



**QUINQUENNIAL INSPECTION REPORT  
OF  
HARTLEPOOL, ST. LUKE**

**DIOCESE OF DURHAM  
ARCHDEACONRY OF DURHAM  
DEANERY OF HARTLEPOOL**

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

**2017 QUINQUENNIAL INSPECTION AND REPORT  
November 2017**

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**beaumont : brown  
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# REPORT ON THE 2017 QUINQUENNIAL INSPECTION

## 1.0 INTRODUCTION



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*This document is in two parts:*

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

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

Date of inspection and weather conditions: Tuesday 12<sup>th</sup> September. Dry and Windy.

Date of report: November 2017

Report prepared by: *David S Beaumont* RIBA AABC

## 2.0 LOCATION AND SITE

**Address:** Tunstall Avenue, Hartlepool, TS26 8NF.

**Location:** St Luke's is situated in West Hartlepool; The church buildings border Hart Lane to the North and Tunstall Avenue to the West. The main entrance faces Tunstall Avenue.

**National Grid Reference:** NZ 966331.

## 3.0 CHURCH AND LISTING DESCRIPTION

### **Description:**

The church was completed in 1916 to the designs of Lofting and Cooper (pupil of Temple Moore) in a Romanesque style. It features central nave with North and South aisles that provides a large open worship space, with altar under the tower crossing with the modest sanctuary beyond. Ambitions for a chancel and lofty tower were abandoned post WWI. Sandstone with slate roofs.

Fixed pews for 180 people and additional movable chairs. Children's corner. Painted reredos screen and Thompson of Kilburn furniture.

Between 1961 and 1963 a single-storey extension providing accommodation for choir and

vicar was constructed on the South East to the designs of Cordingley and McIntyre.

The sanctuary was reordered in 1990 to the designs of HLB Architects (lineal successors to Cordingley and McIntyre).

The Parish Centre rooms comprising a parish office, large meeting room (called the Parish Room) and WC facilities were added in 1993 to the eastern side, by John Taylor Architects.

Daughter church to St Paul's, Hartlepool.

**Listing Description:** None.

**CHURCH LISTING** – Unlisted.

#### 4.0 PREVIOUS INSPECTIONS

This is the author's second inspection.

#### 5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level. The tower roof and boiler house were also inspected.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects. The Church and Parish Centre are presented separately in the following report.



## 6.0 REPORT SUMMARY

### **STRUCTURAL:**

The church building is multi arched and has had rooms added to in the east and trees to the west. The ground is clay and there some seasonal ground movement inducing cracking into the arches and other places of stress. Generally, none of this is troubling as this is a consequence of its design and ground, and it is not worsening - apart from the north side where maturing trees are beginning to exert a greater influence over ground conditions.

The last QI identified cracking to the structure and this inspection sees that those cracks remain and that others have widened slightly. The north transept stair tower top crack is much the same from the last QI.

The last QI recommended a structural engineer report to inspect the tower top concrete ring beam and gallery landing.

The church commissioned a report from BDN Engineers and the report is silent on these two items but trial holes in two locations at the north were dug and it was established that there is differential settlement to the building at the north side influenced by trees, particularly a close beech tree which the engineer recommends for removal. The other close trees to be pruned.

This movement has influenced the tower roof access high level gallery walkway structure. There is a drop of the gallery landing of approximately 3mm since the last report. The wood dowel pin holding the joint together on the tie closest to the tower door has failed and there is an urgent need to strap this joint along with its neighbour and this work should be under the supervision of an engineer.

The tower ring beam cracks have not changed and they appear not to be a defect that creates instability in the structure.

### **ROOF COVERINGS:**

Church roofs are in Westmoreland slates laid to diminishing courses and random width apart from the tower which is in Welsh blue slate.

There have been failures in the past which was felt by previous inspectors to be due to nail failure. Thought I'm not so sure about that now, it is probably just due to wear and tear. There are some slates that require replacing. The ridge tiles are fixed well in place but there are areas where pointing is required as reported in the last QI. As a one off repair these are problematic to achieve and there is a chance for cracking of the slates as you try to carry out the bedding works, so this can be left until there is a greater amount of slating work required.

Having said this the hips to the tower are the worst and are beginning to want some attention. There have been patch repairs to the north and south entrance roofs in Welsh slate which isn't compatible with the existing Westmoreland slate and they should be returned to Westmoreland.

