

**Quinquennial Inspection Report
The Parish Church of St. Thomas, Eighton Banks
Archdeaconry of Sunderland
Diocese of Durham**



Report prepared by

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16 February 2023

Index

1.0	Background	page 3
2.0	Executive Summary	page 4
3.0	Previous Report	page 4
4.0	Brief Description of the Building	page 7
5.0	Plan of the Church	page 8
6.0	Maintenance	page 9
7.0	Limitations of the Report	page 9
8.0	Notes on the Survey Exterior	page 10
8.1	Roof Coverings	page 10
8.2	Rainwater Goods	page 11
8.3	Parapets, Finials, Chimneys and Bellcote	page 12
8.4	Walling and Pointing	page 15
8.5	Windows and External Doors	page 18
8.6	Below Ground Drainage	page 23
9.0	Notes on the Survey Interior	page 25
9.1	Roof	page 25
9.2	West End Gallery	page 26
9.3	Panelling and Doors	page 28
9.4	Floors	page 29
9.5	Internal Wall Finishes	page 30
9.6	Memorials	page 31
9.7	South Porch	page 32
9.8	South Porch Lobby	page 33
9.9	Meeting Room and Kitchen	page 34
9.10	WC	page 35
9.11	North Lobby	page 35
9.12	Vestry	page 36
9.13	Fixtures, Fittings, Furniture and Moveable Articles	page 37
9.14	Organ	page 39
10.0	Notes on the Survey Churchyard and Environs	page 40
10.1	Boundary Walls and Fences	page 40
10.2	Paths and Landscaping	page 42
10.3	Noticeboard	page 43
10.4	Trees	page 44
11.0	Services Installations and Other Matters	page 45
11.1	Heating	page 45
11.2	Electrical Installation	page 46
11.3	Insulation and Air Leakage	page 46
11.4	Water Supply	page 47
11.5	Sound System and Hearing Loop	page 47
11.6	Fire Protection	page 47
11.7	Lightening Conductor	page 48
11.8	Security	page 48
11.9	Access for People with Disabilities	page 49
12.0	Summary of Repairs	page 50
13.0	Routine Maintenance Plan	page 52
14.0	Advice to the PCC	page 55

1.0 BACKGROUND

- 1.1 St Thomas' Church
Galloping Green Road
Eighton Banks
Gateshead
NE9 7XG
- 1.2 Client:
The Parochial Church Council of St Thomas'Church
Galloping Green Road
Eighton Banks
Gateshead
NE9 7XG
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA
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email: david@davidjowett-architect.co.uk
- 1.4 Date of Inspection Monday 16 January at 09:30pm
- 1.5 Weather conditions - cold: it had previously snowed in the night.
- 1.6 Previous Reports :
January 2018 and June 2012 by John Curtis BA(Hons) BArch(Hons) MPhil LD PGDipHEC(Dist) ARB AABC SPAB
and October 2006 and July 2001 by Peter M Brown BA(Hons) BArch(Hons) RIBA

2.0 EXECUTIVE SUMMARY

- 2.1 The church is kept in good condition and there are no major defects to report.

This report is larger than the previous, mostly due to increased description of the Church.

There is one critical bit of maintenance going unattended, the regular 5 year inspection of the electrical system. This should now be dealt with immediately.

Roof, rainwater goods and drain repairs need to be undertaken as a matter of priority to prevent further deterioration and accelerating costs.

Stone repairs, while not so urgent, need to be undertaken to prevent further deterioration and accelerating costs.

Locks that can be opened from inside without the use of key are essential to prevent somebody being locked in the building and in order to aid escape in case of fire should somebody forget to unlock an alternative door.

A specialist inspection of the chancel roof timbers is advisable in the short term.

Level access and an accessible WC need to be considered as part of an Inclusivity audit in the short term.

The ongoing maintenance of these buildings is currently undertaken by a small number of people with limited funds and these people should be applauded for their efforts.

3.0 PREVIOUS REPORT

- 3.1 The Previous Report follows the inspection of Tuesday 30 January 2018 by John Curtis of Curtis Architecture, 72 Highbury, Jesmond, Newcastle upon Tyne, NE2 3LN.

The report identified the following maintenance items and these are noted as being either completed or outstanding, based on my visual inspection and the church's own Log Book:

Repair Needs; Urgent, requiring immediate attention

IEE Electrical Installation Safety Certificate for the whole church building: commission an accredited IEE Electric Installation Safety Certificate. **Outstanding**
Nave North Wall: rationalise loose 'crazy paving'. **Outstanding**

Repair Needs; Requires attention within the next six months

Nave South slope: repair broken or dislodged slates. **Completed**
Chancel South Slope: repair ridge to match original pattern. **Completed**
Chancel North Slope: repair slate and repair ridge to match original pattern. **Completed**
Vestry East Slope: repair slates and remove vegetation. **Completed**
Vestry West Slope: repair and realign slates. **Completed**
Nave North Slope: repair slates. **Completed**
Porch West Slope: repair slates and repoint ridge in lime. **Completed**
Porch East Slope: repoint ridge in lime. **Completed**
Vestry West: realign gutter. **Completed**
Nave North: realign pipework adjacent to easterly flue. **Completed**
Porch West: realign rainwater pipe and relocate bracket to suit. **Completed**
Porch East: remove vegetation. **Completed**
Nave Floor: localised lime repointing and indent repair sandstone floor. **Outstanding**

Nave Walls: replace the access door beneath the gallery stair with painted louvred pattern.

Outstanding

Organ Gallery Floor: remove and rationalise items stored on the gallery. **Outstanding**

Vestry Floor: make good to loose floorboards. **Outstanding**

Vestry Walls: make good or replace the electrical cupboard. **Outstanding**

Meeting Room Walls: clear grilles of all excessive paintwork. **Outstanding**

Porch Floor: Refix loose carpet tiles. **Completed**

Porch Walls: clean rust from wrought iron hinge and indent repair associated damaged sandstone. **Outstanding**

Lightning conductor: test and repair, or replace, the lightning conductor as necessary.

Completed

Boundary Walls: reconsolidate walls and repair wrought iron gates, pillars and posts. **Part completed**

Public paths: repair, level and clean all public external paths around the building.

Outstanding

Repair Needs; Requires attention within the next twelve months

Bellcote: rationalise the cable route and provide additional clips. **Completed**

Nave South Wall: Brush down eroding stonework, lime repoint as necessary and remove redundant pipe. **Outstanding**

Nave East Wall: brush down eroding stonework, lime repoint walls and watertabling as necessary and rebed, repoint and reprise watertabling slabs. **Completed**

Chancel South Wall: brush down eroding stonework and lime repoint as necessary. **Outstanding**

Chancel East Gable Wall: brush down eroding stonework and lime repoint as necessary. **Outstanding**

Chancel North Wall: brush down eroding stonework and lime repoint as necessary. **Outstanding**

Vestry East Wall: brush down eroding stonework and lime repoint as necessary. **Outstanding**

Vestry North Wall: carefully remove ‘strap pointing’ by hand, brush down eroding stonework and lime repoint as necessary. **Outstanding**

Nave North Wall: brush down eroding stonework and lime repoint as necessary. **Outstanding**

Nave West Wall: brush down eroding stonework; lime repoint walls and watertabling as necessary. **Outstanding**

Porch: lime repoint walls, keystone and watertabling as necessary. **Outstanding**

Repair needs; A desirable improvement with no timescale

Missing Cross at Junction of Nave and Chancel Watertable: replace Cross to match the adjacent design. **Outstanding**

Bellcote: reposition the terminal box within the bellcote so as to minimise visual intrusion from ground level. **Completed**.

Nave North Wall: remove bitumen stains. **Outstanding**

Porch: relocate luminaire junction box **Outstanding**

Window Glazing: remove external rusting grillage, investigate techniques and sampling for removing the rust stains and consider either polyester powder coated or stainless steel replacement grillage if considered a necessary secondary safeguard to the glazing. If this was considered, the removal of the polycarbonate might also be appropriate. **Outstanding**

Internal Doors: reconsider the need for the porch draught lobby doors. Replace with appropriate designed doors. **Outstanding**

Organ Gallery Walls: incorporate a raised barrier rail to the front balustrade to 1100mm. height above floor for Health and Safety compliance; strengthen and partially infill the organ seat backrest. **Outstanding**

Vestry Walls: rationalise the gas meter location. **Outstanding**

Meeting Room Floor: make good to the substrate and levels beneath the carpet **Outstanding**

Rear Lobby and Toilet: consider the planning layout of the toilet to make DDA compliant and introduce mechanical ventilation in an appropriate manner. **Outstanding**

Rear Lobby and Toilet Floor: repaint floor. **Outstanding**

Rear Lobby and Toilet Walls: rationalise and decorate services; adjust toilet door to negate binding; ensure external gully and ‘bed’ remain clear of leaves and debris to facilitate drying out. **Outstanding**

Porch: consider remodelling the planning layout of the porch and main entrance to make DDA compliant, and introduce associated appropriate handrails. **Outstanding**

Porch Walls: carefully remove all cement-rich pointing, clean sandstone of excess mortar and repoint with lime. **Outstanding**

Porch Ceiling: redecorate ceiling. **Outstanding**

Memorials: carry out an inspection of all memorials, with a view to repairing: carefully remove all cement-rich pointing to the war memorial and repoint with lime. **Part completed**

Desirable Actions to be considered by the Local Authority

Memorials: carry out an inspection of all memorials, with a view to repairing; carefully remove all cement-rich pointing to the war memorial and repoint with lime. **Part completed**

Repair Needs; Routine maintenance

Cleaning of Gutters and Gullies: action: every six months, twelve months maximum, remove debris and vegetation from gutters.

Other items completed as noted in the Log Book:

2018

Annual lighting protection system testing and certification; Harrison Lightning Protection Ltd

7/9/2018 Porch Window replacement due to break in; Wadds of Team Valley

22/5/2018 Roofworks to the North Nave Gable; Wensley Roofing Ltd of Chester le Street

2019

30/1/2019, Supply and fit new light with PIR ; React Electrical Services NE Ltd

20/5/2019 Carpet fitted throughout both vestries and main body of church; The Carpet Centre

16/7/2019, Two wrought iron handrails fitted to front vestry steps; Paul Hawdon of Windy Nook

31/7/2019, Roof repairs to Nave and Bellcote, also gutter downpipes to porch and vestry; Wensley Roofing Ltd of Chester le Street

1-2/10/2019, Clean and replace parts (photocopier?); Mastercopy of Thornaby

War Memorial Listing and Grave Plaque to Commonwealth War Grave; Historic England

