areas listed below: • North and South Porch: Remove vegetation to South and North Porch gutters • South elevation, Bay One: Clear vegetation to overflow chute	**1**
		2.6.11, 2.7.11, 2.9.5	Generally: Clear blocked gullies and downpipes throughout. Particularly: • Vestry: North, clear gully • North Aisle: North Elevation, Bay Two. Clear gully.	**-**
		2.6.11	South Elevation, Bay Three: The buttress between Bay Two and Three: Note shaling stones – monitor.	**-**

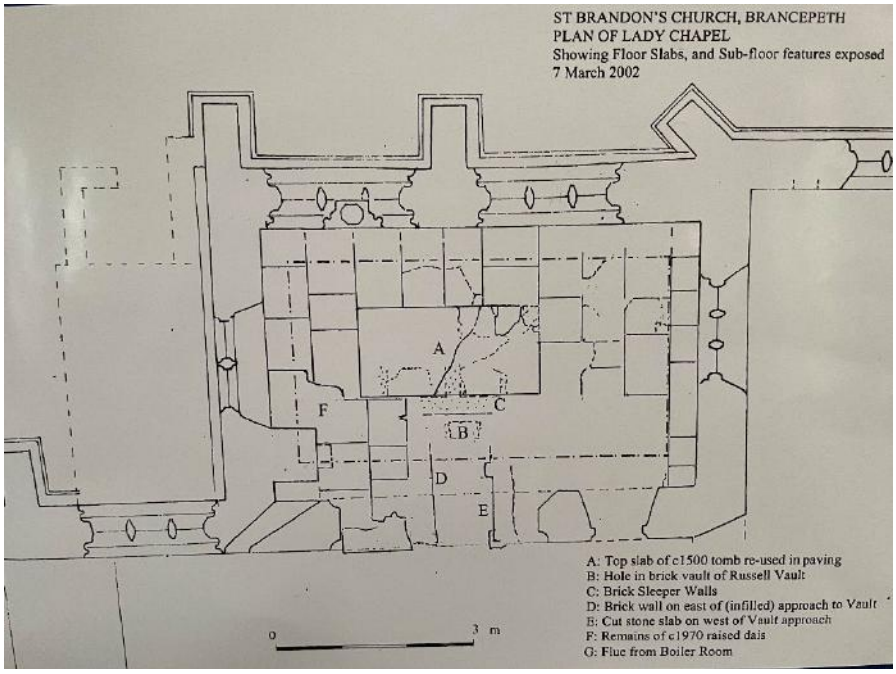
		2.7.11, 2.8.4	Remove moss to flagged areas as follows: • Vestry and Chancel • North transept	**-**
		2.10.4	Vigilant maintenance is required to ensure the good order of the porch. The outlets are blocked and require clearing.	**-**
		2.11.2	Remove debris to steps, vegetation to roof and debris to boiler house floor.	**1**
		3.4.5	South Porch: Clear cobwebs and check gutters are clear externally.	**-**
		3.6.2	Lady Chapel: Rub down plaster and monitor. (Removal of boiler house recommended to further reduce damp - refer to Boiler House)	**-**

5. APPENDICES

CHURCH FLOOR PLAN




ST BRANDON'S CHURCH, BRANCEPETH
THE RUSSELL VAULT
Sketch Survey 7th March 2002
Drainage channels between floor sl
a
Blocked hatches
3
4
1
2
G
b
Hole in brick vault
Blocked opening, original access point
Section a - b
A
C
cavity beneath slab A
B
d hatches
4
2
slab floor
earth floor
1. ?Mary Hamilton Bunbury d1832
2. William Russell d1850
3. Ann Russell d1818
4. William Russell d1817
0
3 m


ST BRANDON'S CHURCH, BRANCEPETH
PLAN OF LADY CHAPEL
Showing Floor Slabs, and Sub-floor features exposed
7 March 2002
A
B
C
D
E
F
0
3 m
A: Top slab of c1500 tomb re-used in paving
B: Hole in brick vault of Russell Vault
C: Brick Sleeper Walls
D: Brick wall on east of (infilled) approach to Vault
E: Cut stone slab on west of Vault approach
F: Remains of c1970 raised dais
G: Flue from Boiler Room

