

**Quinquennial Inspection Report  
St George's Church, Fatfield, Washington  
Deanery of Chester le Street  
Archdeaconry of Sunderland  
Diocese of Durham**



Report prepared by

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26 March 2025

## Index

1.0	Background	page 3
2.0	Executive Summary	page 4
3.0	Previous Report	page 5
4.0	Brief Description	page 6
5.0	Plan of the Church	page 6
6.0	Listing Grade	page 8
7.0	Maintenance	page 8
8.0	Limitations of the Report	page 8
9.0	Notes on the Survey Exterior	page 9
9.1	Roof Coverings	page 9
9.2	Rainwater Goods	page 11
9.3	Parapets, Finials, Spire and Chimney	page 12
9.4	Walling and Pointing	page 14
9.5	Windows and External Doors	page 16
9.6	Below Ground Drainage	page 20
10.0	Notes on the Survey Interior	page 20
10.1	Bell	page 20
10.2	Roof	page 20
10.3	Panelling and Doors	page 21
10.4	Floors	page 22
10.5	Internal Wall Finishes	page 23
10.6	Memorials	page 23
10.7	Entrance Foyer	page 25
10.8	Entrance Office	page 25
10.9	West End Lobby	page 25
10.10	Main Church Accessible WC	page 26
10.11	West End Lobby Staircase	page 26
10.12	Vestry	page 27
10.13	Vestry Corridor	page 27
10.14	First Floor Meeting Room	page 28
10.15	First Floor Kitchen	page 29
10.16	First Floor Boiler Room	page 29
10.17	First Floor Store	page 30
10.18	Second Floor Meeting Room	page 30
10.19	Second Floor WCs	page 31
10.20	Second Floor Landing	page 31
10.21	Multi-Purpose Room and Servery	page 32
10.22	Multi-Purpose Room Office	page 33
10.23	Multi-Purpose Room Kitchen	page 33
10.24	Multi-Purpose Room WCs	page 34
10.25	Multi-Purpose Room Furniture Store	page 35
10.26	Multi-Purpose Room Plant Room	page 35
10.27	Boiler House	page 35
10.28	Fixtures, Fittings, Furniture and Moveable Articles	page 36
10.29	Organ	page 37
11.0	Church Environs	page 37
11.1	Boundary Walls and Fences	page 37
11.2	Noticeboards	page 39
11.3	Paths and Landscaping	page 39
11.4	Trees	page 41
12.0	Services Installations and Other Matters	page 43
12.1	Heating	page 43
12.2	Electrical Installation	page 44
12.3	Insulation and Air Leakage	page 44
12.4	Water Supply	page 44
12.5	Sound System and Hearing Loop and Visual Display	page 44

12.6	Fire Protection	page 45
12.7	Lightening Conductor	page 45
12.8	Security	page 45
12.9	Access and use by People with Disabilities	page 45
13.0	Summary of Repairs	page 47
14.0	Routine Maintenance Plan	page 48
15.0	Advice to the PCC	page 50

## **1.0 BACKGROUND**

- 1.1 The Parish Church of St George, Fatfield  
4 Vigo Lane  
Harraton  
Washington  
NE38 9AH
- 1.2 Client:  
The Parochial Church Council of The Parish Church of St George, Fatfield  
4 Vigo Lane  
Harraton  
Washington  
NE38 9AH
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA  
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email: [david@davidjowett-architect.co.uk](mailto:david@davidjowett-architect.co.uk)
- 1.4 Date of Inspection 4 March 2025 at 1:15pm
- 1.5 Weather conditions - cloudy and dry
- 1.6 Previous reports 30 June 2019 by David Jowett - Architect; 14 October 2013 by Michael Drage, Architect & Designer; 2008 by Martin Orchard.

## **2.0 EXECUTIVE SUMMARY**

- 2.1 The church is kept in good condition with an excellent, brand new, Multi-Purpose Room facility to the west, and there are no major defects to report.

The recent building work has left the closed graveyard to the south and the block paved parking area to the north looking a little disordered, and I understand from the churchwarden that plans are afoot to remedy this.

The extensive new building works have left the previous extended first and second floor rooms feeling somewhat redundant and again, I understand from the churchwarden, that plans are afoot to consider this.

The roof design with hidden valleys makes it essential that the roof is inspected yearly and the gutters cleared.

The period of the last quinquennial has seen the church's efforts almost fully engaged on the new building works, and as an understandable result, some maintenance on the existing church has been overlooked. There appears to be signs of possible water penetration through both inaccessible roof valleys and needs immediate inspection. Over the north aisle, I hope I am wrong in flagging up possible rot in the high-level timberwork. The gutters and rainwater pipes need a general overhaul and redecorate.

I have not seen evidence that the standard maintenance testing of the electrics, fire extinguishers, fire alarm system and lightening conductor have been carried out and these need to be checked and acted on accordingly. (I do note that the Churchwarden told me that the boiler and electrics have been recently tested.)

The new extension is a fantastic achievement and gives the church a brilliant facility to pursue its work

The ongoing maintenance of this building, and its extensive grounds, and now the staffing of its new extension, is currently undertaken by a small number of people with limited funds, and these people should to be applauded for their efforts.

### 3.0 PREVIOUS REPORT

- 3.1 The Previous Report followed the inspection on 30 May 2019 by David Jowett - Architect, 25 Roseworth Avenue, Gosforth, Newcastle upon Tyne, NE3 1NB.

The report identified the following maintenance items and these are noted as either completed or outstanding:

#### **Repair Needs, Category A, Urgent, requiring immediate attention**

Replace all loose and missing slates. **Completed**

Replace split rainwater pipe to North Aisle. **Completed**

Remove tree from chimney and repoint brickwork as necessary. **Completed**

Repair damaged gullies and unblock. **Completed**

Replace grills to First Floor Boiler Room Door with intumescent grilles of half-hour fire resistant standard. **Completed**

Electrical system must be tested immediately and then every five years and a copy of the test certificate kept with the Log Book. **Church Warden confirmed Completed**

#### **Category B, Requires attention within the next twelve months**

Undertake full roof inspection by reputable roofing company. **Completed**

Repoint areas of plinth brickwork as necessary. **Now obscured by extension**

Repair broken panes to Vestry window. **Outstanding**

Decorate Boiler Room door. **Outstanding**

Undertake full inspection of ferrementa by stained glass specialist. **Outstanding**

Locally brush down and decorate peeling section of second floor landing window paintwork. **Outstanding**

Confirm with Insurers whether they are happy with storage of petrol driven lawnmowers and trimmers in the Boiler House. **Church Warden confirmed Completed**

Confirm water entry position. **Church Warden confirmed Completed**

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

Redecorate rainwater goods. **Outstanding**

Replace timber fencing with hedging. **Completed.**

#### **Category E, a desirable improvement with no timescale**

Replace wire mesh grills with polycarbonate. **Outstanding**

Consider whether insulation could be provided and/or upgraded. **Outstanding**

#### **Repair Needs, Category M, Routine Maintenance**

Monitor brickwork and stonework deterioration. **Completed.**

Lift all inspection chamber covers and rod and purge system annually. **Completed.**