2020

January 2020, new photocopier Samsung 9251; Mastercopy of Thornaby

2022

27/10/2022, Gas Heater Safety check; Vulcan Gas Appliances

27/5/2022, PAT testing fire protection equipment; Cormeton

18/10/2022, Planting a flowering cherry tree; Diocese of Durham

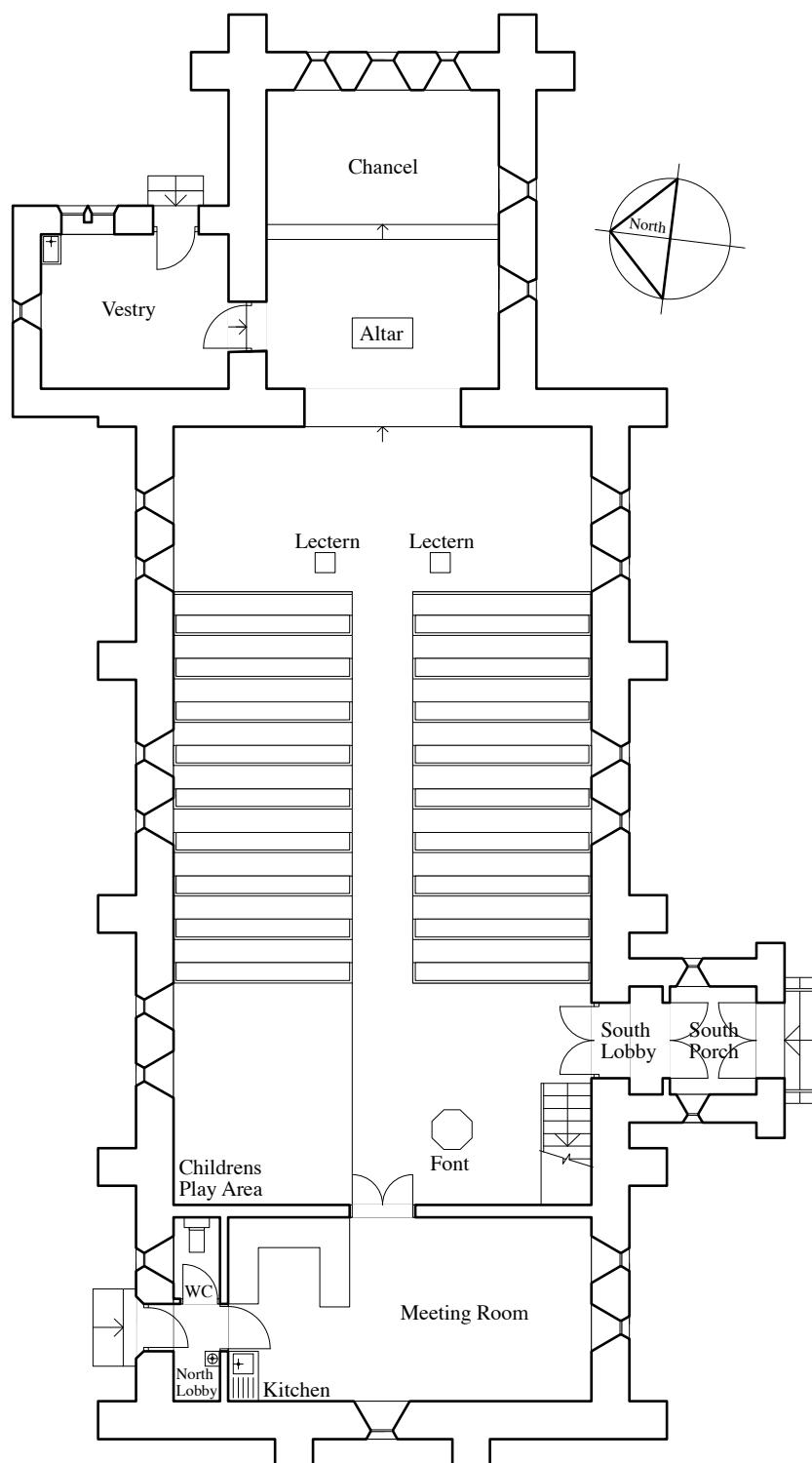
4.0 BRIEF DESCRIPTION OF BUILDING

- 4.1 A simple building of quiet dignity built with local sandstone and a Welsh slate roof with a stone bellcote over the west gable; consecrated in September 1854. Accommodation includes a chancel, nave, organ gallery, meeting and kitchen room with separate toilet, south porch and vestry to the northeast corner.

The building is located within its own landscaped irregular site of approximately 1 Hectare. The site is bounded by a local sandstone wall approximately 1200mm high, accommodating three wrought iron gates; the main gate is located on Galloping Green Lane to the east, and incorporates local sandstone pillars.

The church building is located to the north of the site, with a graveyard to the south. A war memorial is located to the northeast of the church. The east of the site enjoys a relatively open aspect, with residential areas immediately to the north, south and west.

5.0 PLAN OF CHURCH



The Church of St Thomas, Eighton Banks
Sketch Plan

0 1 2 3 4 5 metres

6.0 MAINTENANCE

Maintenance of the Church lies with the PCC. Maintenance of the grounds lies with the local Council.

7.0 LIMITATIONS OF THE REPORT

The inspection of the church was visual and made from ground level. Only selected areas were examined in detail. Parts of the structure which were inaccessible, enclosed or covered were not opened up and therefore I am unable to report that any such part of the building is free from defect. The inspection excluded testing of services, organ and bells. The report is restricted to the general condition of the building and is a summary report only as it is required by the Inspection of Churches Measure. It is not a specification for the execution of the work and must not be used as such.

8.0 EXTERIOR

8.1 ROOF COVERINGS

Description

Welsh slate roof to all areas with grey clay ridge tiles.

Condition

South roofs generally appear in satisfactory condition with one slipped slate to Nave south elevation west end. Slipped slates to Porch east and west elevations. Some slipped slates to north elevation west end at eaves. North Vestry and Chancel roofs in satisfactory condition. Valley gutter between vestry and nave not visible from ground level.



South Roofs



Porch East Roofs with slipped slate



Porch West Roofs with slipped slates at eaves and ridge



North Nave Roof



Vestry West Roof with hidden valley gutter



Vestry East Roof and Chancel North Roof

Repair Needs, Category A; Urgent, requiring immediate attention

Re-fix slipped slates.

Generally inspect roofs at close quarters by qualified roofer and carry out repairs as recommended including inspection of hidden valley gutter.

Cost Band 1 – £0.00-1,999

8.2 RAINWATER GOODS

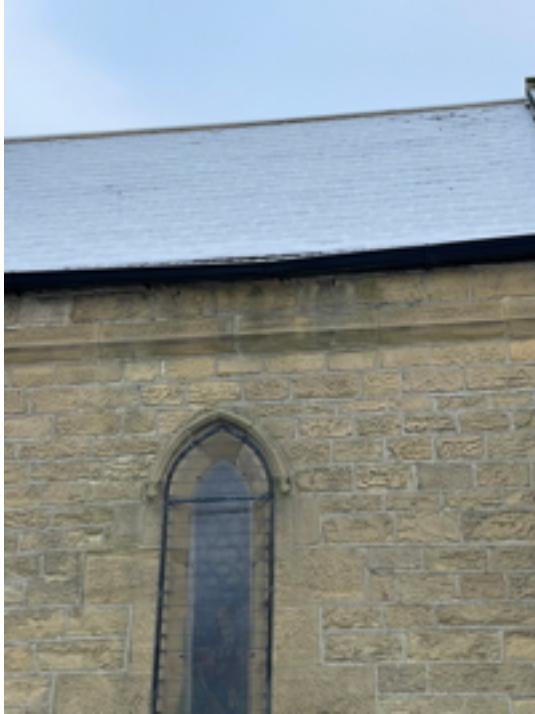
Description

The rainwater is drained into black plastic eaves gutters, a mixture of half round and ogee, and black plastic rainwater pipes generally.

There is a section of cast iron rainwater pipe to the north elevation west end.

Condition

Gutters are generally clean. Several sections of guttering are misaligned, notably chancel south elevation, nave south elevation at the centre and porch west elevation where there is gap between the slate roof finish and gutter. This means that water is going behind the gutter onto the stonework and causing damp internally.



Chancel South Elevation gutter misaligned



Porch West Elevation gutter misaligned

Repair needs, Category A; Urgent, requiring immediate attention

Generally inspect roofs at close quarters by qualified roofer and carry out repairs as recommended including inspection of hidden valley gutter and adjusting gutter to South Porch west side.

Cost Band 1 – £0.00-1,999

Repair Needs, Category M; Routine maintenance

Clean out all gutters annually and at first signs of weeds. Cost Band 1 – £0.00-1,999

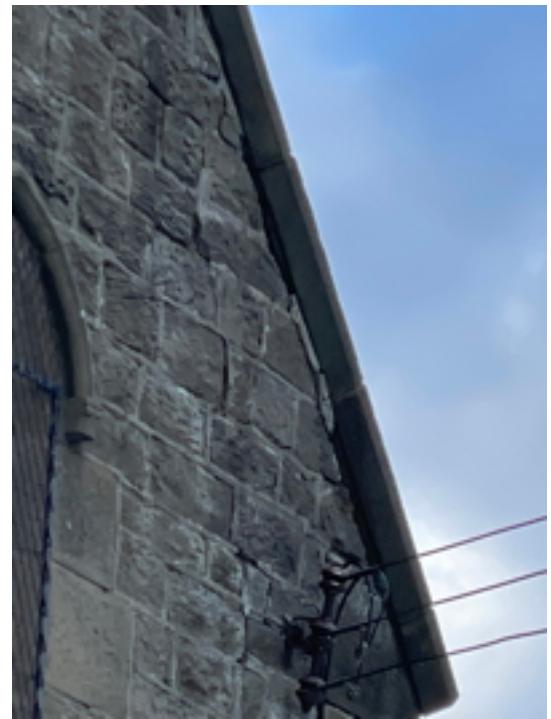
8.3 PARAPETS, FINIALS, CHIMNEYS AND BELLCOTE

Description

Stone copings to parapet walls at east and west ends of Nave and east end of Chancel and to the Vestry north elevation and Porch south elevation. Stone Finial Cross to Nave East end missing. Stone Finial crosses to Chancel east end and Porch. Chimneys to Vestry north elevation and Nave north east corner. Bellcote to Nave west elevation.



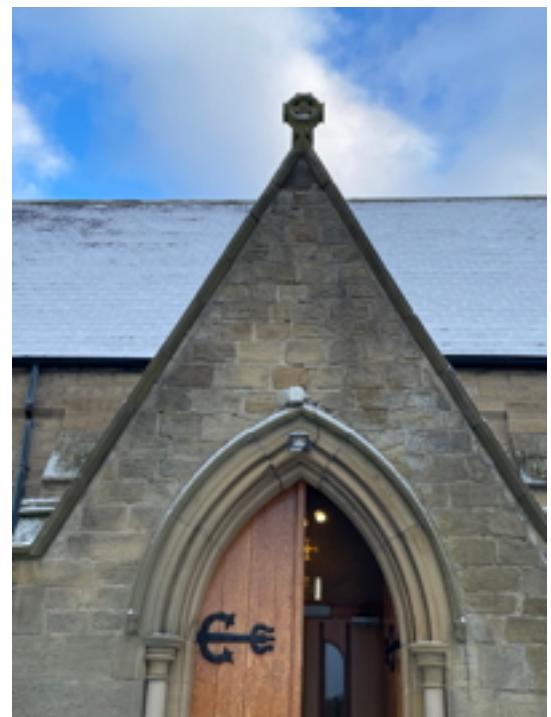
Nave west elevation south side gap in copings and damp stonework below



Chancel east elevation loose pointing below copings and to stonework below



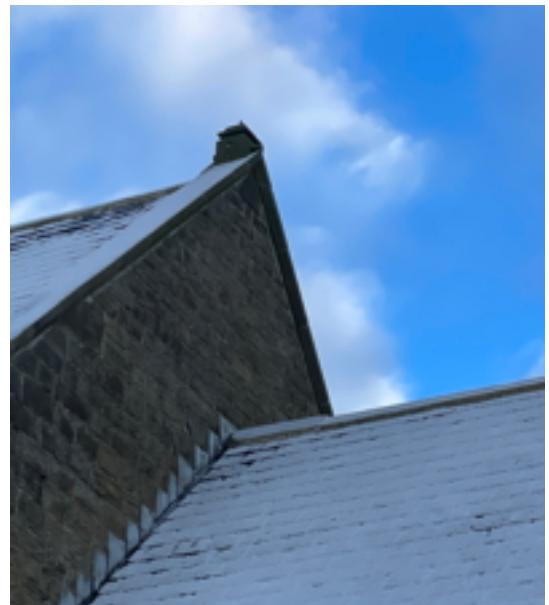
Porch east side gap in copings



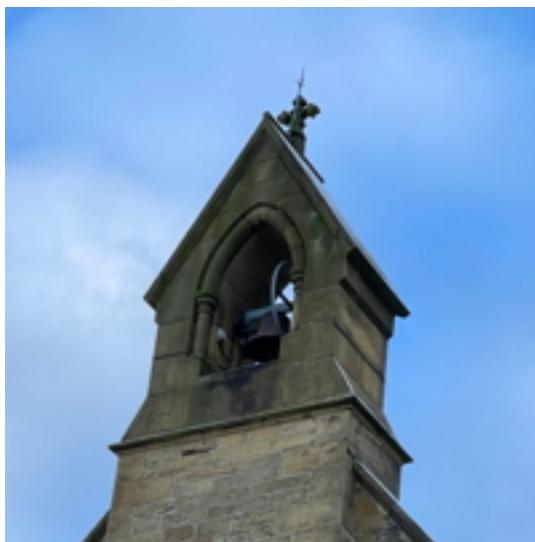
Porch loose pointing below copings at finial position



Chancel Finial Cross



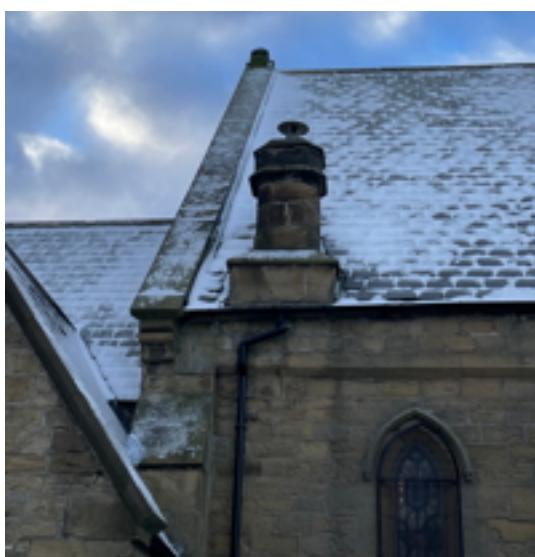
Nave east end missing Finial Cross



West end bellcote



Vestry north elevation chimney



Nave north side east end chimney

Condition

Copings and moulded kneelers appear sound apart from Nave west end south side; chancel east end north side; and Porch south elevation. A large damp patch can be seen external to the west end wall below the coping.