ELECTRICAL TEST REPORT

Date	19/05/2023	Certificate Serial No/Ref:	7183000

Oakworth Electrical
Electrical Installation Condition Report

(Requirements for Electrical Installations – BS 7671 IET 18th Edition Wiring Regulations)

A. DETAILS OF THE CLIENT OR PERSON ORDERING THE WORK

Name:	Durham Diocese
Address:	Cuthbert House , Stonebridge , N/A , DH1 3RY Email: N/A

B. REASON FOR PRODUCING THIS REPORT

Assess compliance with BS 7671

Date(s) inspection and testing carried out: 19/05/2023

C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier: Durham Diocese

Address: St Brandon's Church Brancepeth Durham DH7 8DF

Description of premises: ✓ Domestic | N/A Commercial | N/A Industrial | N/A Other, please specify : N/A

Estimated age of the wiring system 30 **Years** | Evidence of additions or alterations ✓ Yes | N/A No | N/A Not apparent

Installation records available? (Regulation 621.1) Yes N/A | No ✓ | Date of last inspection N/A | If yes, estimated age 5 years | Alternative source of supply (as described in attached schedule if applicable) N/A

D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671 as amended

Extent of the electrical installation covered by this report: This report covers the inspection and testing of the fixed electrical wiring system within the named property with the exception of any agreed or operatio...

Agreed limitations including the reasons, see Regulations 653.2

100% of the electrical installation is to be checked externally and as a minimum,
20% of electrical accessories shall be opened for inspection. The sample size may be increased depending upon findings.
The fixed wiring (AC) of photovoltaic systems (PV), is to form part of the inspection and testing process. The fixed wiring is to be tested to the furthest point of isolation (AC) with a visual inspection undertaken beyond the point of isolation to verify the system is safe for continued use.
In communal areas, specialist installations inclusive of lifts and fire alarms shall not be considered as part of the electrical fixed wiring of the property and shall be tested up to

Limitations agreed with Client | Position (if applicable) N/A

Operational limitations including the reasons:

No testing performed on HVAC, Intruder alarm or Fire alarms.
Lighting circuits tested to control panels only.

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within accessible roof space housing other electrical equipment.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety)

Unsatisfactory remedial action required

Overall assessment of the installation in terms of its suitability for continued use:

UNSATISFACTORY

An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (Code C1) or 'Potentially dangerous' (Code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (FI) Observations classified as 'improvement recommended' (Code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: 19/05/2028

G. DECLARATION

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

INSPECTED AND TESTED BY:

Name (CAPITALS)	DREW CRAVEN
Signature	
Position	Electrician
Date	19/05/2023
Contact	Tel Email Web

REPORT AUTHORISED FOR ISSUE BY:

Contractor	**Oakworth Electrical**
Address	Oakworth Electrical LTD Urlay Nook Road, Eaglescliffe Stockton On Tees TS16 0LA
Name	Grant Hawkins
Signature	
ENROLMENT NO (If applicable)	51178
Date	19/05/2023

H. SCHEDULES

The attached schedule(s) are part of this document and this report is valid only when they are attached to it

- ✓ **Schedule(s) of inspection and**
- ✓ **Schedule(s) of test results attached**

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arangements(s)

- ✓ TN-S
- N/A TN-C-S
- N/A TT
- N/A IT
- N/A TN-C

Number and Type of Live Conductors

- ✓ AC
- N/A DC
- N/A **1 phase** (2 wire)
- N/A 2 wire
- N/A **2 phase** (3 wire)
- N/A **1 phase** (3 wire)
- N/A 3 wire
- N/A **3 phase** (3 wire)
- ✓ **3 phase** (4 wire)
- N/A Other