Clear leaves from separating pathway between the open and closed graveyards. **Completed.**

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. **Outstanding**

Plan for future replacement of boiler. **Outstanding**

Decorate west end doors in contrasting colour from screen. Note this may require a faculty. **Outstanding**

Other works carried out since the last report:

2 September 2019, Replace 8 30Watt LEDs, Reay Electrical.

29 October 2019, Fixed Wiring Test, UK Safety Management.

31 October 2019, supply of 3 x 28 Watt LEDs, Reay Electrical.  
31 October 2019, Roof and Gutter repairs, Wensley Roofing.  
29 November 2019, replacement of water heater in Access WC  
30 November 2019, installation of intumescent grilles to first floor Boiler Cupboard.  
20 January 2020, Replacement of fire alarm panel, JS Security and Electrical.  
14 January 2020, Fire Extinguisher service, Firepoint Services Ltd.  
20 March 2020, New lock and keys for vestry door.  
February 2021, Service of fire extinguishers.  
February 2021, Replacement of 9 way grid light switch with 12 way metal, Reay Electrical.

#### **4.0 BRIEF DESCRIPTION OF BUILDING**

- 4.1 The church building is in Harraton, one of the Washington township districts, but continues with the historic name, St George's Fatfield. The church faces Vigo Lane to its north. To the west is a 1980s Residential Home. There is housing to the south and the churchyard to the east.

The church was built in 1879, designed by Austin, Johnson and Hicks in the perpendicular style and consisted of a chancel, nave, north aisle, organ chamber and vestry. It is of red brick with dressings of freestone; and the roof is green Westmorland slate. A bell turret rises on the north side from clustered buttresses and takes an octagonal form above. There is a leaded spire, formerly slated. The main roof is level from end to end. The east and west windows are arched, with tracery. The other windows are square headed. Internally, the roof is arched and divided into panels. The walls have timber dado panelling and the upper walls are fairfaced painted brickwork.

A substantially reordering in 1988 created a worship space with a central platform (since removed) with seating on three sides. Two levels of upstairs meeting rooms were also inserted over the west end of the nave, and a rear narthex area formed.

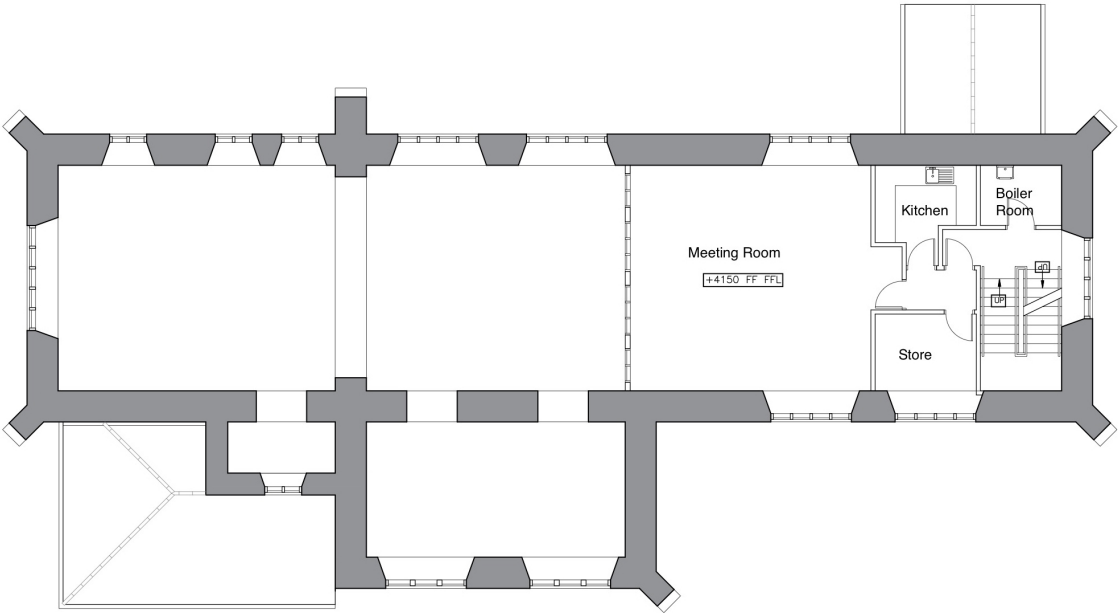
A new large ground floor extension, almost doubling the footprint of the church, includes a new entrance foyer and office to the north west and a multi-purpose room with servery and kitchen, WCs, plant room, furniture store and cleaner's store to the south west, to designs by Howarth Litchfield, completed early 2025.

There is a small car park on the north side of the church. The Church has a large churchyard; the upper half is closed and therefore maintained by the local council. The lower section is still in use.

5.0 PLAN OF CHURCH

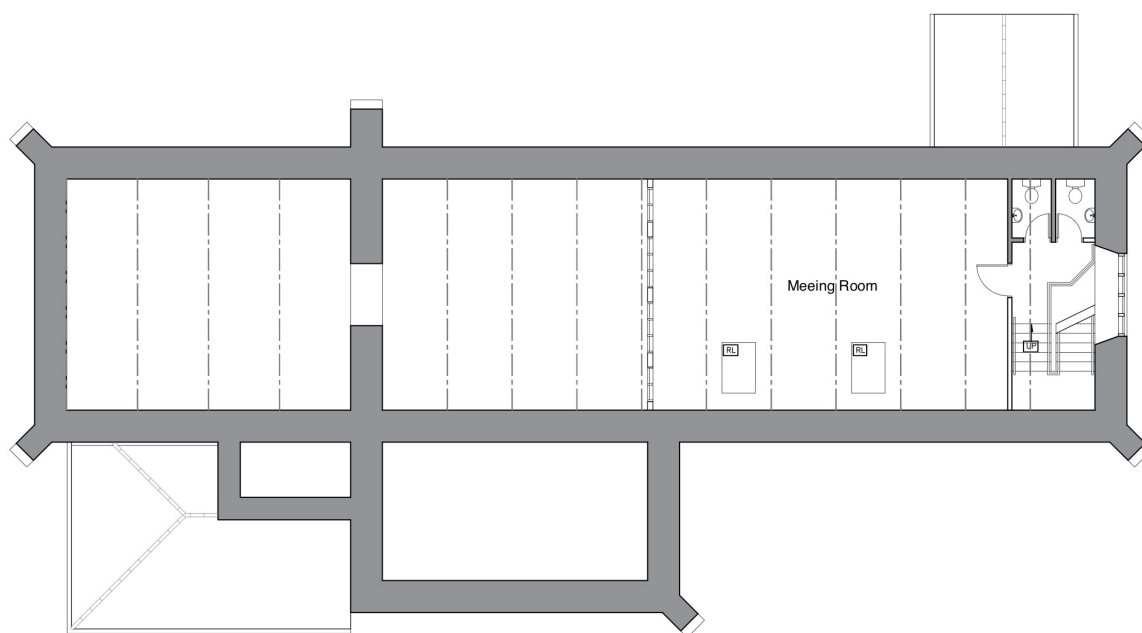


Ground Floor Plan



FIRST FLOOR PLAN





SECOND FLOOR PLAN

## 6.0 LISTING GRADE

The Church is unlisted.