Chimney appears sound. Finial Crosses appear sound. Bellcote appears sound.

Repair needs, Category B; Requires attention within the next twelve months

Inspect parapets generally, especially Nave west end south side; chancel east end north side; and Porch south elevation with a view to rebedding copings all by a suitably skilled stone mason. Cost Band 3– £10,000-£29,999.

Repair Needs Category E; a desirable improvement with no timescale

Replace missing finial to Nave east end. Cost Band 2– £2,000-£9,999.

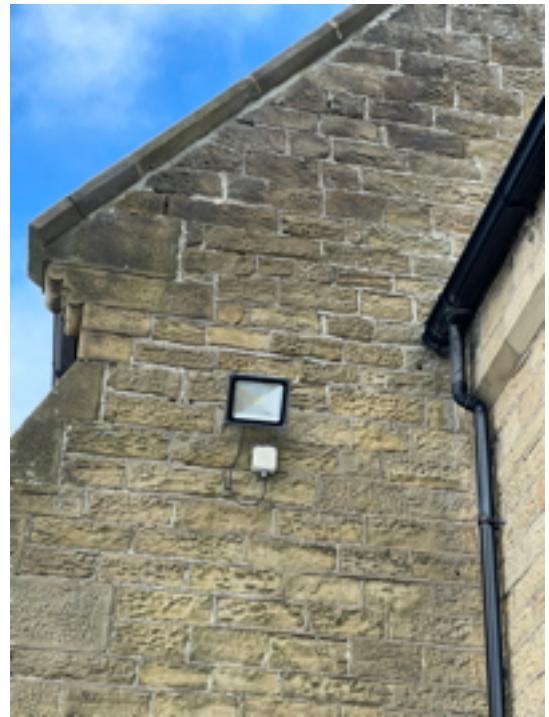
8.4 WALLING AND POINTING

Description

Walling is of coursed squared sandstone with textured faces. Window and door trims, cills, and buttresses etc are in smooth finer jointed ashlar masonry.



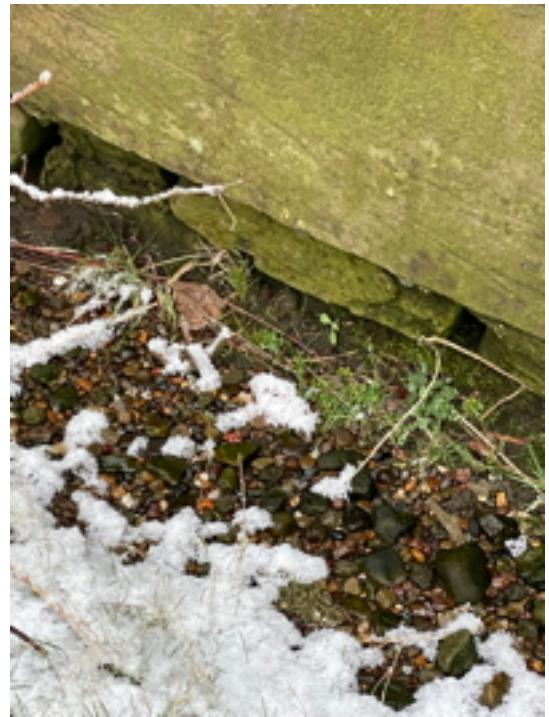
Chancel east elevation north side open joints



Chancel east elevation south side cement pointing



Chancel east elevation staining below window



Low level ground erosion with open joints



South elevation east end open joints



Vestry south elevation open joints and historic movement to keystone



Vestry north elevation open joints and strap pointing

Condition

There are significant areas of cement rich pointing to all areas of the building. There are quite a number of areas where the stonework is now showing signs of erosion and this process may well have been accelerated by this cement rich pointing. At present none of this erosion is so significant at present to warrant stone replacement but this will be the case if the pointing remains as it is currently.

As the stone erodes the pointing remains and becomes slightly proud, which creates a gap that allows water behind the pointing thus making the situation worse. Water migration through the cement-rich pointed joints is also interrupted, exacerbating the decay cycle and encouraging freeze-thaw erosion.

Unfortunately, there has been some recent ‘strap pointing’ in what appears to be a cement-strong mix and this will have a seriously deleterious effect on the stone. Stonework pointing should always be carried out in a lime mortar appropriate to its location, and finished flush with the stonework. This traditional methodology will allow water to run freely down the face of the wall, and to evaporate naturally through the breathable stonework and lime pointing.

In addition, it is noted that the ground levels to the east of the building appear to have been lowered or eroded away, which has partially exposed the wall foundations and slate coursing. There are many open joints at this low level, which require lime repointing.

Repair Needs, Category C; Requires Attention Within the next 18 to 24 Months

Replace cement mortar with a soft lime mortar and undertake limited repointing of the original mortar all by a suitably skilled stone mason. Cost Band 3– £10,000-£29,999 (less in conjunction with works to coping stones)

Repair Needs, Category M; Routine maintenance

Monitor historic movement to Porch south elevation. Cost Band 1 – £0.00-1,999

8.5 WINDOWS AND EXTERNAL DOORS

Description

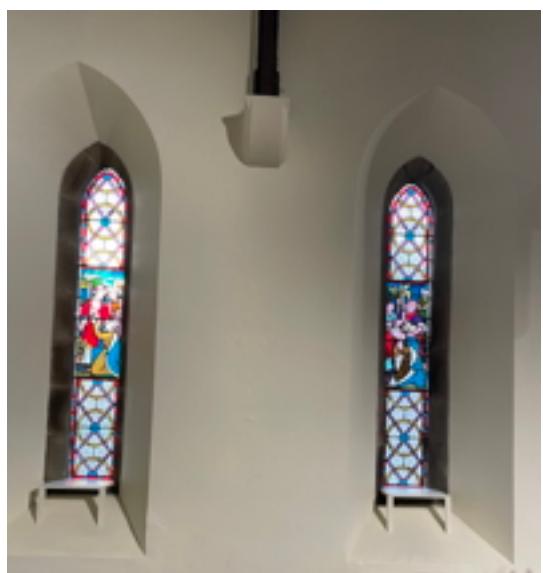
All windows are protected externally with both polycarbonate and painted steel grilles. The grilles are unsightly and positioned on the face of the wall with intrusive fixings into the stonework rather than joints. There is unsightly rust staining on the sandstone walls beneath. The location of the grilles does not allow the rear of the grilles to be maintained or painted, which has exacerbated the rusting, and also precludes maintenance and cleaning of the polycarbonate beyond.

Stained glass to chancel and nave and west end. Diamond leaded lights to Meeting Room, WC and Vestry. Polycarbonate sheet to Porch.

Timber doors to Porch, North Lobby and Vestry. Porch and Vestry decorated with a traditional scumbled finish. North Lobby door is a 10 panelled framed door.