Nature of Supply Parameters

Nominal voltage **U (o)**	415	**Volts**
Nominal frequency **f (1)**	50	**Hz**
PFC **Ipf (1,2)**	1.36	**kA**
External loop impedance	0.34	**Ω**

Note:
(1) by enquiry
(2) by enquiry or by measurement

Characteristics of Primary Over current Protective Device(s)

BS (EN)	N/A
Type	N/A
Rated current	N/A
Short circuit capacity	N/A

Confirmation of Supply Polarity: ✓

J. PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing

- ✓ Distributor's facility — Type: N/A — Resistance to earth: N/A Ω
- N/A Installation earth electrode — Location of the earth electrode (Where applicable): N/A

MAIN PROTECTIVE CONDUCTORS (to extraneous conductive parts)

Earthing Conductor

Conductor Material	Copper
Conductor Csa mm²	16
Connection/ continuity verified ✓	✓

Main protective bonding conductor

Conductor Material	Copper
Conductor Csa mm²	16
Connection/ continuity verified ✓	✓

Main Bonding

- ✓ Water installation pipes
- N/A Structural steel
- ✓ Gas installation pipes
- N/A Other (specify)
- N/A Oil installation pipes

MAIN SWITCH/SWITCH-FUSE/CIRCUIT BREAKER/RCD

Type BS (EN)	60947-3	Voltage rating	415 V
No of poles	4	Current Rating	125 A
Supply Conductor	Copper	*Rated time delay	N/A ms
Conductor csa mm²	25	*Rated RCD Operating current	N/A mA
		*RCD Operating time	N/A ms

* If RCD main switch

K. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and Limitations of the inspection and testing section

N/A **No remedial action is required**

✓ **The following observations are made**

ITEM NO	OBSERVATION	CLASSIFICATION CODE
1	Absence of a six monthly test notice for any RCD or voltage-operated earth-leakage circuit- breaker	C3
2	No Two colour warning notice present on consumer unit.	C3
3	Socket outlets around Church showing signs of wear and tear.	C3
4	Circuits 7L2 & 7L3 over maximum ZS for circuit. Recommend installation of type B RCBOs to circuits.	C2
5	7L3 wired in 2.5mm cable on a radial circuit protected by a 32A RCBO. Cable is undersized recommend 20A RCBO be installed	C2
6	SY cabling used for outside lighting. Cable not rated to be installed as Fixed wiring.	C3
7	Entry holes of consumer unit not fire sealed. Recommend fire sealant to be installed	C3
8	No SPD present (No risk assessment undertaken)	C3
9	Type AC 61009 RCBOs present in consumer unit, recommend Type A replacement.	C3
10	Basic insulation can be seen outside of consumer unit with no mechanical protection present.	C3
11	No local isolation of supply present on installation, recommend DPI to be installed.	C3
12	Meter tails not supported, recommend cables be secured to wall using fire protective banding.	C3
13	Cables within Trunking in property inadequately supported, recommend cables be supported using fire protective clips.	C3
14	Switched Fused Spur for water heater within 150mm of sink. Recommend relocation	C3

N/A **Additional observations**

Additional notes/observations attached or to follow ref: N/A

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.

C1 – Danger present. Risk of injury. Immediate remedial action required

C2 – Potentially dangerous – urgent remedial action required

C3 – Improvement recommended

FI – Further investigation required without delay

DISTRIBUTION BOARD DETAILS FOR St Brandon's Church Brancepeth DH7 8DF

DB ref:	DB1	Zs at this board (Ω):	0.34	Ipf at this board (kA):	1.36	Main switch type BSEN	60947-3	Rating:	100	A	SPD Type(s)	N/A	Supply	25	mm^2	Earth:	16	mm^2					
Distribution board location:	Sunday School Room	Phase Sequence Confirmed (where appropriate)	N/A	Supplied from:	Mains	No. Of phases:	Single	Supply protective device type BSEN reference:	N/A							Rating:	N/A	Amps					