## 7.0 MAINTENANCE

Maintenance of the Church and lower Churchyard which is still in use lies with the PCC. The upper half of the Churchyard is closed and maintained by the local council.

## 8.0 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 and organ. 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.

## 9.0 EXTERIOR

### 9.1 ROOF COVERINGS

#### Description

Generally in heavy green Westmorland slate with the nave and chancel under one roof. There are lead lined valleys and gutters over the north aisle and Vestry. There are lead flashings where the slate abuts masonry. The ridges are pointed ridge tiles. The lean to shed to the north side has metal sheet roofing. The 2025 extension has a flat roof, the surface of which is not visible from ground level. There is a large solar array to the south elevation.



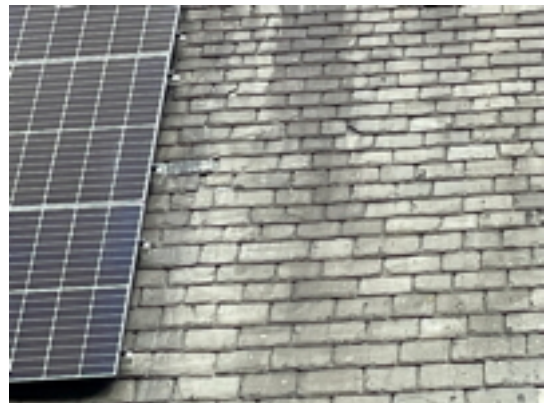
**Missing Ridge Pointing North Gable  
East Elevation**



**Slipped Slates North Elevation**



**Slipped Slate South Elevation East  
End**



**Slipped/Broken Slates South  
Elevation**



**Broken Slates South Elevation**

## Condition

Several chipped slates and a few missing and slipped slates to south elevation and north elevation east end. Not all areas are visible from ground level and should be inspected on a yearly basis by a reputable roofing company. The ridge tiles are generally uneven.

## Repair Needs, Category A, Urgent, requiring immediate attention

Replace all loose and missing slates. Cost Band 1–£0.00-£1,999.

## Category B, Requires attention within the next twelve months

Undertake full roof inspection by reputable roofing company. Cost Band 1–£0.00-£1,999.

## 9.2 Rainwater Goods

### Description

Rainwater goods are black-painted cast iron with new alloy additions. Rainwater pipes all discharge onto lower sections of the roof or into gullies. The hidden lead gutter over the north aisle discharges into a hopper head. The new flat roof appears to discharge to a single rainwater pipe on the west elevation.



**New Extension Roof Rainwater Pipe**



**Misaligned West Elevation Gutter**

## Condition

It was not possible to tell if everything is fully watertight as it was not raining at the time of the inspection.

The rainwater goods all require redecoration.

The north aisle gutter west elevation and the south elevation gutters are misaligned.



**North Elevation Gutters and Rainwater Pipes in Need of Decoration**



**South Elevation Misaligned Gutter**



**North Elevation Rainwater Pipe Discharging over Flat Roof**

## Category B, Requires attention within the next twelve months

Realign gutters to north aisle west elevation and the south elevation. Cost Band 1-£0.00-£1,999.

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

Redecorate rainwater goods. Cost Band 2- £2,000.00-£9,999.

### 9.3 PARAPETS, FINIALS, SPIRE AND CHIMNEY

#### Description

Stone parapet cappings with stone kneelers at west and east ends with Stone Finial Crosses. Stone parapet cappings with stone kneelers to three north elevation gables.

An octagonal turret supporting belfry and leaded spire, substantially rebuilt in 1979 with steel support structure and belfry framing.

Brick chimney over Organ.

Metal clad parapet to flat roof.



**East End Finial**



**West End Finial**



**North Elevation Chimney**



**Spire**



### **Flat Roof Parapets**

#### **Condition**

Parapets, Finials and Spire all appear generally sound and in good condition when viewed from ground level.

There is some fern growing from the chimney.

#### **Category B, Requires attention within the next twelve months**

Remove fern from chimney and repoint brickwork as necessary. Cost Band 1-£0.00-£1,999.  
Undertake full roof inspection by reputable roofing company as above.

## **9.4 WALLING AND POINTING**

### **Description Church**

The external walls are constructed in red smooth faced brickwork generally laid in solid English bond. Window surrounds, cills, string courses, plinth offset courses etc are in dressed sandstone. An injected damp course appears to have been carried out in the past, perhaps along with the 1988 work. Shed and boiler steps surround wall built in a non-matching brick.

The new extension is clad within a grey metal framework, with a composite type vertical wood boarding and brickwork base.



**Erosion of brick faces to buttress**



**Erosion of brick faces to North**



**Fern Below North Gable Parapet**



**Cladding to New Extension**

**Condition**

Some erosion of brick faces is visible. This is largely due to the brick being softer than the mortar, hence water is trapped in the bricks and frost action gradually destroys the brick. This will be an ongoing issue but careful attention to pointing and repairs will slow the deterioration.

There is some fern growing at high level for the north elevation gable east end.

**Category B, Requires attention within the next twelve months**

Remove fern from gable and repoint brickwork as necessary. Cost Band 1-£0.00-£1,999.

**Repair needs, Category M, Routine Maintenance**

Monitor brickwork and stonework deterioration. Cost Band 1-£0.00-£1,999.

## 9.5 WINDOWS AND EXTERNAL DOORS

### Description Church

Most windows are clear glazed apart from the stained glass east window which is a WW1 memorial dating from 1920. The windows all have external ferrements (support ironwork).

There are metal mesh grilles to the east and west windows.

Grille to east window is badly fitted and distorted. It should preferably be replaced in polycarbonate.

Windows have a few vertical sliding hopper vents.

Vestry door and is dark stained oak with decorative hinges. West door is a modern stained timber door. Boiler house door is painted timber.

There are two Velux rooflights to the north elevation.

The extension has grey metal framed windows and doors.



**East Window**



**East Window Metal Grilles**





**Vestry Door**



**West Door**



**Boiler House Door**



**West Entrance Doorway**



**Multi-Purpose Room North Doorway**



**Vestry and Vestry Corridor Windows**



**Broken Vestry Window Pane**



**Damaged End cap**



**Missing End cap**



**Frame Gap**

### **Condition**

The external ferrementa is rusting.

Some distortion to west gable window glazing, and to windows on the north side, observe. Also some open joints in west window tracery.

Grille to east window is badly fitted and distorted. Both Grilles should preferably be replaced in polycarbonate.

Some distortion to west gable window glazing, and to windows on north side, observe. Also some open joints in west window tracery.

Broken pane to vestry window east elevation.

Boiler room door requires decoration.

Velux are in satisfactory condition.

At the new extension there are two sections of missing cill end caps and a joint between the window frame and its framework support has opened up to reveal foam filler.

### **Category B, Requires attention within the next twelve months**

Repair broken panes to Vestry window. Cost Band 1-£0.00-£1,999.