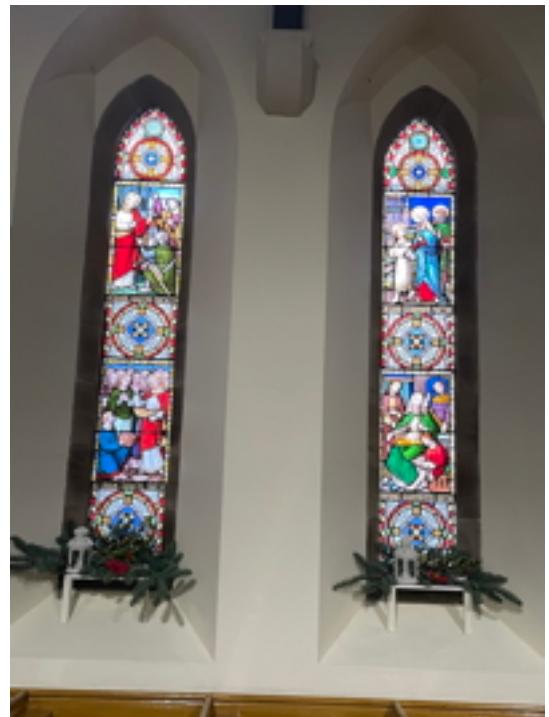
Chancel east end windows



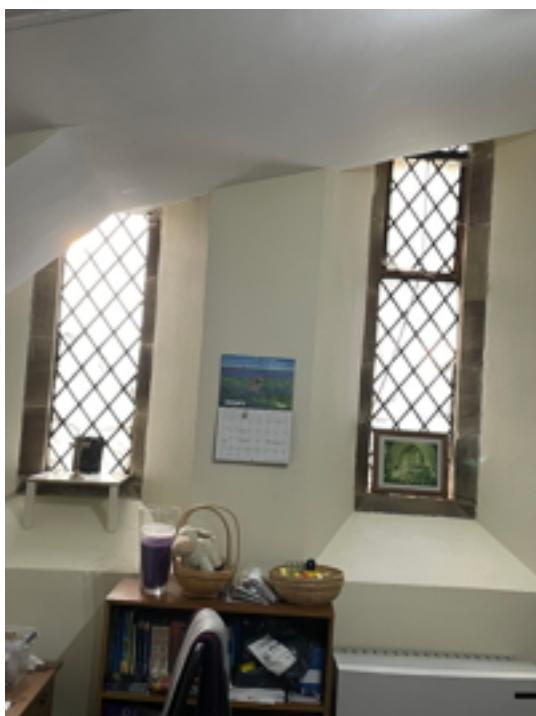
Chancel south elevation windows



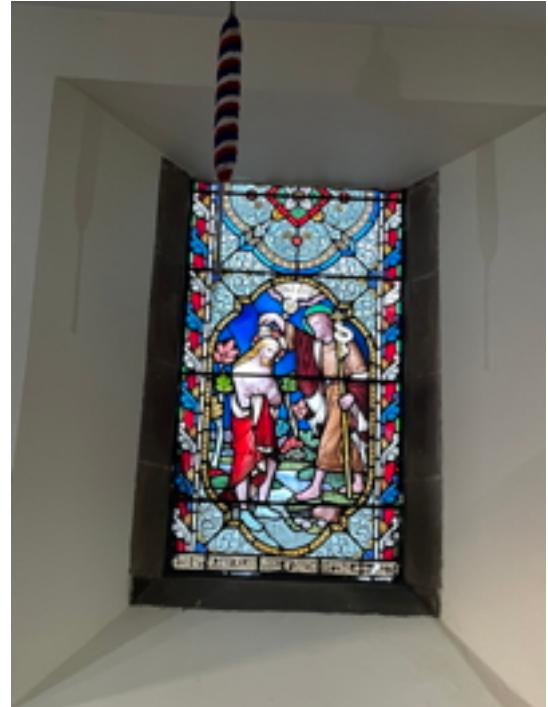
Nave south elevation east end windows



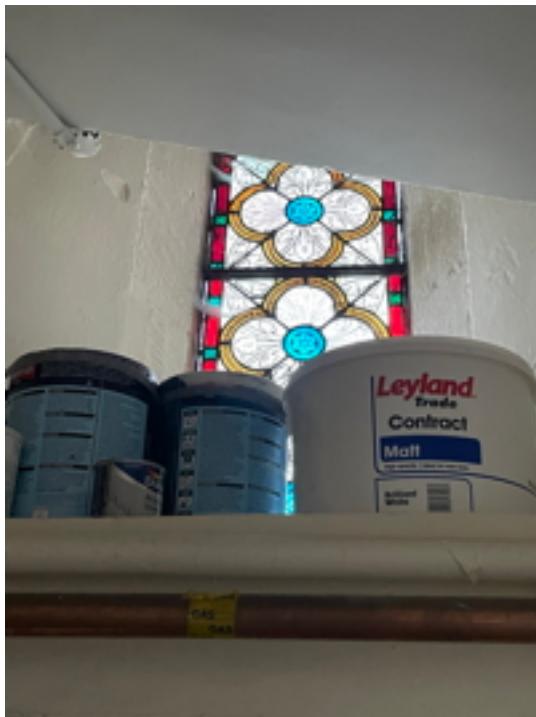
Nave south elevation centre windows



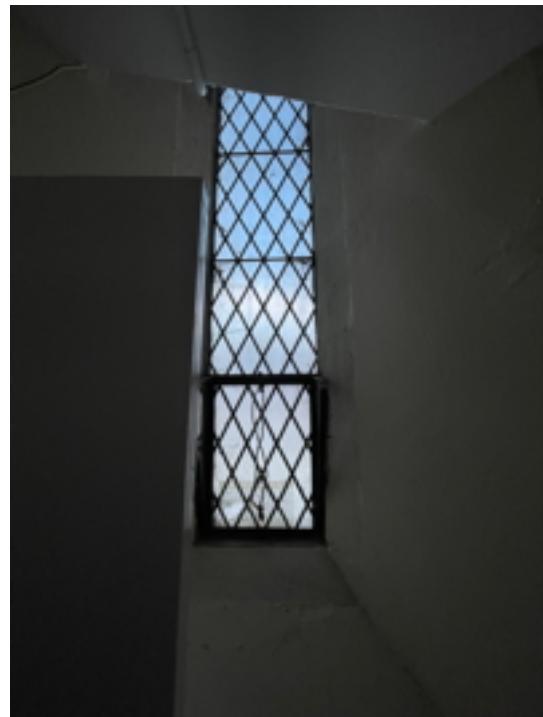
Meeting Room south elevation windows



Meeting Room west end window



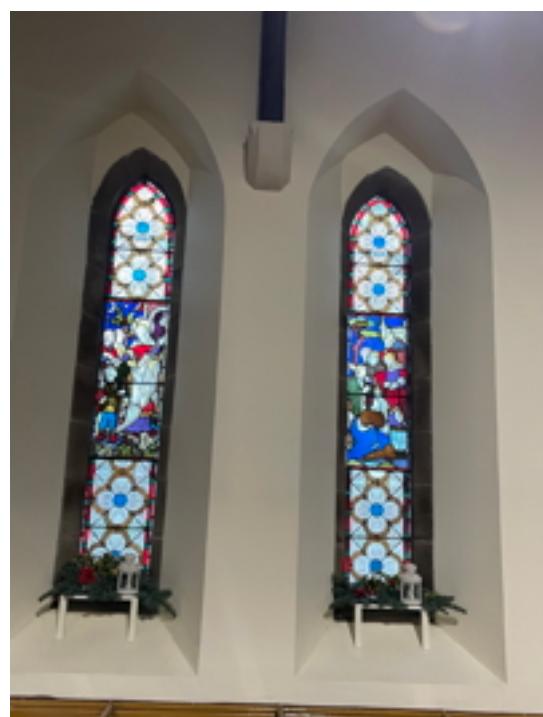
North Lobby north elevation window



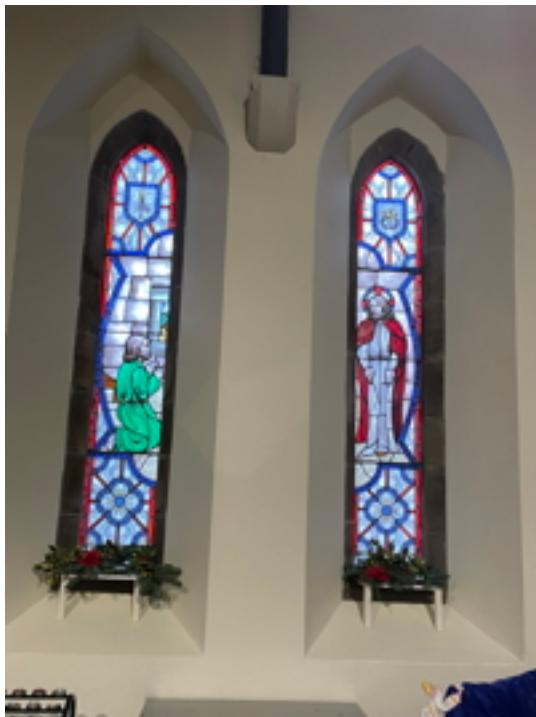
WC north elevation window



Nave north elevation west end windows



Nave north elevation centre windows



Nave north elevation east end windows



Vestry north elevation window



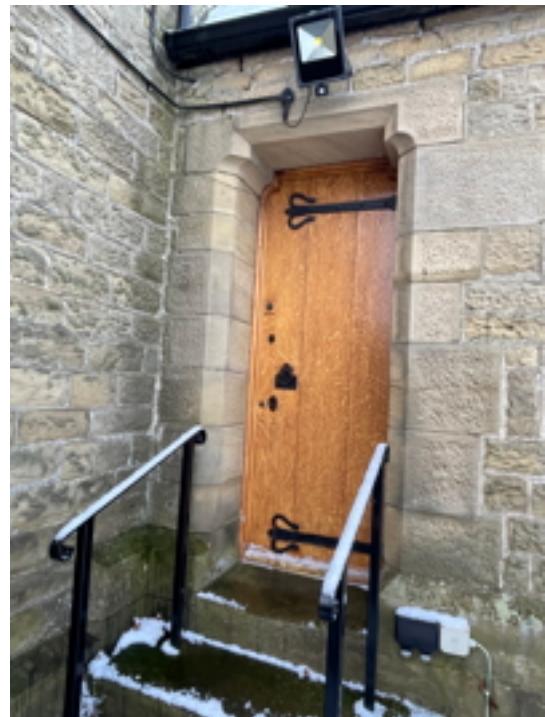
Vestry east elevation windows



Porch east elevation window



Porch south elevation doors



Vestry east elevation door



North Lobby north elevation door

Condition

The windows and Porch and Vestry doors all generally in good order. North Lobby door requires decoration and the varnished finish to Porch and Vestry doors needs attention. Rusting steel mesh grilles should be removed. Polycarbonate sheeting should be cleaned.

Repair needs, Category B; Requires attention within the next twelve month

Redecorate Doors. Cost Band 1 – £0.00-1,999

Repair Needs Category E; a desirable improvement with no timescale

Remove steel grilles to windows and clean polycarbonate sheeting. Cost Band 2 – £2,000-£9,999.

8.6 BELOW GROUND DRAINAGE

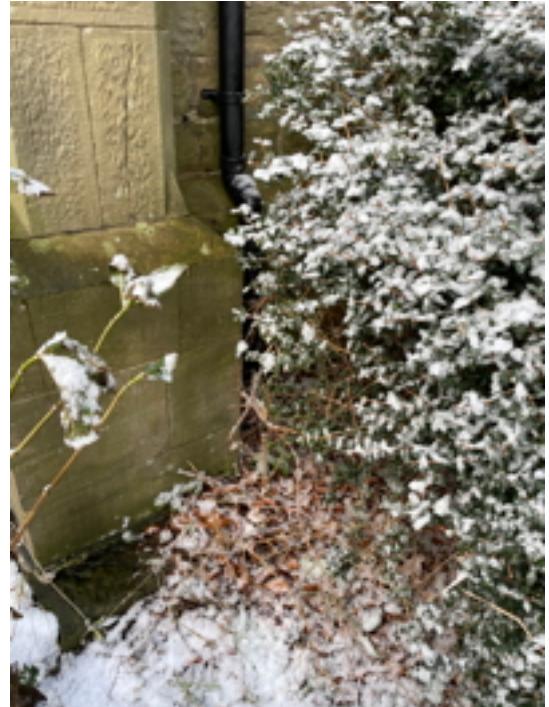
Description

Sumps at rainwater pipe positions for surface water pipes. South elevation most probably drains to soakaways. North elevation gullies take both surface and foul water so it is to be hoped that they connect to the drain running parallel with north elevation.

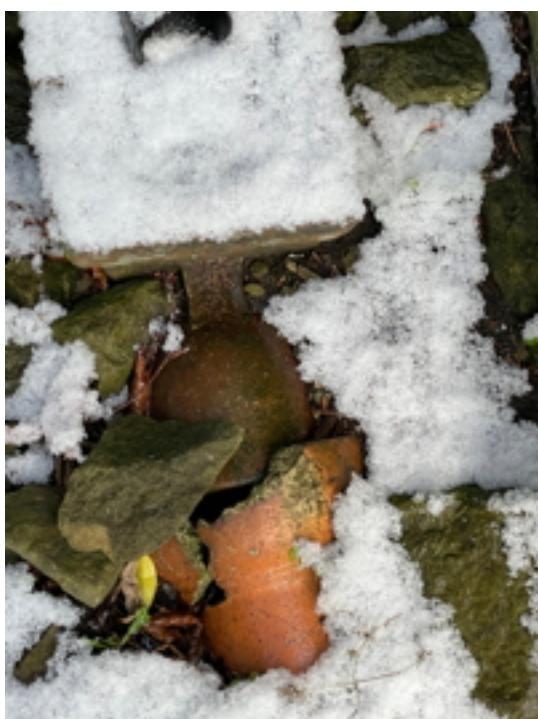
There is foul water drainage with a cast iron soil pipe on north elevation west end from the WC and from the Kitchen with two inspection chambers on the pathway running parallel with the north elevation and from there to the road.



Sump covered with foliage



Sump obscured by foliage



Sump with broken pipe connection



Sump with board over



North elevation west end inspection chamber



North elevation east end inspection chamber

Condition

Sumps are generally covered with foliage. Some protected with wooden boards to keep leaves out. Broken clay pipe at one sump location.

Repair Needs, Category A; Urgent, requiring immediate attention

Repair damaged pipe connection to sump. Cost Band 1 – £0.00-1,999

Category M; Routine Maintenance

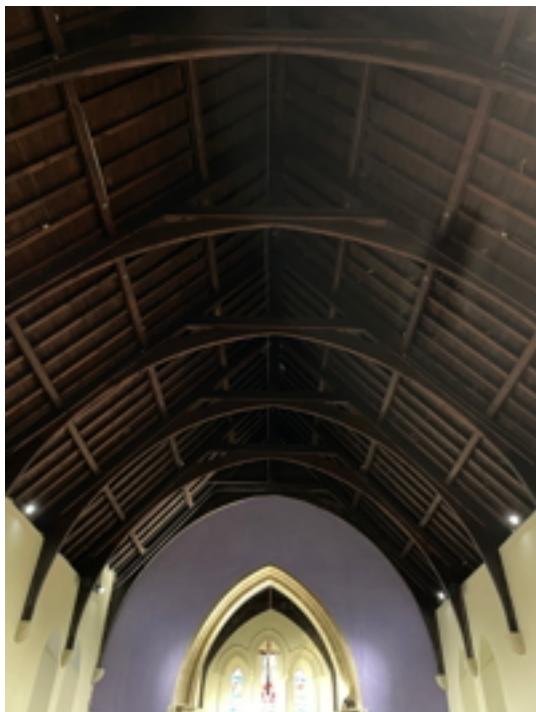
Leaves and other debris should be cleared from all sumps regularly and particularly after the last fall of autumn leaves. The manholes should be rodded and purged on an annual basis. Cost Band 1 – £0.00-1,999

9.0 INTERIOR

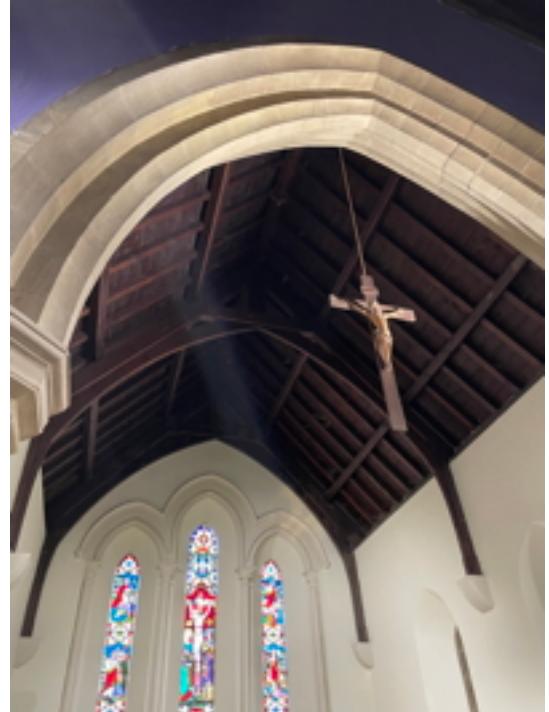
9.1 ROOF

Description

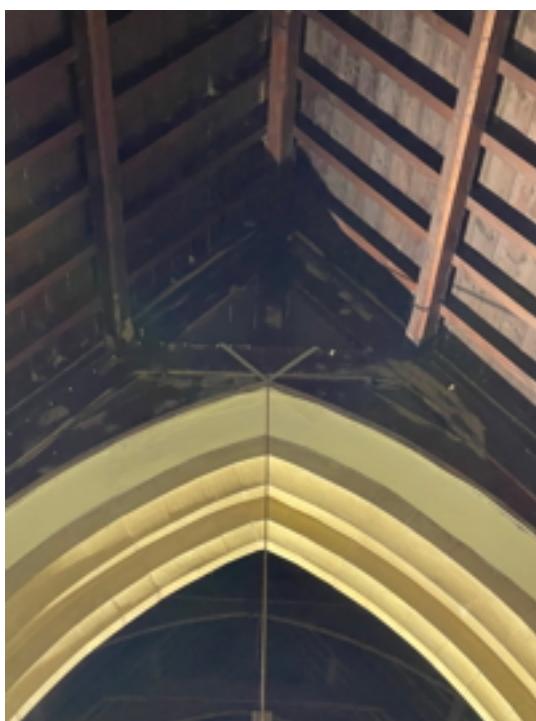
Trussed structure with exposed purlins and underboarded soffit to Nave and Chancel. The ceiling and structure is sealed, and in reasonable condition