CIRCUIT DETAILS — TEST RESULTS

Circuit reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors: Live (mm^2)	Circuit conductors: cpc (mm^2)	Max disconnection time	Overcurrent protective device: Type BS (EN)	Overcurrent protective device: Type	Overcurrent protective device: Rating	Overcurrent protective device: Breaking capacity (kA)	Overcurrent protective device: 80% Max permitted Zs (Ω)	RCD: Type BS (EN)	RCD: Type	RCD: IΔn (mA)	RCD: Rating (A)	Continuity Ω: Ring final circuits only (measured end to end): r_1 (line)	Ring final circuits only: r_n (neutral)	Ring final circuits only: r_2 (cpc)	Continuity Ω: All circuits (At least 1 column to be completed): $(R_1 + R_2)$	All circuits: R_2	Insulation resistance: Test voltage V	Insulation resistance: Live - Live (MΩ)	Insulation resistance: Live - Neutral (MΩ)	Insulation resistance: Live - Earth (MΩ)	Insulation resistance: Neutral - Earth (MΩ)	Polarity	Maximum measured Zs Ω	RCD: Disconnection time (ms)	RCD: Test button/fucntionality	AFDD: Manual test button/ functionality
1/L1	Lighting Panel 1,2,3	F	C	3	6.0	6	5	60898	B	40	10	0.87	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.05	N/A	500v	N/A	Lim	7.47	8.12	✓	0.39	N/A	N/A	N/A
1/L2	Socket RHS of Organ	A	C	1	2.5	1.5	0.4	61009	B	16	10	2.18	61009	A	30	16	N/A	N/A	N/A	0.54	N/A	500v	N/A	Lim	>299	>299	✓	0.88	24.5	✓	N/A
4/L1	Lighting in Quiet Room	H	C	6	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.54	N/A	500v	N/A	Lim	>299	>299	✓	0.88	N/A	N/A	N/A
4/L2	Lighting Vestry	H	C	5	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.78	N/A	500v	N/A	Lim	>299	>299	✓	1.12	N/A	N/A	N/A
5/L1	Lighting Porches & Outside lights	H	101	6	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.17	N/A	500v	N/A	Lim	>299	>299	✓	0.51	N/A	N/A	N/A
5/L2	Lighting Tower & Organ Area	H	C	9	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.62	N/A	500v	N/A	Lim	>299	>299	✓	0.96	N/A	N/A	N/A
6/L1	Lighting Kitchen area	H	C	6	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.36	N/A	500v	N/A	Lim	>299	>299	✓	0.70	N/A	N/A	N/A
7/L1	Kitchen Sockets	H	C	4	2.5	1.5	0.4	61009	C	32	10	0.54	61009	AC	30	32	0.46	0.43	0.72	0.35	N/A	500v	N/A	Lim	>299	>299	✓	0.69	25.1	✓	N/A
7/L2	Radial Sockets North aisle	H	C	4	2.5	2.5	0.4	61009	C	20	10	0.87	61009	AC	30	20	N/A	N/A	N/A	1.35	N/A	500v	N/A	Lim	>299	>299	✓	1.69	25.1	✓	N/A
7/L3	Radial Sockets South Aisle	H	C	6	2.5	2.5	0.4	61009	C	32	10	0.54	61009	AC	30	32	N/A	N/A	N/A	1.20	N/A	500v	N/A	Lim	>299	>299	✓	1.54	25.2	✓	N/A
8/L1	Radial Sockets Tower	H	C	2	2.5	2.5	0.4	61009	C	16	6	1.10	61008	AC	30	N/A	N/A	N/A	N/A	0.18	N/A	500v	N/A	Lim	>299	>299	✓	0.52	28.1	✓	N/A
8/L2	Radial Sockets Vestry	H	C	4	2.5	2.5	0.4	61009	C	20	10	0.87	61009	AC	30	20	N/A	N/A	N/A	0.56	N/A	500v	N/A	Lim	>299	>299	✓	0.90	36.3	✓	N/A
9/L1	Fire Alarm Beam Detectors	H	C	1	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500v	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10/L1	Organ Main Light	A	C	1	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.35	N/A	500v	N/A	Lim	>299	>299	✓	0.69	N/A	N/A	N/A
10/L2	Fire Alarm	A	C	1	2.5	2.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500v	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10/L3	Intruder Alarm	H	C	1	1.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500v	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Not all SPDs have visible functionality indication. RCD effectiveness is verified using an alternating current test at rated residual operating current (Ian). Not all AFDDs have a test button