Decorate Boiler Room door. Cost Band 1-£0.00-£1,999.

Undertake full inspection of ferrements by stained glass specialist. Cost Band 1-£0.00-£1,999.

Undertake repairs to extension window under Defects/Faults liability period. Cost Band 1-£0.00-£1,999.

### **Category E, a desirable improvement with no timescale**

Replace wire mesh grills with polycarbonate. Cost Band 2- £2,000.00-£9,999.

## **9.6 BELOW GROUND DRAINAGE**

Original rainwater pipes all discharge into gullies which are presumed to run to soakaways.

There are numerous manholes around the building which take the foul water drainage and surface water drainage for new extension.



**Larger Inspection Chamber**



**Smaller Inspection Chamber**

### **Condition**

Everything appears satisfactory

### **Repair Needs, Category M, Routine Maintenance**

Lift all inspection chamber covers and rod and purge system annually. Cost Band 1-£0.00-£1,999.

## 10.0 INTERIOR

### 10.1 BELL

There is a single bell with rope bell pull in the north transept. The bell was not visible either internally or externally.

#### Condition

The bell was reported as working at the last quinquennial.

#### Repair Needs, Category M, Routine Maintenance

Agree a maintenance schedule based on usage with a bell maintenance company. Cost Band 1–£0.00-£1,999.

### 10.2 ROOF

#### Description

Nave, chancel and north aisle ceilings are painted plastered panels framed by the painted exposed roof trusses. Lowered west end ceiling is painted plaster.



**East End Ceiling**



**North Aisle Ceiling**



**West End Ceiling**



**Lower West End Ceiling**

**Condition**

All appear in good condition with the exception of the North Aisle where the timbers below the valley in the north wall show signs of rot, suggesting water penetration from the inaccessible valley detail above.

**Repair Needs, Category A, Urgent, requiring immediate attention**

Undertake inspection of valley externally by reputable roofing company as above. Cost Band 1–£0.00-£1,999.

Undertake inspection of roof timbers internally by reputable timber preservation specialist. Cost Band 1–£0.00-£1,999.

**10.3 Panelling and Doors**

**Description**

There is large modern varnished glazed screen that separates the nave form the West end entrance. A similar screen forms the entrance from the North Aisle to the Vestry Corridor. There is panelled door to the vestry in the chancel within the north wall panelling. There is a painted timber dado panelling around the church to all walls.



**South Wall Panelling**



**Typical Shrinkage Cracking to Panelling**



**Vestry Corridor Screen and Door**



**Vestry Door**



**West End Screen and Doors**

### **Condition**

Doors and screens are all in satisfactory condition. The panelling shows signs of shrinkage cracking as mentioned the last two reports.

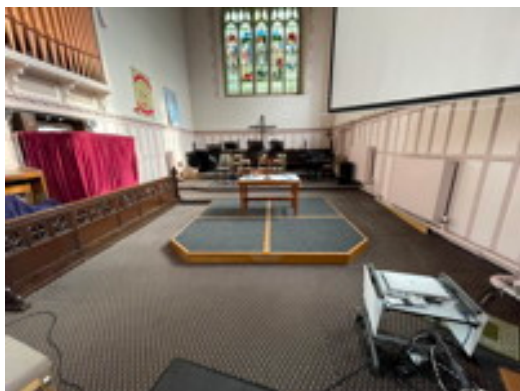
### **10.4 FLOORS**

#### **Description**

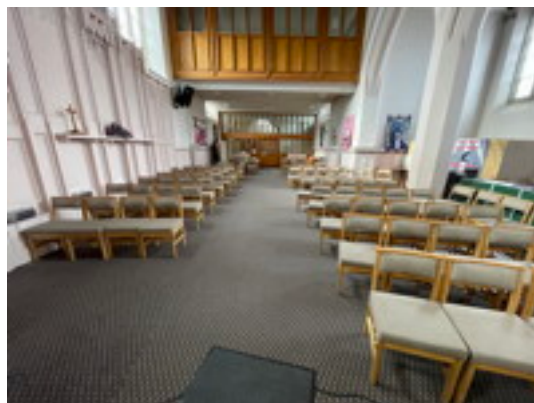
Ground floor all carpeted over timber parquet. East end raised areas also carpeted.

#### **Condition**

All are is generally in satisfactory condition.



**Raised East End Floor**

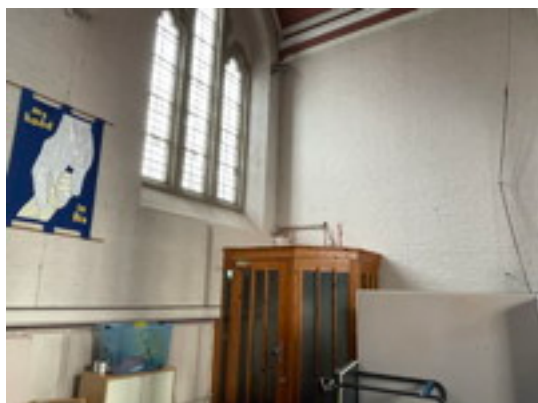


**West End Floor**

## **10.5 INTERNAL WALL FINISHES**

### **Description**

Exposed Painted brickwork.



**North Aisle Walls Damage**

### **Condition**

All is generally in satisfactory condition. There is some slight damage to make good where services have been installed in the north aisle.

**Category B, Requires attention within the next twelve months**

Make good decoration under Defects/Faults liability period. Cost Band 1-£0.00-£1,999.

## **10.6 MEMORIALS**

### **Description**

There is one internal memorial on the north wall west end of the Church to commemorate the fallen in the 1914-18 war in marble. There are also two Rolls of Honour in timber frames beside it.

### **Condition**

All memorials are in good condition and well cared for.



**1914-1918 Memorial**



**Roll of Honour**



**Roll of Honour**



## **10.7 ENTRANCE FOYER**

### **Description**

Painted plastered walls, herringbone pattern vinyl flooring and suspended ceiling tiles.

### **Condition**

All recently completed and in good condition.

## **10.8 ENTRANCE OFFICE**

### **Description**

Painted plastered walls, herringbone pattern vinyl flooring and suspended ceiling tiles.

### **Condition**

All recently completed and in good condition.

## **10.9 WEST END LOBBY**

Painted plastered walls, herringbone pattern vinyl flooring and painted plastered ceiling.



**West End Lobby looking North**



**West End Lobby looking South**

### **Condition**

All recently completed and in good condition.

## 10.10 MAIN CHURCH ACCESSIBLE WC

### Description

Plastered ceiling, painted brickwork and plaster walls and herringbone vinyl flooring. Includes Baby Change Unit.



Main Church Accessible WC

### Condition

All recently refurbished and in good condition. Emergency pull cord appears to be missing although sign in place.

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

Reinstate emergency pull cord. Cost Band 1—£0.00-£1,999.

## 10.11 WEST END LOBBY STAIRCASE



### Description

Plastered ceiling, painted brickwork walls and carpeted floor. Modern timber staircase leads to upper floors. Staircase is carpeted with varnished handrails.