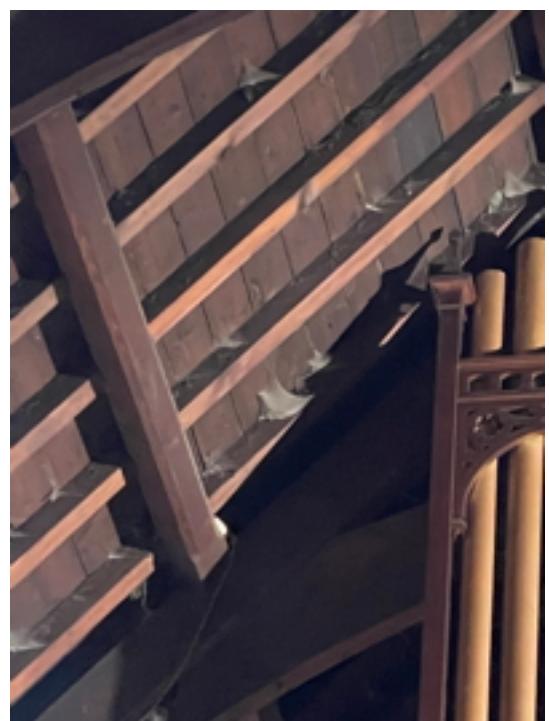
Nave roof looking east



Chancel roof looking east



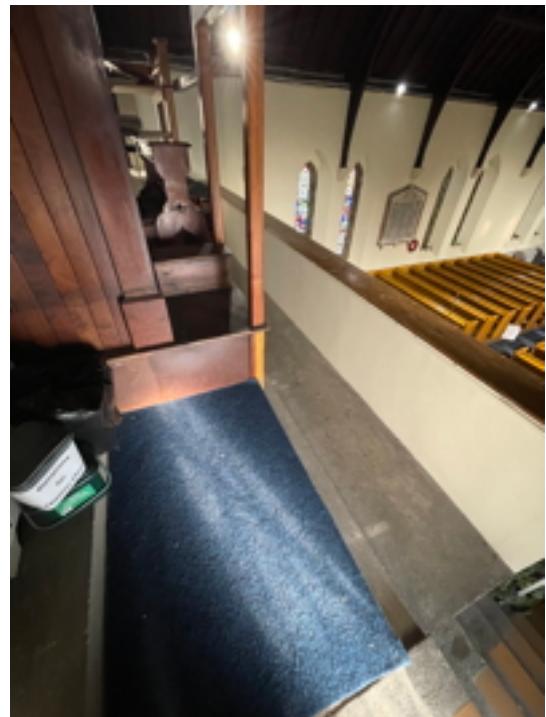
Chancel roof looking west with discolouration



Nave roof typical cobwebs



Gallery access staircase



Gallery balustrade and organ backrest

Condition

There was no evidence from ground level of any problems to the Nave roof and generally to the Chancel. There is discolouration to the chancel roof at high level at the west end where the ridge meets the nave wall which could be rot. The last Quinquennial Report noted water penetration at this point which appears to have been successfully dealt with by Wensley Roofing.

There are large amounts of very obvious cobwebs to the roofs.

Repair Needs, Category A; Urgent, requiring immediate attention

Inspect discolouration to chancel roof with reputable timber preservation specialist eg Peter Cox <https://www.petercox.com/newcastle/>. Do not proceed with any suggested work without consulting the Inspecting Architect. Cost Band 1 – £0.00-1,999.

Category M; Routine Maintenance

Clean cobwebs from roof. Cost Band 1 – £0.00-1,999

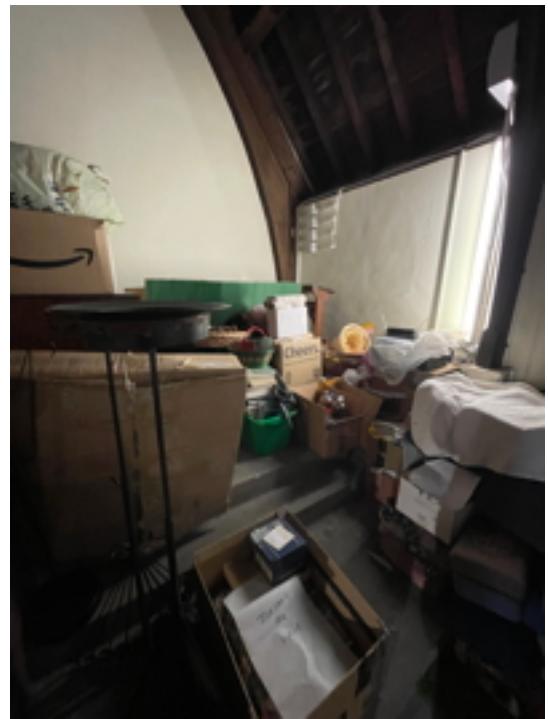
9.2 WEST END GALLERY

Description

Raking reinforced concrete gallery housing the organ incorporates raked steps which have differing goings and risers and which are somewhat challenging to negotiate. The steps are partially infilled with a timber dais associated with the organ. Access is by concrete steps from the nave west end.



West end gallery



Gallery storage

Condition

The gallery is used as storage and is unsightly and is not suitable for public access. The front balustrade is too low for current legislation. The organ seat backrest is of concern from a Health and Safety aspect. It should be appropriately strengthened and partially infilled.

Repair Needs, Category A; Urgent, requiring immediate attention

The organ backrest should be strengthened and partially infilled. Cost Band 1 – £0.00-1,999.

Repair needs, Category E; a desirable improvement with no timescale

An 1100mm high raised barrier of appropriate unobtrusive design should be incorporated. Cost Band 2 – £2,000.00-9,999.

Category M; Routine Maintenance

Clear unused items from gallery. Cost Band 1 – £0.00-1,999

9.3 PANELLING AND DOORS

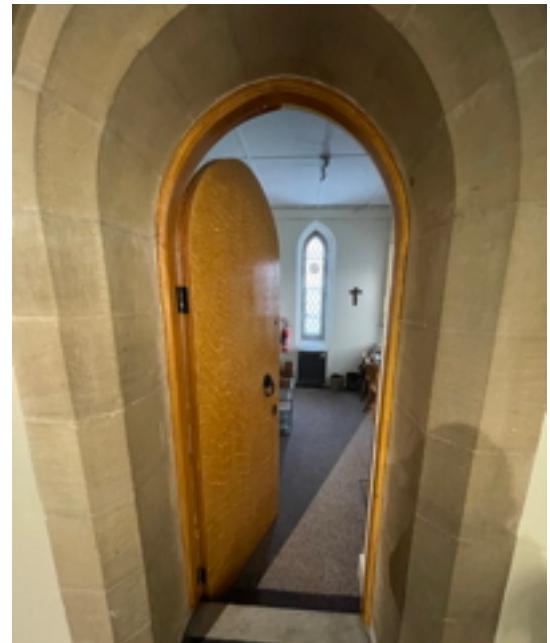
Description

Timber painted dado panelling to Nave north and south walls.

Double timber doors to South Porch with scumbled paint finish; arched timber door to Vestry with scumbled paint finish; double panelled timber doors to Meeting Room.



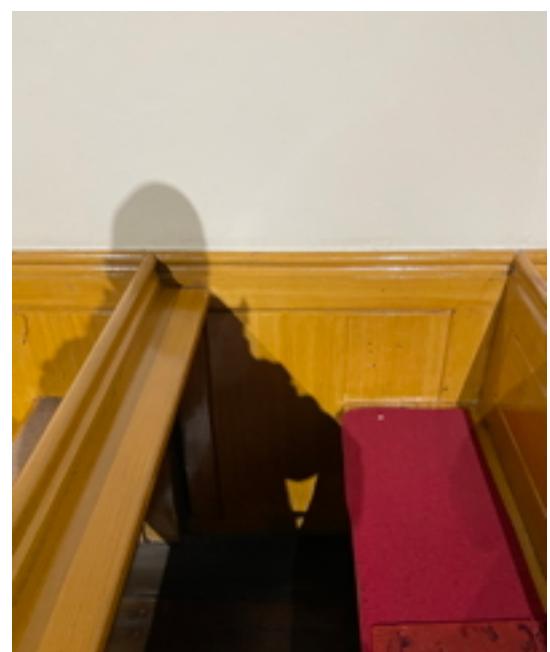
South Lobby Doors



Vestry Door



Meeting Room Doors



Nave Dado Panelling

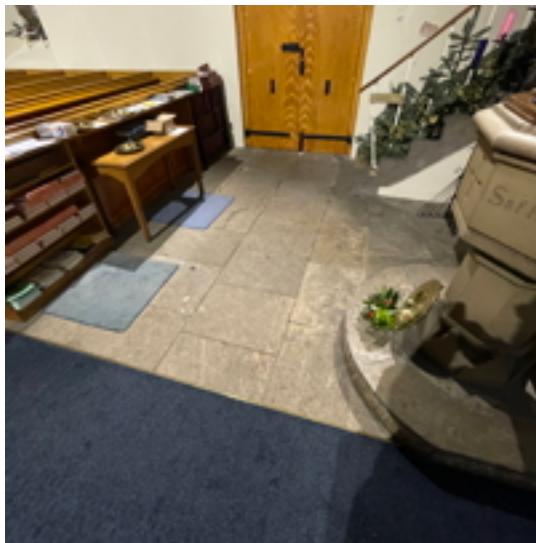
Condition

All in good condition.

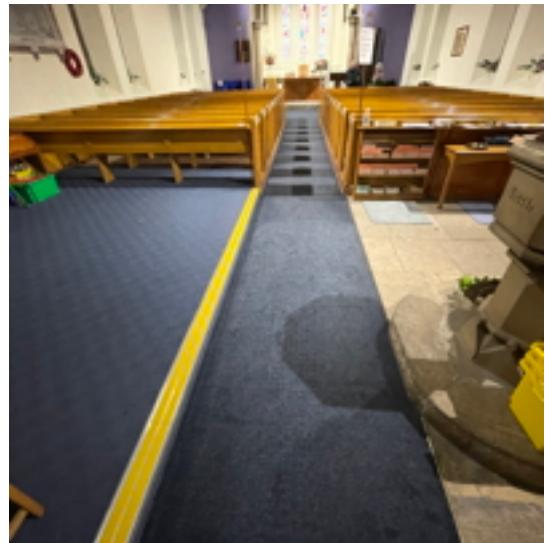
9.4 FLOORS

Description

The nave floor is sandstone paving with the pews located on a raised timber dais to either side of the central aisle. Carpeted children's area to west end north side formed on timber dais where several pews have been removed. Centre aisle and area in front of the chancel is also carpeted. Mosaic tile finish to Chancel at lower level with carpet to upper level.



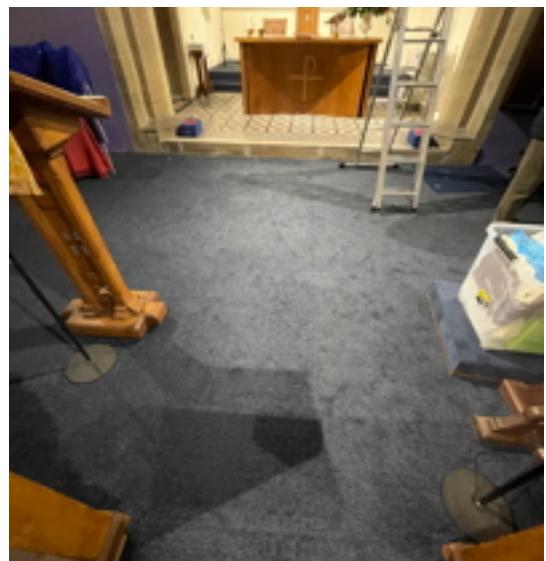
Sandstone flooring



Carpeting to Aisle and Play Area



Chancel flooring



Carpeting in front of Chancel

Condition

All are generally in good condition. Limited lime repointing and localised indent repairs (to negate tripping hazard) are required to the sandstone floor adjacent to the porch.

Repair Needs, Category A; Urgent, requiring immediate attention

Repair sandstone floor to negate trip hazard. Cost Band 1 – £0.00-1,999.

9.5 INTERNAL WALL FINISHES

Description

Nave and chancel walls are lime plastered with sandstone window dressings within splayed reveals. The plasterwork would have originally been limewashed, but has been overpainted with modern emulsion paint, negating the ability of the wall to 'breath'.