Distribution board reference: DB1

Circuit reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors		Max disconnection time	Overcurrent protective device					RCD				Continuity Ω					Insulation resistance					Polarity	Maximum measured Zs Ω	RCD		AFDD
					Live (mm^2)	cpc (mm^2)		Type BS (EN)	Type	Rating	Breaking capacity (kA)	80% Max permitted Zs (Ω)	Type BS (EN)	Type	IΔn (mA)	Rating (A)	Ring final circuits only (measured end to end) r_1 (line)	Ring final circuits only (measured end to end) r_n (neutral)	Ring final circuits only (measured end to end) r_2 (cpc)	All circuits (At least 1 column to be completed) $(R_1 + R_2)$	All circuits (At least 1 column to be completed) R_2	Test voltage V	Live - Live (MΩ)	Live - Neutral (MΩ)	Live - Earth (MΩ)	Neutral - Earth (MΩ)			Disconnection time (ms)	Test button/fucntionality	Manual test button/ functionality
11/L2	Organ Supply	A	C	1	2.5	1.5	0.4	60898	B	10	10	3.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.42	N/A	500v	N/A	>299	>299	>299	✓	0.76	N/A	N/A	N/A
12/L1	Lighting Sunday School	A	C	5	1.5	1.0	0.4	60898	B	6	6	5.82	61008	AC	30	N/A	N/A	N/A	N/A	0.67	N/A	500v	N/A	Lim	>299	>299	✓	1.01	N/A	N/A	N/A
12/L2	Unknown Circuit	A	C	N/A	2.5	1.5	0.4	61009	C	16	10	1.10	61009	AC	30	16	N/A	N/A	N/A	N/A	N/A	500v	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	N/A
12/L3	Water Heater	A	C	1	6	2.5	5	60898	B	40	6	0.87	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.16	N/A	500v	N/A	Lim	>299	>299	✓	0.50	N/A	N/A	N/A
13/L1	Heating Panel	A	C	1	6.0	6	0.4	60898	C	32	10	0.54	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500v	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13/L2	Heating Panel	A	C	1	6.0	6	0.4	60898	C	32	10	0.54	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13/L3	Heating Panel	A	C	1	6.0	6	0.4	60898	C	32	10	0.54	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14/L1	Water Heater Kitchen	A	C	1	2.5	1.5	0.4	60898	B	20	10	1.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.21	N/A	500v	N/A	Lim	>299	>299	✓	0.55	N/A	N/A	N/A
14/L3	Heating Control Panel	A	C	1	2.5	1.5	0.4	60898	B	16	10	2.18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500v	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	Kitchen Tea Boiler	A	C	1	2.5	1.5	0.4	60898	B	16	10	2.18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.09	N/A	500v	N/A	Lim	>299	>299	✓	0.43	N/A	N/A	N/A
15/L2	Sockets Above Sunday School	A	C	2	2.5	1.5	0.4	61009	C	16	6	1.10	61009	A	30	16	N/A	N/A	N/A	0.37	N/A	500v	N/A	Lim	>299	>299	✓	0.71	24.4	✓	N/A

TEST INSTRUMENTS USED

Earth fault loop impedance	N/A	**RCD**	N/A
Insulation resistance	N/A	**MFT**	2341
Continuity	N/A	**Other**	N/A

Inspected by:

Signature

Name (CAPITALS): DREW CRAVEN

Date of inspection: 19/05/2023

EICR IMAGES

Engineers optional images of C1 or C2 observations if applicable

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
1.0	**INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)** An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome	
1.1	Condition of service cable	✓
	Condition of service head	✓
	Condition of distributor's earthing arrangement	✓
	Condition of meter tails - Distributor/Consumer	✓
	Condition of metering equipment isolator (where present)	C3
	Condition of isolator (where present)	N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A
3.0	EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 54)	
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13)	✓
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓
3.6	Adequacy of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor connections (411.3.1.2; 543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓
4.0	CONSUMER UNIT OR DISTRIBUTION BOARD	
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)	✓
4.2	Security of fixing (134.1.1)	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	✓
4.5	Enclosure not damaged or deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked switch (as required by 462.1.201)	✓
4.7	Operation of main switch - (functional check) (643.10)	✓
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (643.10)	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	C3
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.12	Presence of other required labelling (please specify) (Section 514)	C3
4.13	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	✓

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/ enclosures (521.5.1)	✓
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	C3
4.19	Confirmation of indication that SPD is functional (651.4)	C3
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM
5.3	Condition of the insulation of live parts (416.1)	N/A
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) To include the integrity of conduit and trunking systems (metallic and plastic)	N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	C2
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	C2
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Section D. Extent and limitations) (522.6.204)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA	
*	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	✓
*	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓
*	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	C3
*	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	C3
*	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A
5.14	Band II cables segregated or separated from Band I cables (528.1)	N/A
5.15	Cables segregated or separated from communication cabling (528.2)	N/A
5.16	Cables segregated or separated from non-electrical services (528.3)	N/A

N. INSPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
5.17	**Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)**	
*	Connections soundly made and under no undue strain (526.6)	✓
*	No basic insulation of a conductor visible outside enclosure (526.8)	C3
*	Connections of live conductors adequately enclosed (526.5)	✓
*	Adequately connected at the point of entry to enclosure (glands, bushes etc) (522.8.5)	N/A
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	C3
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)	✓
6.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	N/A
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	N/A
6.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A
7.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS**	
7.1	List all other special installations or locations present, if any (*Record separately the results of particular inspections applied)	N/A
8.0	**PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)**	
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist	N/A

***Special installations or locations present, if any. Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks**

100% of the electrical installation is to be checked externally and as a minimum,
20% of electrical accessories shall be opened for inspection. The sample size may be increased depending upon findings.
The fixed wiring (AC) of photovoltaic systems (PV), is to form part of the inspection and testing process. The fixed wiring is to be tested to the furthest point of isolation (AC) with a visual inspection undertaken beyond the point of isolation to verify the system is safe for continued use.
In communal areas, specialist installations inclusive of lifts and fire alarms shall not be considered as part of the electrical fixed wiring of the property and shall be tested up to the point of local isolation only.

No low level kitchen appliances removed (Tested to high level only)
.Cooker tested to 50A switch only
.Visual check in loft only & no insulation lifted
Insulation resistance has been carried out with regulation 643.3.1
.There is no testing complete to accessories above 3M (Health & Safety)
.Cables that are in the fabric of the building (Trunking/Conduit/Void areas) have no been visually inspected
.Where the end of line has not been accessed, a reading has been taken from the remotest point.

PROSUMERS LOW VOLTAGE INSTALLATION

Outcomes	Acceptable Condition √	Unacceptable condition C1 or C2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A

ITEM	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)
8.2	N/A	N/A
8.3	N/A	N/A
8.4	N/A	N/A
8.5	N/A	N/A
8.6	N/A	N/A
8.7	N/A	N/A
8.8	N/A	N/A
8.9	N/A	N/A
8.10	N/A	N/A
8.11	N/A	N/A
8.12	N/A	N/A
8.13	N/A	N/A
8.14	N/A	N/A
8.15	N/A	N/A
8.16	N/A	N/A
8.17	N/A	N/A
8.18	N/A	N/A
8.19	N/A	N/A
8.20	N/A	N/A
8.21	N/A	N/A
8.22	N/A	N/A
8.23	N/A	N/A
8.24	N/A	N/A
8.25	N/A	N/A
8.26	N/A	N/A
8.27	N/A	N/A
8.28	N/A	N/A
8.29	N/A	N/A
8.30	N/A	N/A
8.31	N/A	N/A
8.32	N/A	N/A
8.33	N/A	N/A