### Condition

The West End Lobby is in need of decoration.

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

Redecorate West End Lobby. Cost Band 1—£0.00-£1,999.

West End Staircase Lobby

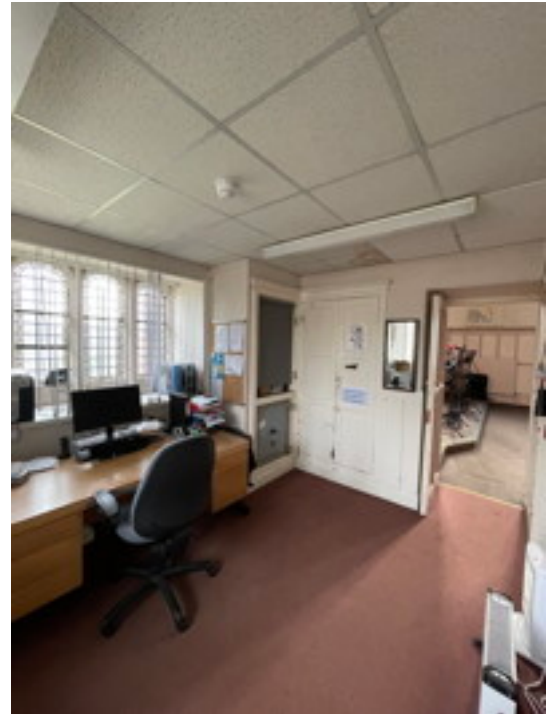
## 10.12 VESTRY

### Description

Suspend ceiling tiles, plastered walls and carpeted floor.



**Vestry Looking North**



**Vestry Looking South**

### Condition

There are signs of staining to the ceiling (a different pattern to the previous inspection). This is an area below a valley gutter that is always vulnerable. The Vestry is all in satisfactory condition.

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

Undertake inspection of valley externally by reputable roofing company as above. Cost Band 1-£0.00-£1,999.

## 10.13 Vestry Lobby

### Description

Plastered walls and ceiling and carpeted floor. The distribution boards are in a cupboard in the north east corner. There are built in doorways along the south wall giving access to the rear of the organ.

### Condition

The Vestry Corridor is all in satisfactory condition.



**Vestry Lobby Looking West**



**Vestry Lobby North Door**

## **10.14 FIRST FLOOR MEETING ROOM**

### **Description**



**First Floor Meeting Room Looking East**



**First Floor Meeting Room Looking West**

Plastered ceiling, a mixture of plastered and painted brickwork walls and carpeted floor.

### **Condition**

The First Floor Meeting Room currently appears redundant.

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

Establish purpose for First Floor Meeting Room and plan accordingly. Cost Band 1-£0.00-£1,999.

## 10.15 FIRST FLOOR KITCHEN

### Description

Plastered ceiling, a mixture of plastered and fair-faced brickwork walls and vinyl floor.



**First Floor Kitchen**

### Condition

The First Floor Kitchen is all in satisfactory condition.

## 10.16 FIRST FLOOR BOILER ROOM

### Description

Plastered ceiling, a mixture of plastered and fair-faced brickwork walls and vinyl floor.

### Condition

The First Floor Boiler Room is all generally in satisfactory condition.



**First Floor Boiler Room**

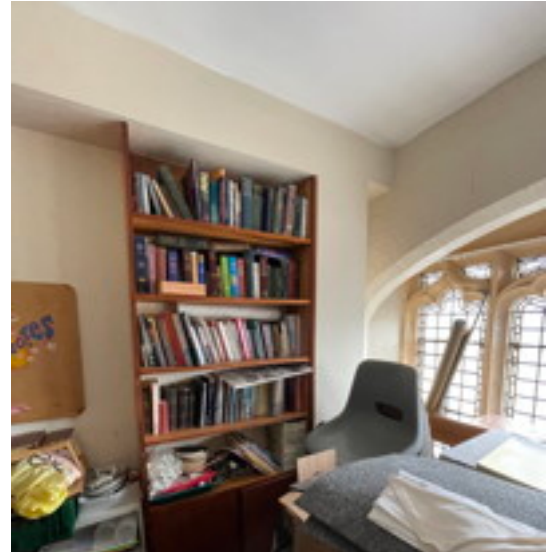
## 10.17 FIRST FLOOR STORE

### Description

Plastered ceiling, a mixture of plastered and fair-faced brickwork walls and carpeted floor.



**First Floor Store Looking East**



**First Floor Store Looking West**

### Condition

The First Floor Store is all in satisfactory condition.

## 10.18 SECOND FLOOR MEETING ROOM

### Description

Ceiling is painted plastered panels framed by the painted exposed roof trusses. Original painted timber panelling to lower sections of walls and carpeted floor.



**Second Floor Store Looking East**



**Second Floor Store Looking West**

## Condition

The First Floor Meeting Room currently appears redundant.

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

Establish purpose for First Floor Meeting Room and plan accordingly. Cost Band 1-£0.00-£1,999.

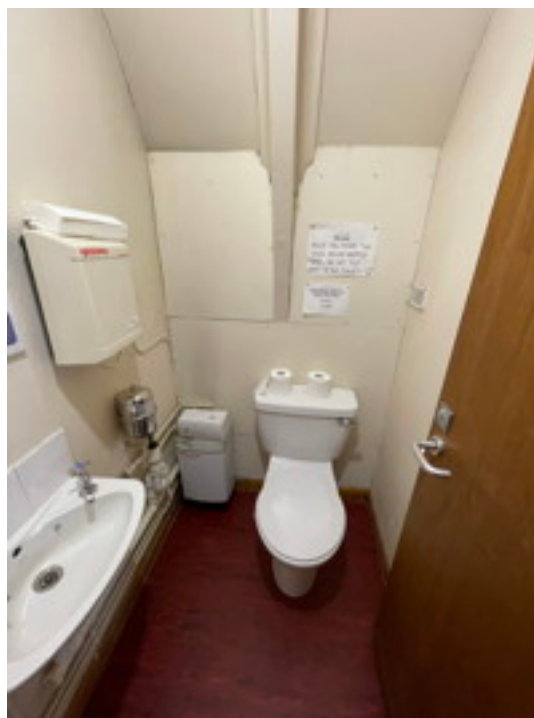
### 10.19 SECOND FLOOR WCs

#### Description

Plastered and panelled walls and vinyl floor.



**Second Floor WC West**



**Second Floor WC East**

## Condition

The Second Floor WCs are all in satisfactory condition.

### 10.20 SECOND FLOOR LANDING

#### Description

Painted Brickwork and plastered walls and carpeted floor.

## Condition

The Second Floor Landing is generally in satisfactory condition. However there is paint peeling from the top of the west window.

## Category B, Requires attention within the next twelve months

Locally brush down and decorate peeling section of window paintwork. Cost Band 1-£0.00-£1,999.



**Second Floor Landing West Window**

## **10.21 MULTI-PURPOSE ROOM AND SERVERY**

### **Description**

Painted plastered walls, herringbone pattern vinyl flooring and suspended ceiling tiles. A moveable partition wall can separate the Servery area from the main Multi-Purpose Room area.