Roofs to the Parish Centres' entrance have been replaced in the past in mineral felt as a consequence of lead theft. The porch canopy copper has been stolen on two occasions now and there are thoughts to remove this completely and replace in a material less attractive to thieves.

The parish room has a large mono pitch in slate and this appears ok. It has two dormers without gutters at the eaves and there is the chance windblown rain can go up the eaves into the roof construction and mentioned at the last QI but there seems no evidence of this. The slating over the vestry rooms appears ok.

#### **RAINWATER GOODS:**

These are principally cast iron half round gutters and cast iron downpipes. There is evidence of leaking at the gutter joints and the decoration is breaking down. The downpipes discharge into modern gulleys which themselves go to a surface water system, which discharges to the highway. There are a couple of repairs to downpipes needed.

#### **WALLS:**

The quality of the stonework is a particularly attractive feature of the building however its remedial pointing in cement is not. There is a real risk of spoiling the look of this building by any future repair works carried out in cement, so they should be done in lime and it would be worthwhile going back to the cement pointed areas and changing those to lime because they do not provide the flexibility that lime does.

There are open joints in the stonework as a result principally of erosion of the mortar though there are some areas of cracking which has widened the joint and needs filling and there is some pointing required to mouldings over windows. However, it may be prudent to wait a while whilst the north transept settles down to undertake a round of repointing and that might be beyond 5 years from now. So it would be wise to factor in spending in 5-10 years on pointing. But if scaffold is needed for the tower roof hip rebedding, then it should be taken advantage of, and so partial repointing works (or window repairs) might come forward.

The choir vestry stonework at low level on the north side is spalling but hasn't changed much since the last QI and other areas of cracking previously noted have hardly changed, if at all. Apart from the head of the stair tower on the west transept, where there is a large open joint and daylight can be seen from the inside.

#### **WINDOWS, DOORS AND EXTERNAL JOINERY:**

There is an instance of buckling of the glazing particularly at high level to the transepts possibly as a consequence of the ties failing on the support bars. Glass is dirty in many cases. Externally the glass has ferramenta and this, particularly on the south side, is rusting and expanding and as a consequence is spalling the stonework to the window reveals, particularly at the bays of the aisle.

The ferramenta requires redecoration. The ventilating frames are no longer in use and are no doubt rusted into position, some are draughty and are letting the heat out.

All the external doors are in fair to good condition and just need some minor work to them. Internal doors need routine repairs and are generally satisfactory.

The gutters are supported in many cases by a timber fascia this is undecorated (as it was originally intended to be?). The tower roof has exposed rafter feet and it will be surprising if these have been decorated in recent past.

## **INSIDE:**

The church is light, airy and is very well presented. Recent lead theft to the box gutters on both the north and south aisles have dramatically effected the interior decoration at the points of water penetration, bringing water marking to the arcades and adjoining walls.

The floors also have been soaked and as a consequence, increased the efflorescence that has been reported in the past, and it will be worthwhile letting the floors dry out for a year or so, before attending to any remedial works to them.

The wall finishes are generally good, apart from areas where there is efflorescence at the window reveals, mostly on the north side at the aisle, and there's little that can be done here other than brush it off.

As previously reported, there is some damp penetration to the flower vestry walls but this is likely to be a consequence of being old fabric once external wall, enclosed by the new Parish Centre rooms.

The ceiling finish to the church is fair in the aisles and transept, and here the boarding joints have opened up, mostly equally but where they are not, it is a poor effect but there is little to do for that. The rear rooms could do with a little updating.

The internal fittings are of a very high quality particularly the chancel furnishings by Thompson of Kilburn. The reredos is of particular note.

The church must be congratulated on their rescue mission to move the pews out of the way of water pouring in, when the box gutter linings were stolen.

## **7.0 CONDITION AND RECOMMENDATIONS**

*The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority. In section 8 the same priority items are re ordered into their priority categories.*

*A- Work requiring urgent attention,*

*B- Within 1 year*

*C- Within 2 years*

*D- Within 5 Years*

*E- A possible improvement or item to note*

*M- Routine Maintenance or monitor/watching brief*

## 7.1 SERVICES

The log book was in the process of being updated and recording the work done.

- **Water:** Service is reported to enter from the south side into the flower vestry. It is metered.

**Recommendation:** None.

- **Foul drainage:** Connected to the highway.

**Recommendation:** None.

- **Surface water drainage:** Connected to the highway.

**Recommendation:** None.

- **Lightning conductor:** None.