CONDITION REPORT GUIDANCE FOR RECIPIENTS

This report is an important and valuable document which should be retained for future reference

1 The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

2 This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.

3 The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.

4 The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

5 Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

6 Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

7 For items classified in Section K as C1 ('Danger present'), the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

8 For items classified in Section K as C2 ('Potentially dangerous'), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

9 Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

10 For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work . The recommended date by which the next inspection is due is stated in Section F of the Report under ‘Recommendations’.

11 Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked ‘T’ or ‘Test’. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.

12 Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer’s instructions shall be followed with respect to test button operation.

13 Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer’s information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.

14 Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O
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	Thermoplastic SWA cables	Mineral insulated cables	Other

LIGHTNING CONDUCTOR REPORT

STONE
TECHNICAL SERVICES
GROUP LTD
The Building & Structure Experts

Lightning Protection
Inspection & Test Certificate

ATLAS NO. 0301 REFERENCE PH/00078/21811	PASS / FAIL: PASS

DETAILS OF CLIENT

Name:	James Morgan
Address:	Brancepeth, County Durham, United Kingdom, DH7 8DT

SITE ADDRESS

Name:	St Brandons Church
Address:	Brancepeth, County Durham, DH7 8DT
Work Type:	Inspection & Test
Comments:	Inspection & Test

AIR TERMINATION NETWORK

ROOF TYPE

ROOF COLOUR

AIR RODS

500mm	1000mm	2000mm	None
☐	☐	☐	☐

MATERIAL

Copper	**Aluminium**	Steel Frame	Re-Bar	Metallic
☐	☑	☐	☐	☐

CONDUCTOR SIZE

20 x 3mm	25 x 3mm	**8mm**	50 x 6mm	50mm CSA
☐	☐	☑	☐	☐

70mm CSA	95mm CSA	120mm CSA
☐	☐	☐

PVC COLOUR

Brown	Black	Grey	White	**Stone**
☐	☐	☐	☐	☑

Bare	Green/Yellow
☐	☐

FIXING

Non-Metallic	Slate Holdfasts	Felt Cleats	Self Adhesive	Metallic
☐	☐	☐	☐	☐

In Cavity
☐

MESH GRID SIZES

20m x 20m ☐ | 15m x 15m ☐ | 10m x 10m ☐ | 5m x 5m ☐

ROOF STYLES

Flat ☑ | **Pitched & Hipped** ☑ | Pitched & Gabled ☐

BONDING

MATERIAL

Copper ☐ | Aluminium ☐ | Steel Frame ☐ | Re-Bar ☐ | Metallic ☐

CONDUCTOR SIZE

20 x 3mm ☐ | 25 x 3mm ☐ | 8mm ☐ | 50 x 6mm ☐ | 50mm CSA ☐

70mm CSA ☐ | 95mm CSA ☐ | 120mm CSA ☐

FIXING

Non-Metallic ☐ | Slate Holdfasts ☐ | Felt Cleats ☐ | Self Adhesive ☐ | Metallic ☐

In Cavity ☐

BONDS

AC Unit ☐ | TV Aerial ☐ | Balcony ☐ | CCTV ☐

TYPE OF BONDS

B Bond ☐ | Rivet ☐ | Tower Clamp ☐ | Nut & Bolt ☐

DOWN CONDUCTOR NETWORK

INTERNAL DOWN CONDUCTORS

0

MATERIAL

Copper ☑ | **Aluminium** ☑ | Steel Frame ☐ | Re-Bar ☐ | Metallic ☐

CONDUCTOR SIZE

20 x 3mm ☐ | 25 x 3mm ☐ | **8mm** ☑ | 50 x 6mm ☐ | 50mm CSA ☐

70mm CSA ☐ | 95mm CSA ☐ | 120mm CSA ☐

PVC COLOUR

Brown ☐ | Black ☐ | Grey ☐ | White ☐ | **Stone** ☑

Bare ☐ | Green/Yellow ☐

FIXING

Non-Metallic ☑ | Slate Holdfasts ☐ | Felt Cleats ☐ | Self Adhesive ☐ | Metallic ☐