**Servery Looking South**



**Servery Looking North**



**Multi-Purpose Room Looking North East**



**Multi-Purpose Room Looking South West**



### **Condition**

All recently completed and in good condition.

### **10.22 MULTI-PURPOSE ROOM OFFICE**

#### **Description**

Painted plastered walls, carpeted floor and suspended ceiling tiles.



**Multi-Purpose Room Office Looking East**



**Multi-Purpose Room Water Damaged Ceiling**

### **Condition**

All recently completed and generally in good condition. Signs of water damage to ceiling indicating leak to roof finish.

#### **Category A, Requires immediate attention**

Undertake repairs to roof under Defects/Faults liability period. Cost Band 1—£0.00-£1,999.

### **10.23 MULTI-PURPOSE ROOM KITCHEN**

#### **Description**

Painted plastered walls, vinyl floor and suspended ceiling tiles. Fitted out with a professional range of stainless steel units and appliances.

### **Condition**

All recently completed and in good condition.



**Multi-Purpose Room Kitchen  
Looking East**



**Multi-Purpose Room Kitchen  
Looking West**

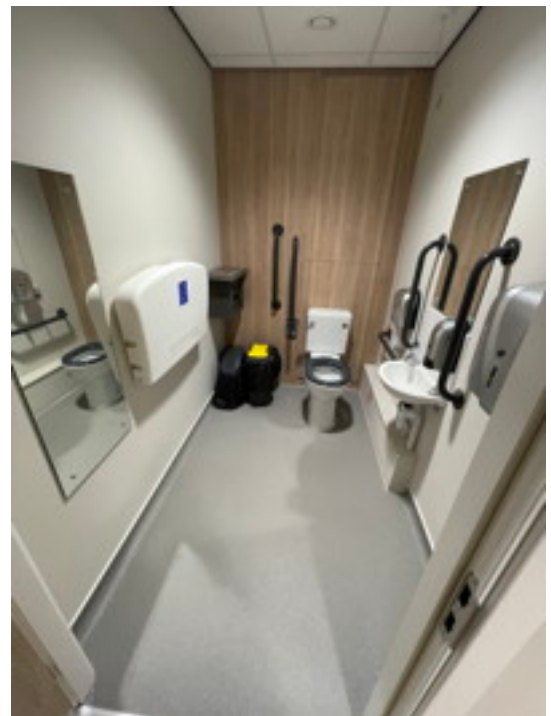
## **10.24 MULTI-PURPOSE ROOM WCS**

### **Description**

There are 4 inclusive WCs and an Access WC off the Multi-Purpose Room. Painted plastered walls with wooden effect panelling behind WCs, vinyl flooring and suspended ceiling tiles.



**Typical Multi-Purpose Room WC**



**Multi-Purpose Room Access WC**

**Condition**

All recently completed and in good condition.

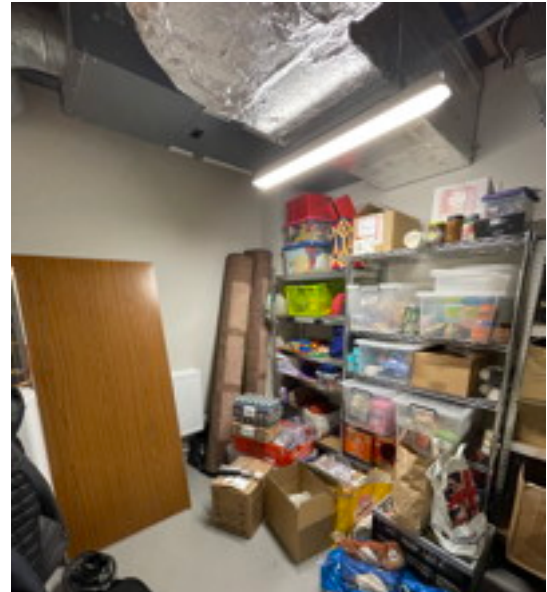
**10.25 MULTI-PURPOSE ROOM FURNITURE STORE**

**Description**

Painted plastered walls, vinyl flooring and exposed timber joists.

**Condition**

All recently completed and in good condition.



**Multi-Purpose Room Store**

**10.26 MULTI-PURPOSE ROOM PLANT ROOM**

**Description**

Painted plastered walls, vinyl flooring and exposed timber joists.

**Condition**

All recently completed and in good condition.



**Plant Room**

**10.27 BOILER HOUSE**

**Description**

Brick vaulted ceiling and brickwork walls and concrete floor. The Boiler House is accessed externally.

**Condition**

The Boiler House is generally in satisfactory condition.

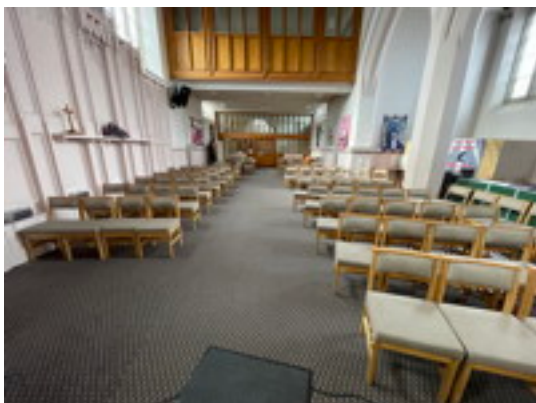
## 10.28 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

### Description

The nave seating is of loose modern wooden chairs with some matching tables to the west end. There are various other assorted screens and tables.

A loose modern communion table is used in the nave and there is a modern timber lecturn.

The remnants of pews sit along the east end and across the front of the organ.



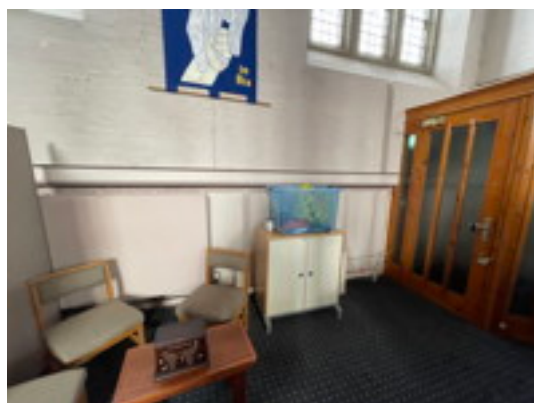
**Nave Seating**



**Communion Table**



**Lecturn**



**Assorted Screens and Table**

### Condition

All are in satisfactory condition.

## 10.29 ORGAN

### Description

Organ is situated to the north east end of the nave. It is a 1888 2 manual organ by Harrison and Harrison restored in 1997 by B. Brighton of Durham.

Further details at <https://www.npor.org.uk/NPORView.html?RI=D06406>.



### **Condition**

It appears that everything is in working order.

## **11.0 CHURCH ENVIRONS**

### **11.1 BOUNDARY WALLS AND FENCES**

#### **Description**

The northern boundary west end is a brickwork wall with turns into a stone wall to its east end. There is metal arch over the pedestrian entrance.