**Recommendation:** None.

- B** **Electricity:** Underground supply to the north end of the building. There are distribution boards at the warden's vestry (and elsewhere?). The system was inspected in 2016. No certificate was available at the inspection.

**Recommendation:** Carry out the recommendations of the test report.

- **Lighting:** Energy efficient lighting has been installed in the chancel and low energy blubs in all the remainder of the remaining areas. The rear rooms are lit by surface mounted fluorescents and semi-recessed spotlights. Whilst the church lighting isn't modern, the PCC are happy enough with it.

**Recommendation:** None.

- **Sound system:** Installed in 2006 and comprises two lapel mics, one lectern mic, two hand mics and four on stands. It has four speakers mounted on the pillars. It has a hearing loop. System checked 2017.

**Recommendation:** None.



- **Audio Visual system:** Installed replacement AV screens in 2016 in the Nave.  
**Recommendation:** None.
  
- **PAT:** – Tested August 2017.  
**Recommendation:** None.
  
- D** **Heating:** By gas boiler fixed onto the existing large diameter pipe system which was flushed and installed in 2013. Last inspection not recorded.  
**Recommendation:** Place heating certificate in the log book.  
**Parish Rooms Heating:** Gas fired 23 year old two standard panel radiators reported to be working efficiently.  
**Recommendation:** None.
  
- **Gas meter:** within Parish office cpd, tested in 2016  
**Recommendation:** none.
  
- **Bells:** One external bell no longer in use and due for removal.  
**Recommendation:** Carry out removal.
  
- **Clock:** none.
  
- **Organ:** Redundant pipe organ remains in place.  
**Recommendation:** None.
  
- B** **Rainwater goods:** - The church do not have a regular routine and they are only inspected when there is a defect apparent.  
**Recommendation:** Arrange for a service agreement with a roofing contractor to inspect in November and June annually.

## 7.2 GENERAL

**Churchyard:** None.

**Recommendation:** None.



- B** **Trees:** The engineer's report identifies three trees at the west that are influencing ground movement of the north part of the building. They recommend that the beech is be removed and the sycamore and ash to be pruned significantly to reduce their influence.

I would go further and say that the whole elevation is obscured by trees and would benefit from a significant pruning back all round. Recent lead theft may have been assisted by poor visibility of intruders hidden by the tree canopy.

The trees are all covered by a TPO. And lights within the branches.

**Recommendation:** PCC to contact the Local Authority and advise them of the engineer and architect recommendations.

- D** **Access for the Disabled:** The PCC does not have a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has not been carried out and therefore there is no written record retained in the Parish records.

**Recommendation:** Carry out an Access Audit.

- **Wheelchair access:** Disabled users if travelling by car, park on Tunstall Avenue. There is a level access to the two entrances at the west, both of these have been ramped in the last 10 years or so. There is also ramped access to the parish hall.

There is a step between the church and the parish hall and a temporary ramp is in use here.

**Recommendation:** None.

**B**      **Fire matters:** The PCC do not have a Fire Risk Assessment but have relied on their extinguisher inspectors Chubb to advise them. All tested in Summer 2017.

**Recommendation:** Carry out a fire risk assessment in accordance with the latest regulatory form.

**B**      **H & S policy:** PCC to check if a policy exists if not carry out a policy.

**Recommendation:** Review H& S Policy.

-      **Insurance:** The church is insured by Ecclesiastical.

**Recommendation:** None.

**D**      **Asbestos:** The PCC advise that there is asbestos known in the boiler room and the organ blower and there is a notice advising for it not to be disturbed. It is thought to be but it hasn't actually been checked.

**Recommendation:** The PCC should create an Asbestos Register outlining the presence (or not) of any asbestos within the building.

-      **Bats:** None reported.

**Recommendation:** None.

### 7.3      WORK SINCE LAST INSPECTION

#### **PLANNED REPAIR WORKS:**

- Removal of bell.
- Repair of box gutters and chimney flashing.
- Redesign of Parish Centre entrance canopy covering.

#### **May 2017**

Copper theft from canopy.

#### **Early June 2017**

Lead theft from aisles and fitted temporarily with plastic membrane materials

## 7.4 FABRIC INSPECTION

### 7.4.1 TOWER

#### **TOWER INSIDE**

##### - **Tower Roof:**

- Ceiling – boarding to pyramidal roof, daylight showing at the eaves but that is providing ventilation, there doesn't appear to be any water penetration of the hips and boarding, it has a large central truss and that seems to be in good condition.
- Walls –
  - North, OK.
  - East, this has a crack to the ring beam approximately 4mm doesn't look to have changed since the last inspection.
  - South, hairline crack approximately 1mm this looks old as well.
  - West, 4-5mm crack. No change.