In Cavity ☐

TEST CLAMPS

Oblong ☐ | Bi-Metal ☐ | Square ☐ | Plate Type ☐ | **Stainless Steel** ☑

A Clamp ☑ | Screw Down ☐

GROUND CONDITIONS

Wet ☐ Dry ☐ **Damp** ☑

CONDUCTOR TYPES

High Level Bond ☑ Low Level Bond ☐

EARTH TEST RESULTS

REF	RESISTANCE	GROUND TYPE	HOUSING TYPE	EARTHING TYPE	EARTH SIZE	EARTH LENGTH	TEST FACILITY	TEST POSITION	TEST METHOD	PASS OR FAIL?
E1	42.8 ohms	Soil	Plastic Dehn	Electrode Copperbond	16 Dia	N/A	A-Clamp	Housing	Dead	PASS
E2	50.8 ohms	Soil	Plastic Dehn	Electrode Copperbond	16 Dia	N/A	Stainless Steel	Wall	Dead	PASS
E3	30.5 ohms	Soil	Plastic Dehn	Electrode Copperbond	16 Dia	N/A	Stainless Steel	Wall	Dead	PASS
E4	35.4 ohms	Soil	Plastic Dehn	Electrode Copperbond	16 Dia	N/A	Stainless Steel	Wall	Dead	PASS
E5	31.2 ohms	Soil	Plastic Dehn	Electrode Copperbond	16 Dia	N/A	Stainless Steel	Wall	Dead	PASS
E6	32.7 ohms	Soil	Plastic Dehn	Electrode Copperbond	16 Dia	N/A	Stainless Steel	Wall	Dead	PASS
E7	45.1 ohms	Soil	Plastic Dehn	Electrode Copperbond	16 Dia	N/A	Stainless Steel	Wall	Dead	PASS

Through System Test:	5.294
Mean Resistance:	5.294

EQUIPOTENTIAL CONDUCTOR

INSTALLED

Yes ☐ **No** ☑

MATERIAL

Copper ☐ Aluminium ☐ Steel Frame ☐ Re-Bar ☐ Metallic ☐

CONDUCTOR SIZE

20 x 3mm ☐ 25 x 3mm ☐ 8mm ☐ 50 x 6mm ☐ 50mm CSA ☐

70mm CSA ☐ 95mm CSA ☐ 120mm CSA ☐

PVC COLOUR

Brown ☐ Black ☐ Grey ☐ White ☐ Stone ☐

Bare ☐ Green/Yellow ☐

FIXING

Non-Metallic ☐ Slate Holdfasts ☐ Felt Cleats ☐ Self Adhesive ☐ Metallic ☐

In Cavity ☐

SURGE PROTECTION

MAIN INCOMER

Quantity:	0
Type:	ESP 415/I/TNS
Installation By:	Not Specified

SUB DISTRIBUTION

Quantity:	0
Type:	ESP 415/I/TNS

Installation By:	Not Specified

DATA INSTALLATION

Quantity:	0
Type:	ESP 415/I/TNS
Installation By:	Not Specified

TELECOMS INSTALLATION

Quantity:	0
Type:	ESP 415/I/TNS
Installation By:	Not Specified

INSPECTION & TESTING

Date of Inspection:	31 January 2023
Next Inspection Due:	January 2024
Test Engineer:	James Jenkinson
Instrument Ref:	N/A

DECLARATION OF CONFORMITY

Engineer:

Signature		Date:	31 January 2023	Name:	James Jenkinson

Reviewed By:

Signature		Date:	01 February 2023	Name:	Jade Embleton