The south eastern boundary timber fencing has been removed and the boundary is now open.

The western boundary south end is brickwork with timber panelled fence sections above.

The southern boundary west end is a brickwork wall.

The west boundary is formed with a sloping gravel bank,



**North Boundary West End Arch**



**North Boundary East End**



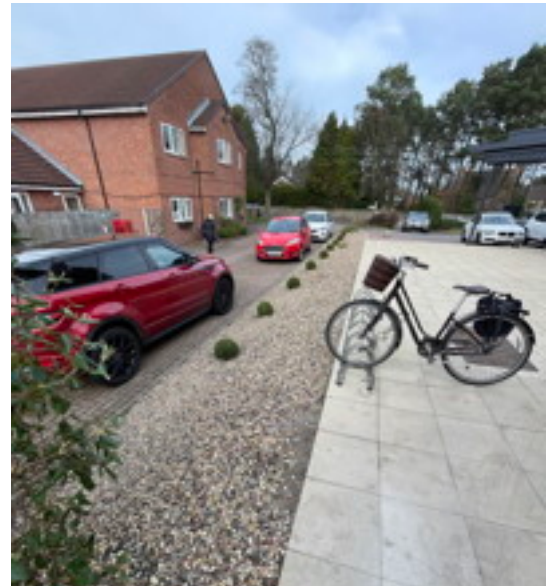
**East Boundary**



**South Boundary West End**



**South Boundary East End**



**West Boundary**

### **Condition**

The brick and stonework walls are in satisfactory condition.

## 11.2 NOTICEBOARDS

### Description

At the north and east approaches are Noticeboards.

### Condition

The Noticeboards to the east approach and north west corner are in satisfactory condition. The noticeboard to the north boundary is propped with wooden struts.



**Eastern Approach Notice Board**



**North Boundary Notice Board**



**North West Corner Notice Board**

### Category B, Requires attention in the next twelve month

Undertake repairs to north boundary noticeboard or replace. Cost Band 1-£0.00-£1,999.

## 11.3 PATHS AND LANDSCAPING

### Description

The access to the site from the north is block paved with parking to the North elevation in block paving. The north west the area is paved.

A concrete ramp at the boiler room position leads to a block paved path towards the south entrance and around the south and east elevations of the church.

There is further pathway that separates the closed and open graveyards.

The areas to the immediate south of the church is grass. Running downwards to the east is the open graveyard which is grass with some shrub planted areas close to the boundaries.

An area to the east of the Multi-Purpose Room Office has been fenced off and encloses items of mechanical and electrical plant.



**West Elevation Paving**



**North Elevation Parking**



**Concrete Ramp**



**Open Graveyard**



**Closed Graveyard**

### **Condition**

All is generally in satisfactory condition and well maintained. The block paving to the north of the site is uneven following building works and needs to be re-levelled. The closed graveyard has suffered from the building works and is partly being used as storage for materials.



## Category B, Requires attention within the next twelve months

Re-level block paving. Cost Band 2– £2,000.00-£9,999.

Clear materials from closed graveyard. Cost Band 1–£0.00-£1,999.

### 11.4 TREES

#### Description

There are numerous mature trees to the boundaries of the site and along the boundary between the open and closed graveyards. It is unknown if any trees are the subject of Tree Preservation Orders.

There is a coniferous tree, possibly a yew, immediately to the south elevation of the church and adjacent to this large shrub with a sycamore seeding growing through it. Some fruit trees have been planted in the closed graveyard to make a future orchard.



**Eastern Boundary Trees**



**South Elevation Yew Tree**



**Boundary between Open and Closed Graveyard Trees**



**South Boundary Trees with Fruit Trees in the Foreground**

#### Condition

The trees generally all appear in satisfactory condition. The trees should all be inspected by a qualified tree surgeon every five years and pruned in accordance with their recommendations. They should specifically advise on the conifer to the south elevation.

### **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. Cost Band 1-£0.00-£1,999.

## 12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

### 12.1 HEATING

#### Description

The main church heating comprises a Hamworthy Purewell floor mounted boiler in the basement below vestry reported as circa 21 years old at the last quinquennial. The flue appears to be through the chimney. The gas meter is in Boiler Room.

The boiler feeds a series of radiators generally around the perimeter of the building through large bore pipework. There is Honeywell room thermostat in the nave.

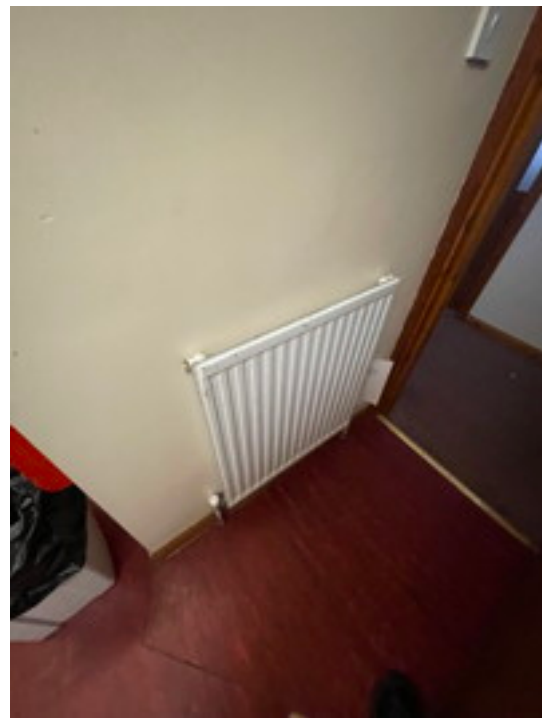
The upper floors of the West End have a separate heating system with a wall mounted gas boiler in the first floor Boiler Room which again feeds a series of radiators. The Churchwarden reported the boiler serviced late 2024.

Heatrae Sadia Multipoint hot water heaters in the first floor boiler room, second floor WCs and Multi-Purpose Room Kitchen provides hot water.

The new extension has underfloor heating and its own Plant Room.



**Typical Nave Radiator**



**Typical Radiator to other Areas**

#### Condition

All appears to be in satisfactory order but it is noted that the main boiler is old and will require placement in the not to distant future.

#### Repair Needs, Category M, Routine Maintenance

Plan for future replacement of boiler. Cost Band 1-£0.00-£1,999.

## **12.2 ELECTRICAL INSTALLATION**

### **Description**

The electrical supply comes in to the Vestry Corridor wall cupboard with 2 meters. There are distribution boards with RCCB protection adjacent to the meters and further distribution boards in the ground floor accessible WC.

In newly constructed areas, wiring is general concealed, but in original areas of exposed brickwork wiring is surface fixed.

In the church there are wall mounted spotlights and to the west end ceiling mounted fittings. There are fluorescent lights to other areas. The new extension has surface mounted LED fittings. There are external LED security lights.

### **Condition**

According to the log Book various electrical repairs have been undertaken since the last quinquennial. The last record in the Log Book of an electrical test being undertaken is 29 October 2019 when it was over due, although the churchwarden reported that it had been recently tested.