Interestingly the widest cracks appear underneath the loading of the truss.

- Floor – Timber floor, dishes slightly down to the middle.

Some loss of surface to the brickwork by the stair doorway.

Door to stair ok, though the bolt is rusting slightly.

**Recommendation:** none

#### **TOWER EXTERIOR**

##### D **Tower Roof:**

This has four slopes.

It is a low pitched welsh slated roof with hips. The hip bedding is coming out in various places.

**Recommendation:** repoint hips



- **Tower**

East Side – Slight cracking at the outwards edges of the buttress. Rendered panel wall below that, fair condition, as is the arch within it.

North Side – Buttress to the top of the stonework in anticipation of the new extension to it, that was never built, appears ok as does the walling.

West Side – Both the north and south buttresses have been repointed so there must be some movement there and that is more evidence on the north side.

South Side – Same comments as North.

**Recommendation:** none



**D EXTERIOR:**

**Boiler Room:**

Ceiling – Shuttered precast concrete slab, crack in the middle of the wall but just hairline, the adjoining side room ceiling looks fine.

Walls – Brick painted appear ok though there is an excessive amount of lumber in the room which means they can't all be seen properly.

Floor – Screed concrete floor, some shrinkage cracking but appears sound.

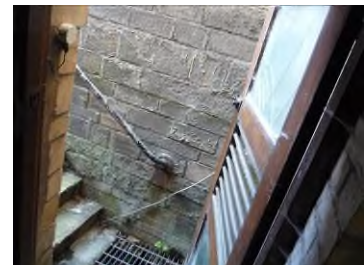
General – Despite being a basement the room smells dry,

Boiler is an Ideal boiler ref: Harrier GTS with an older pump, expansion tank, and Rieloo burner. There looks to be a redundant sump pump possibly.

The door hinges are rusting and its Georgian wired glass is broken in the top panel. The bottom rail is rotting away slightly as is the frame.

The stairwell has a sump at the bottom which isn't draining away and has a loose mesh grating sat on bricks the steps and surrounding wall are ok. The handrail could do with painting. The door is jammed into the frame when shutting. The top of the stairs has a simple timber fencing surround and this is easily climbed and does allow for some mischief perhaps. The timber could do with some redecorating.

**Recommendation:** remove lumber, update door, unblock gully, paint handrail, consider security, redecorate panelling



## 7.4.2 ROOF COVERINGS

### SOUTH SIDE



M

#### Nave:

South Side:

- Ridge – Open joints to the bedding and junctions.
- West abutment – Pointed verge, some slight cracking and mortar missing.
- East abutment – Lead flashing against the tower looks fine.



North Side:

- Ridge – Same condition as south.
- West abutment – Lead flashing, view partially obscured.
- East abutment – Pointed verge same as south.
- General – West Moreland slating, seems to be in fair condition.

**Recommendation:** repoint ridge bedding but save up for when other works are required

M

#### South Aisles:

This consists of two roofs, the eastern facing sides are hard to be seen from the ground.

- Ridges – Western most ok. The eastern most has some pointing missing.
- Abutment to Nave – Still in lead work and that is sound.
- South abutment – Is a pointed verge and this is ok for both roofs.



East Face:

- West abutment – Is a verge and ok.

**Recommendation:** repoint ridge bedding but save up for when other works are required

- **South Transept:**

West slope

- Ridge – bedding generally ok
- North abutment- to tower- lead flashings are ok
- South Abutment – Is a pointed verge and is ok.

East Slope

Only a partial view available.

**Recommendation:** none



**NORTH SIDE**

**M North Transept:**

West slope

Only a partial view available.

- Ridge – Some bedding missing.
- West Abutment – Is a pointed verge and despite some cracking, appears ok.

East Slope

- Ridge – Open joints to bedding.
- West Abutment – Lead work well covered by a stonework moulding. There is a slight box gutter formed where the buttress of the tower comes up and there looks to be grass growing in it.
- North Abutment – Is a verge and a piece of pointing appears to be about to drop out.
- The iron crosses to both transepts are rusting heavily.

**Recommendation:** repoint ridge bedding but save up for when other works are required, remove grass to gutter, refix verge pointing



- **North Nave Entrance:**

Same as the south.

**Recommendation:** none



- **North Aisle:**

Not possible to see them because of trees. The verge pointing appears ok.