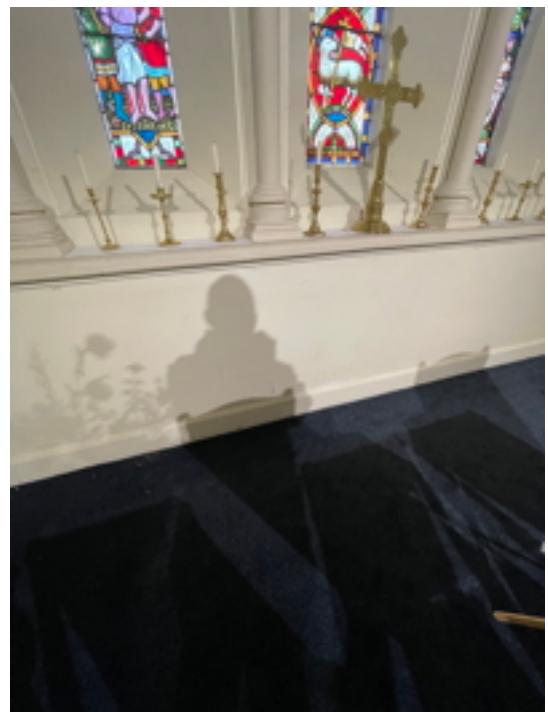
Damp above Gallery Staircase



Nave east end streaking to wall



Nave east end streaking to wall



Flaking paint to Cancel wall at low level

Condition

An historic movement crack to the south wall window jamb does not appear to have deteriorated since the previous report, and has been infilled as part of the recent redecoration works. Damp to wall above gallery staircase has reappeared due to incorrect alignment of the gutter externally. The Nave east wall is streaked which appears to be from condensation. There is minor flaking to the chancel east wall paintwork at low level.

Repair Needs, Category A; Urgent, requiring immediate attention

Adjust gutter to South Porch west side so that water from roof drains into gutter and not onto wall. Allow wall to dry (approx 2 years) and redecorate. Cost Band 1 – £0.00-1,999.

Repair Needs, Category B; Requires attention within the next twelve months

Allow building to ventilate (opening doors) to remove moisture laden air and so prevent condensation. Cost Band 1 – £0.00-1,999.

9.6 MEMORIALS

Description

A war memorial for those who died in the First World War is located externally to the northeast of the church. A further marble wall mounted war memorial for those who died in the First World War is located in the Nave on the north wall. A wooden wall mounted war memorial with processional cross for those who died in the Second World War is located in the Nave on the east wall south side



WWI Memorial



WWI Memorial Nave north wall



Condition

All well cared for. The war memorial to the north-east of the church has been inappropriately repointed with cement-rich mortar.

Repair needs, Category E; a desirable improvement with no timescale

Carefully remove all cement-rich pointing to the war memorial to the north east of the church and repoint with lime. Cost Band 1 – £0.00-1,999.

WWII Memorial Nave east wall

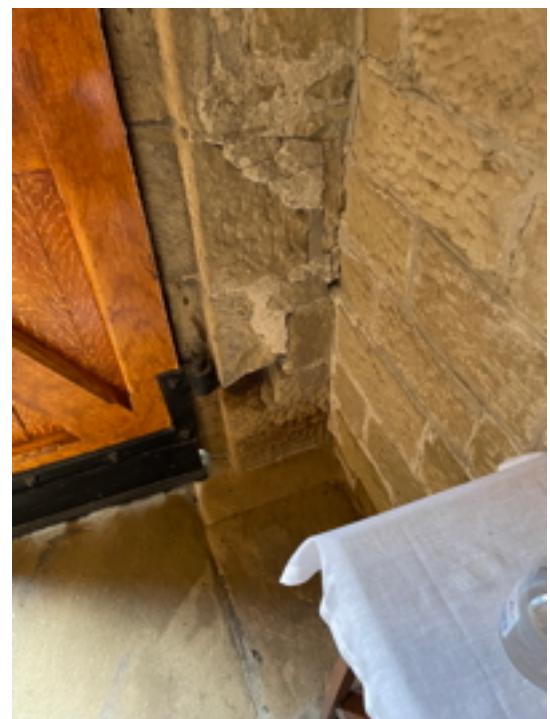
9.7 SOUTH PORCH

Description

Squared stone walls. Ceiling - exposed purlins and underboarded soffit. Floor - stone flags. A pair of modern timber doors lead to the South Porch Lobby.



South Porch looking south east



South Porch door hinge and poorly executed pointing

Condition

South Porch condition is generally satisfactory. However the walls have been partially repointed with inappropriate cement-rich mortar, which has been poorly executed and incorporates inappropriate mortar joints. Rust jacking of the lower west external door hinge has caused a failure to the sandstone which requires appropriate indent repair.

Repair Needs, Category A; Urgent, requiring immediate attention

Clean rust from wrought iron hinge and indent repair associated damaged sandstone. Cost Band 2 – £2,000.00-9,999.

Repair needs, Category E; a desirable improvement with no timescale

Carefully remove all cement-rich pointing, clean sandstone of excess mortar and repoint with lime. Cost Band 1 – £0.00-1,999.

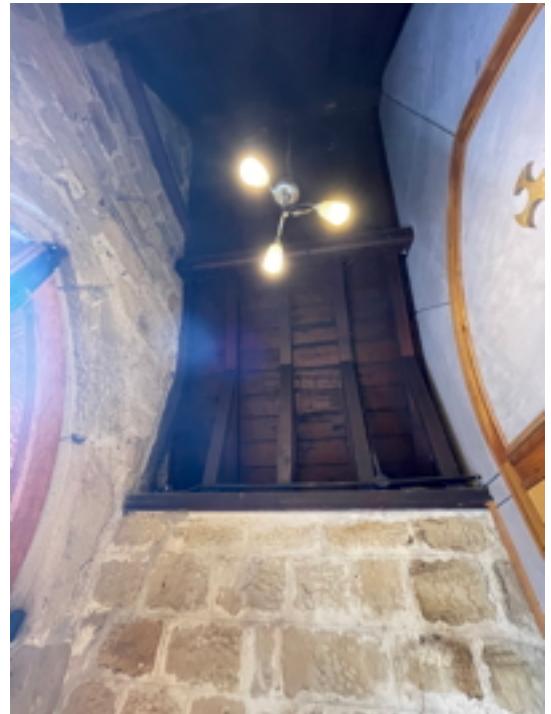
9.8 SOUTH PORCH LOBBY

Description

Squared stone walls. Ceiling - exposed purlins and underboarded soffit. Floor - stone flags with entrance matting over. A pair of modern timber doors lead to the South Porch.



South Porch Lobby



South Porch Ceiling

Condition

South Porch Lobby condition is generally satisfactory. However the walls have been partially repointed with inappropriate cement-rich mortar, which has been poorly executed and incorporates inappropriate mortar joints.

Repair needs, Category E; a desirable improvement with no timescale

Carefully remove all cement-rich pointing, clean sandstone of excess mortar and repoint with lime.
Cost Band 1 – £0.00-1,999.

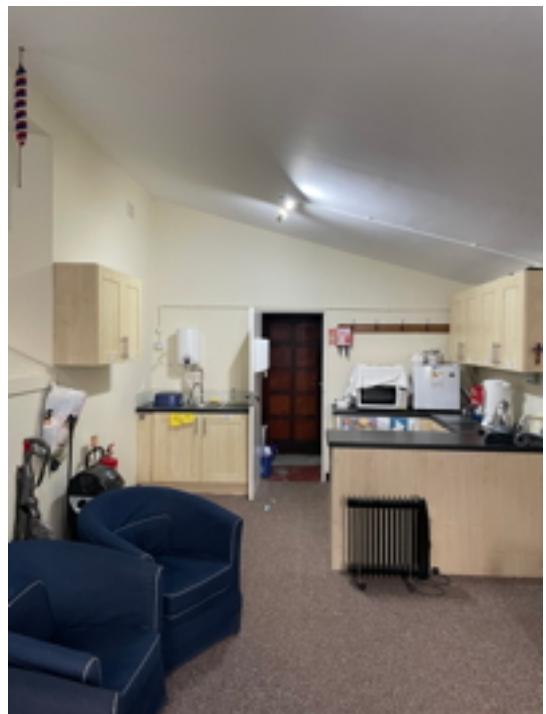
9.9 MEETING ROOM AND KITCHEN

Description

Painted sloping ceiling formed by the Organ gallery over. Painted plastered walls. Carpeted floor. Built in cupboards to north wall. Kitchen to North Side with built in wall and base unit cupboards. Equipped with low level oven, hob with extractor over, sink and drainer. Redring electric hot water boiler over sink.



Meeting Room looking South



Meeting Room looking North

Condition

Meeting Room and Kitchen condition is generally satisfactory. There is evidence of loose boarding beneath the carpet (it is assumed this is loose plywood sheeting underlay). Ventilation grilles, located at high level on the west gable, are becoming infilled with emulsion paint and not providing adequate ventilation.

Repair Needs, Category B; Requires attention within the next twelve months

Clear grilles of all excessive paintwork. Cost Band 1 – £0.00-1,999.

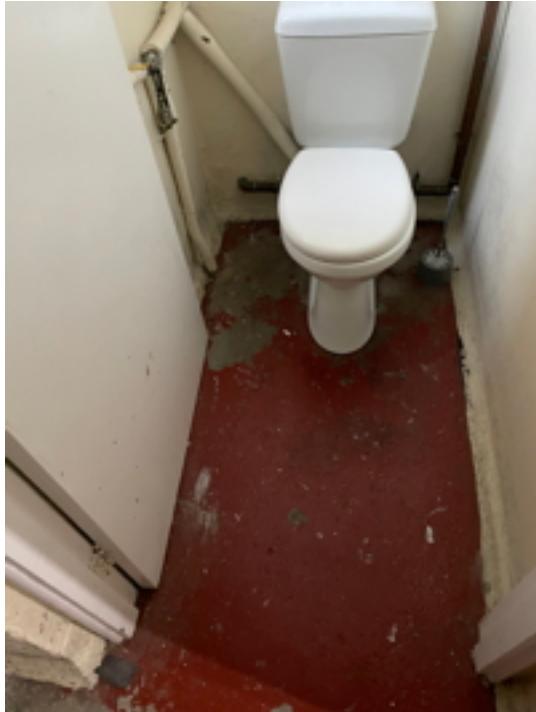
Repair needs, Category E; a desirable improvement with no timescale

Make good to the substrate and levels beneath the carpet. Cost Band 1 – £0.00-1,999.

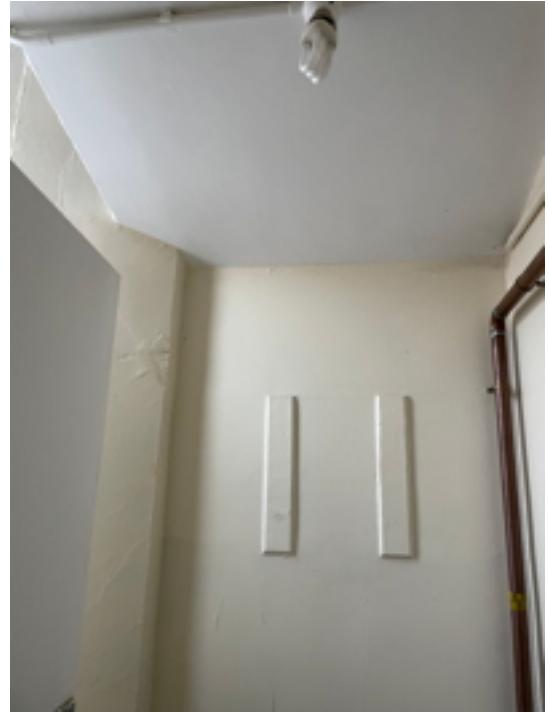
9.10 WC

Description

Single WC with no hand rise basin. Painted concrete floor. Painted walls and ceiling.



WC



WC Ceiling

Condition

The WC is most unsatisfactory and unhygienic. It is not an Access WC and has no mechanical ventilation or baby change facilities.

Repair Needs, Category B; Requires attention within the next twelve months

Consider scheme to install an suitable Access WC including baby change facilities. Cost Band 2 – £2,000.00-9,999.

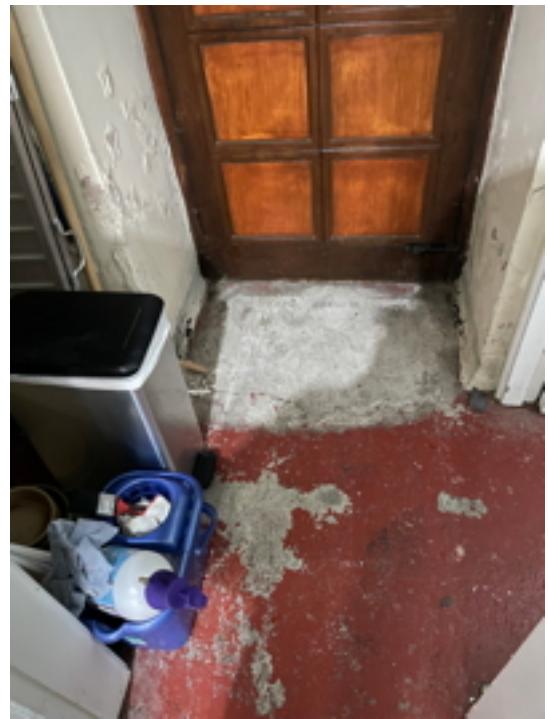
9.11 NORTH LOBBY

Description

Small sink with hot water heater above. Part painted concrete floor. Painted walls and ceiling.