### **Repair Needs, Category A, Urgent, requiring immediate attention**

Electrical system must be tested immediately and then every five years and a copy of the test certificate kept with the Log Book if not already completed. Cost Band 1–£0.00-£1,999.

## **12.3 INSULATION AND AIR LEAKAGE**

### **Description**

It is not apparent that there is any insulation to the original building. The entrance lobbies provide draft lobbies. The new extension will be insulated, as a minimum, to the current Building Regulations Standards.

The building does not appear unduly drafty.

### **Repair Needs, Category E, a desirable improvement with no timescale**

Consider whether insulation could be provided and/or upgraded. Cost Band 1–£0.00-£1,999.

## **12.4 WATER SUPPLY**

### **Description**

The incoming mains supply is in the Boiler Room.

### **Condition**

All appears to be in working order.

## **12.5 SOUND SYSTEM AND HEARING LOOP AND VISUAL DISPLAY**

There is a Sound System in the church with fixed lecturn microphones, facilities for radio microphones, a Hearing Loop and mixer desk and multiple microphones to the east end.

There is a visual display system with projector and pull down screen on the church south wall.

**Condition**

All appears to be in working order.

**12.6 FIRE PROTECTION**

**Description**

Fire protection is provided by fire extinguishers which appear to be serviced annually by inspection of the Log Book, most recently February 2024 by Hillstar Building management. There is a fire detection system.

**Condition**

The fire extinguisher testing appears overdue. There is no record of a recent fire alarm inspection.

**Repair Needs, Category M, Routine maintenance**

Fire extinguishers and the emergency lighting and fire detection system should be serviced annually and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

**12.7 LIGHTENING CONDUCTOR**

There is a lightening conductor terminating on the spire coming to ground on the north elevation.

**Condition**

There is no record of a recent lightening conductor inspection.

**Repair Needs, Category M, Routine maintenance**

Lightning Conductor should be serviced every five years and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

**12.8 SECURITY**

The locks to church all appear satisfactory. Floor safe in Vestry.

**Condition**

All appears to be in satisfactory.

**12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES**

**Description**

Permanent level access is provided to the building through the west entrances. There is a ramp up to sanctuary.

There is wheelchair accessible WC provision. There is a hearing loop system. The internal decor to the building generally provides reasonably contrasting colours which is helpful for the visually impaired. However the west end doors are part of a screen and are not visually separated. The artificial lighting is satisfactory so that those who are visually impaired should not experience too much difficulty in this area. Large print copies of service sheets and hymn books should be provided for the visually impaired.

### **Repair Needs, Category M, Routine Maintenance**

Decorate west end doors in contrasting colour for screen. Note this may require a faculty. Cost Band 1– £0.00-£1,999.

### **13.0 SUMMARY OF REPAIRS**

#### **Repair Needs, Category A, Urgent, requiring immediate attention**

Replace all loose and missing slates. Cost Band 1–£0.00-£1,999.

Undertake inspection of valley to north aisle externally by reputable roofing company as above. Cost Band 1–£0.00-£1,999.

Undertake inspection of roof timbers to North Aisle internally by reputable timber preservation specialist. Cost Band 1–£0.00-£1,999.

Undertake repairs to roof over Multi-Purpose Room Office under Defects/Faults liability period. Cost Band 1–£0.00-£1,999.

Electrical system must be tested immediately and then every five years and a copy of the test certificate kept with the Log Book if not already completed. Cost Band 1–£0.00-£1,999.

#### **Category B, Requires attention within the next twelve months**

Undertake full roof inspection by reputable roofing company. Cost Band 1–£0.00-£1,999.

Realign gutters to north aisle west elevation and the south elevation. Cost Band 1–£0.00-£1,999

Remove fern from chimney and repoint brickwork as necessary. Cost Band 1–£0.00-£1,999.

Remove fern from gable and repoint brickwork as necessary. Cost Band 1–£0.00-£1,999.

Repair broken panes to Vestry window. Cost Band 1–£0.00-£1,999.

Decorate Boiler Room door. Cost Band 1–£0.00-£1,999.

Undertake full inspection of ferrements by stained glass specialist. Cost Band 1–£0.00-£1,999.

Undertake repairs to extension window under Defects/Faults liability period. Cost Band 1–£0.00-£1,999.

Make good decoration above north aisle doorway under Defects/Faults liability period. Cost Band 1–£0.00-£1,999.

Reinstate emergency pull cord to church access WC. Cost Band 1–£0.00-£1,999.

Undertake inspection of valley over vestry externally by reputable roofing company. Cost Band 1–£0.00-£1,999.

Undertake repairs to north boundary noticeboard or replace. Cost Band 1–£0.00-£1,999.

Re-level block paving. Cost Band 2– £2,000.00-£9,999.

Clear materials from closed graveyard. Cost Band 1–£0.00-£1,999.

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

Redecorate rainwater goods. Cost Band 2– £2,000.00-£9,999.

Redecorate West End Lobby. Cost Band 1–£0.00-£1,999

#### **Category E, a desirable improvement with no timescale**

Replace wire mesh grills with polycarbonate. Cost Band 2– £2,000.00-£9,999.

Establish purpose for First Floor Meeting Room and plan accordingly. Cost Band 1–£0.00-£1,999.

Consider whether insulation could be provided and/or upgraded. Cost Band 1–£0.00-£1,999.

#### **Repair Needs, Category M, Routine Maintenance**

Monitor brickwork and stonework deterioration. Cost Band 1–£0.00-£1,999.

Lift all inspection chamber covers and rod and purge system annually. Cost Band 1–£0.00-£1,999.

Agree a maintenance schedule based on usage with a bell maintenance company. Cost Band 1–£0.00-£1,999.

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. Cost Band 1–£0.00-£1,999.

Plan for future replacement of boiler. Cost Band 1–£0.00-£1,999.

Fire extinguishers and the emergency lighting and fire detection system should be serviced annually and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

Decorate west end doors in contrasting colour for screen. Note this may require a faculty. Cost Band 1– £0.00-£1,999.

## **14.0 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](http://old-iwight.onthewight.com/living_here/planning/images/2SPABMaintenanceGuide.pdf).

### **14.1 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.

### **14.2 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.

### **14.3 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.

## **14.4 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.

## **14.5 INSIDE THE BUILDING**

### **Bells and Bell Frames**

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

### **Ceilings**

Consider carrying out an inspection of the roof covering if you observe any new stains.

### **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.

## **14.6 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.

## **15.0 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 any particular work is subject to faculty can be obtained from the DAC.
- **Fire Safety Advice** can be found at <https://www.ecclesiastical.com/risk-management/church-fire-articles/>.
- **Electrical Installation**  
Any electrical installation should be tested at least once every five years, in accordance with the recommendations of the Church Buildings Council. Inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, with 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 once every five years, in accordance with the current British Standard by a competent engineer. A 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>. Such an 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://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/eafeb641c40a88e3e20e70d2e2d254c9a6f6ac28.pdf>

#### **Bells**

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/5d956a7eef3eb6e41cfed5690363b0b16d63935e.pdf>

#### **Organs**

<https://d3hgrlq6yacptf.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>.