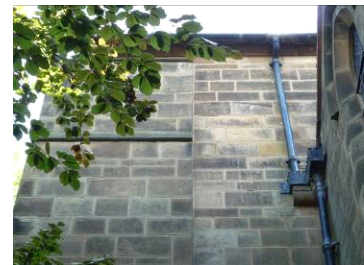
The box gutters to both aisles north and south have been stolen along with other flashings to the tower. The box gutters have been replaced in lead alternative.

**Recommendation:** none



### 7.4.3 RAINWATER GOODS

**B** Half round cast iron downpipes generally to the building and these are supported by gutter brackets onto timber fascias (mostly) or exposed rafter feet (tower). The timber fascia and exposed rafter feet require decoration.



The downpipes are cast iron with collars and they discharge down to gulleys and at the parish hall lobby entrance area these are overgrown with planting.

**North End** – Down pipe between to the two aisles slightly loose at the base and reported to be blocked.

**West End** – Two large downpipes coming down the west end generally ok apart from the southern one which is cracked at the foot.

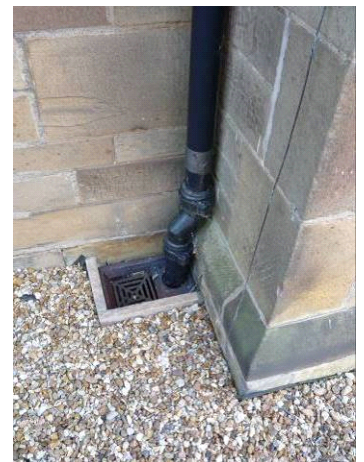


**South Porch** – The downpipe is rusting and loose and the back of the gutter is rusting heavily.

**South Side** – The middle of the aisle downpipe is missing its bottom collar.

**East Side** – Is enclosed by the Parish Hall.

**Recommendation:** carry out round of repairs, clean out gullies, investigate downpipe on south side east end for blockage/leaking (it's staining stonework)





## 7.4.4 WALLS

### NORTH ELEVATION

#### M North Transept:

This has three sides to it.

#### East Side-

No comments

#### North Side-

This wall has three stages;

#### Upper Stage –

Open joints to the kneeler stones and slight crack to the stone close to the stair tower. Three individual single lancet windows slight open joints to the central hood mould running up just beyond the air brick.

#### Middle Stage –

Slight fracture to the stonework of the western most lancet at the springing point.

#### Bottom Stage –

Some cracking at higher level actually splitting the stone in instances this is probably just shear cracking resulting from differential settlement, open joints to the lancet arch doorway, doorway within is not used. Steps to it are in fair condition.

#### Stair Tower –

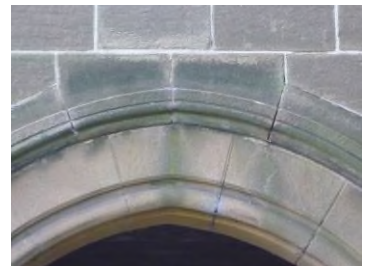
Large crack at the top of the two stages, remainder of the walling good, though there are some scratch marks of graffiti.

#### West Side –

Slight cracking to the tower stage at upper level. The remainder walling has some slight open joints to the area by the downpipe.

No repairs necessary to the cracks- it is hoped that they might go back if the trees are attended to. Then point what open joints remain and it's possible not to be needed for a while- perhaps longer than 5 years.

**Recommendation:** monitor cracking



- **North Aisle:**

The aisle is made up of two parts.

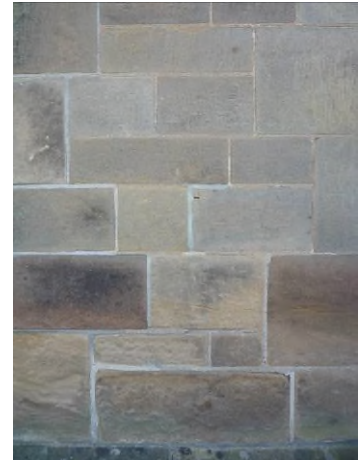
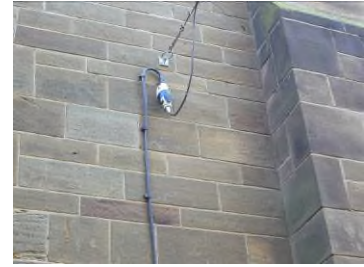
**East part** – Some cement repairs by the rainwater hopper between the two parts but the walling is fair. Buttress between the two parts looks ok. Double single lancet window appears ok.