North Lobby



North Lobby floor

Condition

The North Lobby is in need of decoration and general tidying which will be improved by some cupboard storage.

Repair Needs, Category D; Requires attention within the next 5 years

Decorate North Lobby and consider storage. Cost Band 1 – £0.00-1,999.

9.12 VESTRY

Description

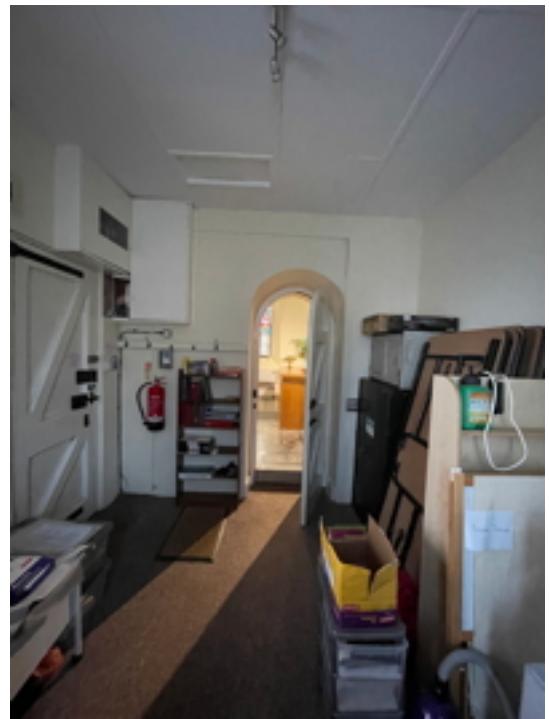
Carpeted over timber floor. The walls have been overboarded. Painted timber panelled ceiling. Gas meter to north wall west side. Belfast sink to North wall east side. Electrics cupboard at high level to south wall east side.

Condition

The Vestry condition is generally satisfactory. There is evidence of loose floor boarding beneath the carpet. The electrical cupboard is in poor condition with missing panelling and binding doors. The gas meter is clumsily located.



Vestry looking north west



Vestry looking south

Repair Needs, Category C; Requires attention within the next 18 to 24 Months

Make good or replace the electrical cupboard. Cost Band 1 – £0.00-1,999.

Repair needs, Category E; a desirable improvement with no timescale

Rationalise the gas meter location. Cost Band 1 – £0.00-1,999.

9.13 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

Description

The altar to Chancel with 3 timber chairs behind.

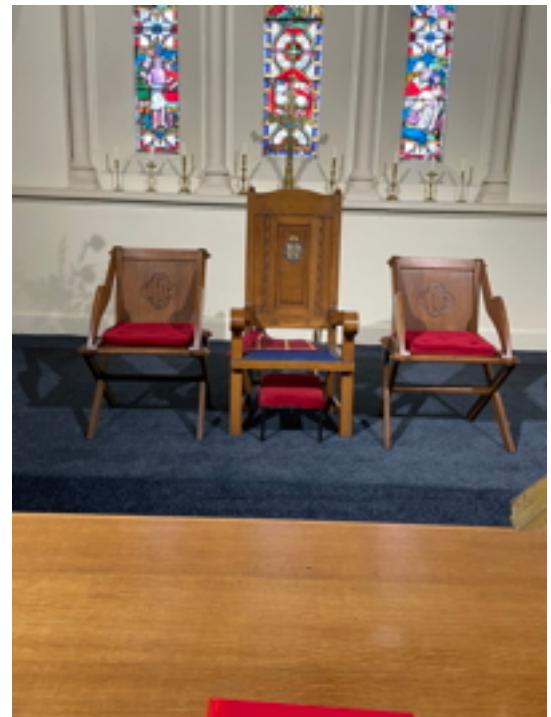
Two timber lecterns to Nave to east end. Stone font to Nave west end. Pew seating in the Nave. Loose tables chairs and hymn book storage to Nave west end.

Condition

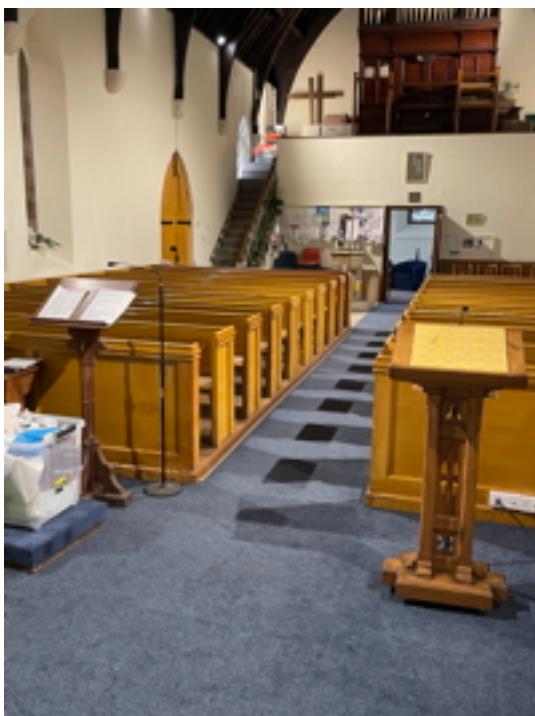
All appear sound.



Nave pews



Chancel chairs



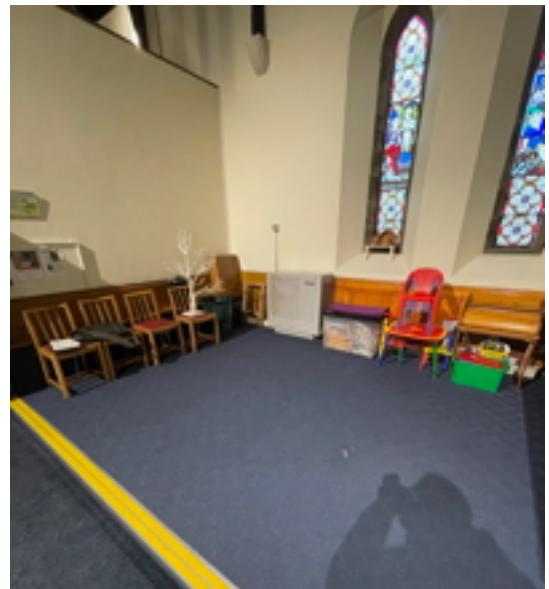
East end lecterns



West end font



Nave pews



West end loose furniture

9.14 ORGAN

Description

Organ sits in the West End Gallery. Installed circa 1984 and originally from a Methodist Chapel. Organ built by Nelson and rebuilt by Groves 1961. Further information is available from the National Pipe Organ Register, <https://www.npor.org.uk/NPORView.html?RI=D06672>.



Condition

Organ reported to be in working order, although the Organ Tuner's Book was not to be found.

10.0 CHURCHYARD AND ENVIRONS

10.1 BOUNDARY WALLS AND FENCES

Description

The Churchyard is bounded by a sandstone wall approximately 1200mm high, accommodating three wrought iron gates. The main gate is located on Galloping Green Lane to the east, and incorporates local sandstone pillars. The church yard is the responsibility of the local Council.

The majority of the walling is generally in a reasonable state of repair although there are a few areas that require repointing. Small areas of the west wall have loose stones and vegetation growing from the wall due to lack of maintenance.



Churchyard



North Gate



East wall



East gate



South wall



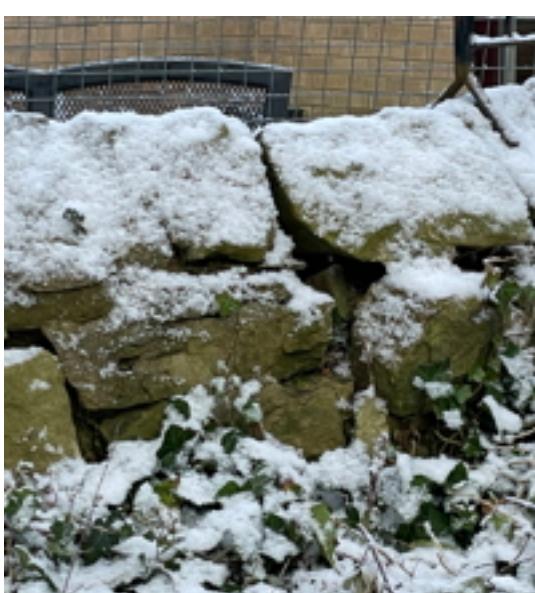
South gate



West wall with vegetation



West wall



West wall loose stones



North wall

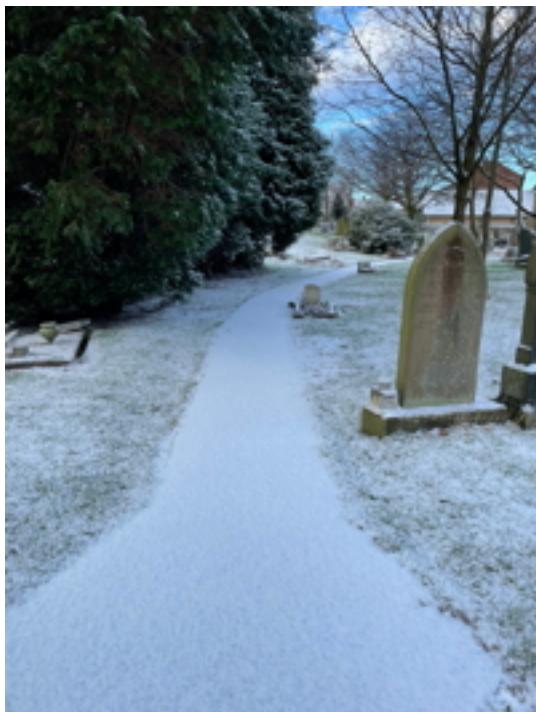
Repair Needs, Category B; Requires attention within the next twelve months

Repair west wall, pointing loose stones with lime mortar and removing vegetation and repointing with lime mortar. Cost Band 1 – £0.00-£1,999.

10.2 PATHS AND LANDSCAPING

Description

The churchyard is grassed with tarmac pathway from east gate towards South Porch. Stone flagged pathway from north gate leads round east side of the church to the south Porch. Tarmaced pathway along north elevation leading to north door and round west elevation. Crazy paving pathway from south west corner towards boundary wall. The pathways are the responsibility of the local Council.



East tarmac pathway to south Porch



Flagged pathway to south Porch



North tarmac pathway



South west flagged pathway

Condition

The grass is well maintained. The pathway from the east gate appears to be in reasonable order. Tarmaced pathway to north shows signs of surface deterioration and, in places, has heavy moss growth. Flagged pathways have several uneven flags.

Repair Needs, Category B, Requires attention within the next twelve months

Clean moss from pathways. Cost Band 1 – £0.00-£1,999.

Repair Needs, Category C; Requires attention within the next 18 to 24 Months

Resurface areas of deteriorating pathways and level flags. Cost Band 1 – £0.00-£1,999.

10.3 NOTICEBOARD

Description

There is a Noticeboard on the east edge of the site near the east gate, and a second Noticeboard on the east wall of the church.

Condition

The Noticeboard on the east edge of the site is generally in good condition and is informative. The second Noticeboard is in need of replacement as the top lettering has all faded.



East boundary noticeboard



East elevation noticeboard

11.4 Trees

Description

There are numerous mature trees around the site. The trees are the responsibility of the local Council.



East boundary trees



South west corner trees

Condition

The condition of the trees appears satisfactory.

Repair Needs, Category M; Routine Maintenance

Maintain the trees generally with regular pruning as advised by qualified tree surgeon and arrange tree survey on a 5 yearly basis by qualified tree surgeon. £0.00

11.0 SERVICE INSTALLATIONS AND OTHER MATTERS

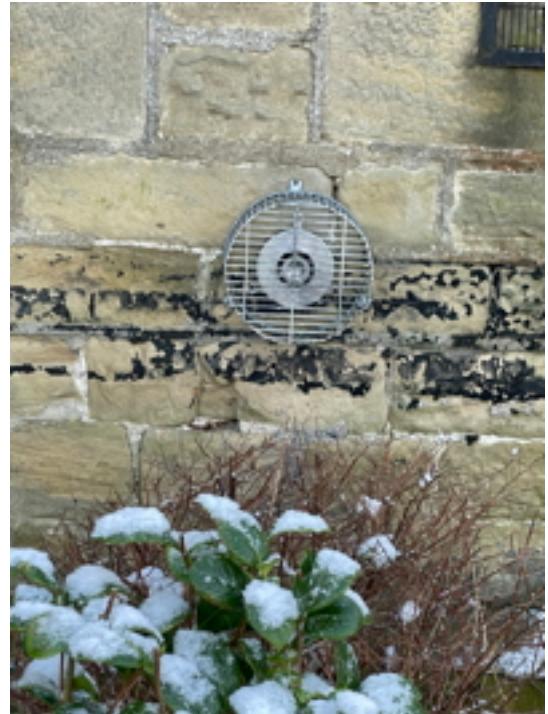
11.1 HEATING

Description

Heating is provided by a number of Temcana Kestrel powered flue fan-assisted gas heaters around the perimeter which take air from outside the building for combustion through individual flues. There are three heaters in the nave, one in the chancel, one in the vestry and one in the meeting room.



Chancel heater



Typical flue outlet and intake

Condition

System last serviced 30 March 2022 by Vulcan Gas Appliances and all reported to be in working order.

Repair Needs, Category M, Routine maintenance

Service heaters annually and keep service record in Logbook. Cost Band 1– £0.00-£1,999

11.2 ELECTRICAL INSTALLATION

Description

The incoming mains switch panel is in the Vestry. There is another consumer unit on the gallery north side.

The lighting was renewed 2014, including upgrading of the external lighting.



Incoming Electrics in Vestry



Gallery Consumer unit

Condition

The last Quinquennial Report confirmed that an IEE Electrical Installation Safety Certificate was to be completed but there is no evidence in the log book that a test has been undertaken by a registered NICEIC electrician on circuits and earth since then.

Repair Needs, Category A; Urgent, requiring immediate attention

Electrical system to be checked immediately by a registered NICEIC electrician and at least once every five years thereafter. Recommendations are to be acted upon and, thereafter, service records kept in Logbook. Cost Band 1 – £0.00-£1,999

11.3 INSULATION AND AIR LEAKAGE

Description

There is no obvious insulation to the building. Air leakage is reduced with Draught Lobbies to the South Porch.

The building does not appear unduly draughty.

Repair Needs, Category E; a desirable improvement with no timescale

Consider whether insulation could be provided and/or upgraded, (eg secondary glazing; warm roof with insulation) but noting previous comments that ventilation may need to be improved to reduce condensation. Cost Band 4 £30,000-£49,999.

11.4 WATER SUPPLY



Description

The incoming mains supply is in the WC.

Condition

All appears to be in working order. The main supply pipe should be checked to see if it is made of lead and, if so, replaced.

Repair Needs, Category B; Requires attention within the next twelve months

Check water main to see if it is made of lead and, if so, replace. Cost Band 2 – £2,000.00-9,999.

11.5 SOUND SYSTEM AND HEARING LOOP

Description

There is a Sound System in the church including lectern and pulpit microphones and a Hearing Loop installed May 2016.

Condition

All appears to be in working order.

11.6 FIRE PROTECTION

Description

Fire protection is provided by fire extinguishers which have been serviced annually by Cormeton, last tested in 27 June 2022.

A secondary means of escape is provided through Doors in the North Lobby and Vestry to the outside.

Condition

All appears to be in working order but the Vestry door and North Lobby door must be fitted with a lock that can be opened from the inside without the use of a key.

Repair Needs, Category B; Urgent, Requires attention within the next twelve months

Fit locks to Vestry door and North Lobby door that can be opened from the inside without the use of a key. Cost Band 1– £0.00-£1,999

11.7 LIGHTNING CONDUCTOR

Description

There is a lightning conductor on the west elevation.



Condition

The lightning conductor was last tested in 2018.

Repair Needs, Category M; Routine Maintenance

Lightning conductor to be checked at least once every five years and recommendations acted upon and, thereafter, service records to be kept in Logbook. Cost Band 1– £0.00-£1,999.

11.8 SECURITY

Safe in Vestry. The locks to church all appear satisfactory from a security point of view, albeit noting the Vestry and North Lobby doors (as above).

Condition

All appears to be in satisfactory.

11.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES

Description

There is no permanent level access to the building. There is a single step up to the chancel.

There is no Access WC.

There is a hearing loop system. The internal decor to the building generally provides reasonably contrasting colours which are helpful for the visually impaired. The artificial lighting is satisfactory so that those who are visually impaired should not experience too many difficulties in this area. Large print copies of service sheets and hymn books, where used, should be provided for the visually impaired.

Condition

As noted in the last Quinquennial Report, the PCC has an obligation to make the building accessible and inclusive to all since the Disability Discrimination Act became law in October 2004. The PCC needs to address this urgently and draw up a programme of works to make the building compliant, especially in terms of access and toilet provision, to avoid potential prosecution in the future. DDA access around the building should also be considered, with repairs required to broken and uneven public paths around the building; moss should also be cleared from all paths

Repair Needs, Category B; Requires attention within the next twelve months

Draw up a programme of works to provide level access and accessible toilet provision. Consider providing handrails to the chancel step at each side.

12.0 SUMMARY OF REPAIRS IN ORDER OF PRIORITY

Repair Needs, Category A; Urgent, requiring immediate attention

Re-fix slipped slips.

Generally inspect roofs at close quarters by qualified roofer and carry out repairs as recommended including inspection of hidden valley gutter.

Adjust gutter to South Porch west side.

Repair damaged pipe connection to sump.

Inspect discolouration to chancel roof with reputable timber preservation specialist eg Peter Cox <https://www.petercox.com/newcastle/>. NB: Do not proceed with any suggested work without consulting the Inspecting Architect.

The organ backrest should be appropriately strengthened and partially infilled.

Repair sandstone floor to negate trip hazard.

Adjust gutter to South Porch west side so that water from roof drains into gutter and not onto wall.

Allow wall to dry (could easily take 2 years) and redecorate.

Clean rust from wrought iron hinge and indent repair associated damaged sandstone.

Electrical system to be checked immediately by a registered NICEIC electrician and at least once every five years thereafter and recommendations acted upon and thereafter service records kept in Logbook.

Repair Needs, Category B; Requires attention within the next twelve months

Porch south elevation with a view to rebedding copings all by a suitably skilled stone mason.

Redecorate Doors.

Allow building to ventilate (opening doors) to remove moisture laden air and so prevent condensation.

Clear Meeting Room grilles of all excessive paintwork.

Consider scheme to install an Access WC including baby change facilities.

Repair west wall, pointing loose stones with lime mortar , removing vegetation and repointing with lime mortar.

Clean moss from pathways.

Check water main to see if it is made of lead and, if so, replace.

Fit locks to Vestry door and North Lobby door that can be opened from the inside without the use of a key.

Draw up a programme of works to provide level access and accessible toilet provision. Consider providing handrails to the chancel step at each side.

Repair Needs, Category C; Requires attention within the next 18 to 24 Months

Replace cement mortar with a soft lime mortar and undertake limited repointing of the original mortar all by a suitably skilled stone mason.

Make good or replace the electrical cupboard.

Repair Needs, Category D; Requires attention within the next 5 years

Decorate North Lobby and consider storage.

Repair needs, Category E; a desirable improvement with no timescale

Replace missing finial to Nave east end.

Remove steel grilles to windows and clean polycarbonate sheeting.

A 1100mm high raised barrier of appropriately unobtrusive design should be incorporated.

Carefully remove all cement-rich pointing from South Porch and South Porch Lobby, clean sandstone of excess mortar and repoint with lime.

Make good to the substrate and levels beneath the carpet in Meeting Room.

Rationalise the gas meter location.

Consider whether insulation could be provided and/or upgraded, (eg secondary glazing; warm roof with insulation) but noting previous comments that ventilation may need to be improved to reduce condensation.

Repair Needs, Category M; Routine Maintenance

Clean out all gutters annually and at first signs of weeds.

Monitor historic movement to Porch south elevation.

Leaves and other debris should be cleared from all sumps regularly and particularly after the last fall of autumn leaves. The manholes should be rodded and purged on an annual basis.

Clean cobwebs from roof.

Clear unused items from gallery.

Maintain the trees generally with regular pruning as advised by qualified tree surgeon and arrange tree survey on a 5 yearly basis by qualified tree surgeon.

Service heaters annually and keep service record in Logbook.

Lightning conductor to be checked at least once every five years thereafter and recommendations acted upon and thereafter service records kept in Logbook.

13.0 ROUTINE MAINTENANCE PLAN

General maintenance should be carried out on a seasonal basis following the list below. Further advice is available in *SPAB Property Maintenance Guide* at http://old-iwight.onthewight.com/living_here/planning/images/2SPABMaintenanceGuide.pdf.

13.1 RAINWATER GOODS AND DRAINS

Gutters and Downpipes

Clear away leaves and debris regularly
Consider fitting bird/leaf guards.

Gullies

Clean gullies regularly and remove any silt and debris.
Clear any blockages using drain rods.
Empty any silt traps every three months.

Soakaways

Check for silting or contamination every few months or so.
Remove any silt deposits when the soakaway chamber is empty.

13.2 ROOFS

Natural Slate

Record the location of slipped slates and tiles before having them replaced.

Ridges

Use mastic or repair tapes as an emergency measure until a proper repair can be carried out.
Consider having heating tapes fitted in inaccessible gutters.

Roof Valleys and Parapet Gutters

Clear debris from roof valleys and parapet gutters at least twice a year.
Clear away snow from parapet and valley gutters in the winter.

Flashings

Remove leaves and other debris that has become trapped underneath duckboards.

Bellcote

Consider commissioning a steeplejack to inspect the bell tower once every five years.

13.3 WALLS

Structural Issues

Note down the position of any existing cracks, bulges or other such defects in your logbook. Take advice from your architect or surveyor about whether monitoring is required.
Report significant changes in any cracks to your architect or surveyor.

Masonry

Clean gullies regularly and remove any silt and debris
Clear any blockages using drain rods
Empty any silt traps every three months

Timber

Ensure that the integrity of paint finishes is maintained by repainting external timberwork every few years

Plants

Clear away plant growth from around the building
Consider removing ivy and other climbing plants

Ground levels, Air bricks and Ventilators

Clean air bricks or ventilators if necessary
Consider fitting fine mesh behind the ventilator to exclude rodents and insects

13.4 DOORS AND WINDOWS

Doors

Lubricate door ironmongery
Check the security of any locks

Timber Windows

Ensure that the integrity of paint finishes is maintained by repainting timber windows every few years
Make sure that windows can be opened easily so that the building can be ventilated
Lubricate window ironmongery
Check the security of any locks

Metal Windows

Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years
Make sure that windows can be opened easily so that the building can be ventilated
Lubricate window ironmongery
Check the security of any locks

Leaded Windows

Make sure that windows can be opened easily so that the building can be ventilated
Clear away any dirt from condensation drainage channels

Ferramenta

Check for silting or contamination every few months or so
Remove any silt deposits when the soakaway chamber is empty

External Joinery

Ensure that the integrity of paint finishes is maintained by repainting external joinery every few years

13.5 INSIDE THE BUILDING

Bells and Bell Frames

Consider preparing and implementing a maintenance plan for the bells and bell frame

Ceilings

Consider carrying out an inspection of the roof covering if any new stains are observed.

Internal Walls

Identify and address the cause of any dampness indicated by patches of staining or peeling paint
Open windows and doors on dry days during the summer months to allow water vapour to escape

Organs

Consider keeping a tuner's logbook.

13.6 SERVICES

Plumbing

Fix dripping taps and leaks immediately to prevent moisture seeping into nearby timber or masonry and causing decay

Electrical Systems

Commission an electrical inspection by a qualified person at least once every five years

Heating Systems

Shut down the heating system once a year and have the boiler serviced

Fire Safety

Test and clean smoke alarms regularly

Arrange for fire extinguishers to receive an annual maintenance check and service

Consider having your lightning conductor system tested at least once every five years

14.0 ADVICE TO THE PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC and at <https://www.churchofengland.org/resources/churchcare/church-buildings-council/how-we-manage-our-buildings>.
- **Fire Safety Advice** can be found at <http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance/index.aspx>
- **Electrical Installation**
Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book. For further details please see <https://www.ecclesiastical.com/risk-management/church-electrical-wiring/>.
- **Heating Installation**
A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.
- **Lightning Protection**
Any lightning conductor should be tested at least every five years 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 Log Book.
- **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 asbestos are available at <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 PCC to ensure that this has been, or is carried out.
- **Equality Act 2010**
The PCC should ensure that they have understood their responsibilities under the The Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/guidance-advice/making-changes-to-your-building/detailed-advice/disabled-access>
- **Health and Safety**
Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/bats>.

Trees, Bells and Organs

The Church Building Council has prepared the following factsheets:

Trees

<https://d3hgqlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/eafeb641c40a88e3e20e70d2e2d254c9a6f6ac28.pdf>

Bells

<https://d3hgqlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/5d956a7eef3eb6e41cfed5690363b0b16d63935e.pdf>

Organs

<https://d3hgqlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/ab01e8a6f0f019e8282fcc2f09aa7b7ab16a9b23.pdf>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of their 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 at <https://www.churchofengland.org/about/church-england-environment-programme>.