**West part** – Slight open joints to the area above the lancet. Slight erosion to the pointing but ok, some cement pointing as well, regrettably.

There is a power line that comes out to provide lights to the trees here.

**East Side** – Slight movement or eaves spread at the head. Pushing the stonework out slightly and the all has had some cement patch pointing but generally is sound.

**Recommendation:** none



**WEST ELEVATION**

**M Nave:**



This has three sides to it.

North – Some parts are obscured by the aisle. The walling above the north entrance looks ok.

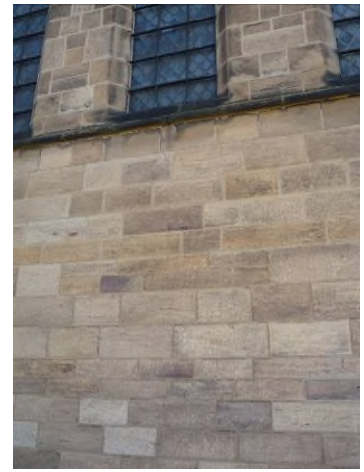
West – The wall has two stages-

Upper stage – Erosion at the north west corner but doesn't go around the corner and there are open joints to the stones, they just need repointing there and they have been in the past in cement, which has dropped out. Three tall single light lancet windows. Open joints to the hoodmold.

Bottom stage – Some hairline cracking to the joints but also two stones have 1mm crack which is continues through the two stones as previously reported. Some cement repairs, very poor quality spoiling the look of the building.

South – Partially obscured by the aisles. Some cement pointing. Slight open joint at the quoin.

**Recommendation:** monitor



**M**

**North Entrance:**

This has two sides.

North Side – Some damp showing by the doorway possibly as a consequence of the ramp?

West Side – This has two stages.

Upper stage has had cement pointing but appears ok. The sloping moulding above the bottom stage has open joints.

Bottom Stage has damp to the north west corner of the wall, cement pointing here which has probably exacerbated that, the area below that is gravel trench now.

**Recommendation:** monitor



**SOUTH ELEVATION**

-

**South Entrance:**

- West Side – Slight open joints to the sloping moulding on the first stage.
- South Side – OK, door locked at time of inspection but the bottom bolt keep has split the door slightly and there is some slight damp showing at the bottom of the door reveals and the stonework, and there is a ramp here.

**Recommendation:** none



- **South Aisles:**

- West Side – Open joints above the south entrance and generally ok.
- South Side –

Bay one;

Upper stage – No Comments.

Bottom Stage – Two crack positions restored in inappropriately mortar which then accentuates it. Here there are further examples of very poor quality pointing. Buttress is ok.

Bay two;

Upper stage – No comment.

Bottom stage – two to three stones are beginning to erode but no action required.

**Recommendation:** none



**D South Transept:**

- West Side – Some repointing in very white cement. Complete view is obscured by the aisle.
- South Side – This has two stages;

Upper stage - looks ok.

Bottom stage - Slight open joints on the sloping moulding, cracking to the stonework at the western side and in the middle but not significant.

- East Side – View partially obscured by the Parish centre but appears ok.

This elevation contains a chimney, redundant seemingly, has paving slabs for a chimney pot and there appears to be a bit of an open joint to the crown.

There are some open joints also to the stonework and it's rather green at the end where the downpipe is on the south facing side suggesting a potential leak.

Clear glazed windows with a diamond leaded pattern covered with a metal ferramenta that is rusting in places and spoiling the decoration and these need decorating.





There are certain areas where the ferramenta is breaking the stonework where it joints into the mullions particularly and there have been the occasional patch repairs and the church will have to constantly face this issue. It particularly effects the south aisles. There is rust staining showing on the stonework.

**Recommendation:** repair window stonework and rusting ferramenta



## EAST ELEVATION

See 7.4.7 PARISH CENTRE

### 7.4.5 EXTERNALS

#### E East Side:



This is a gated area with a combination of grass and old tarmac which has become a dumping ground for lumber towards the south end.

The boundary wall is a rendered cement wall, the render is coming away in places, it is topped with barbwire and some parts of it has ivy and overgrowing shrubs on it. This could well be church ownership wall as the buttresses are on the church boundary side.

It will be appropriate to establish if this is in the ownership of the church.

There are metal gates at either end of this area and these need to be decorated.

**Recommendation:** remove lumber, establish boundary ownership

**M**

**West Boundary:**

This is all very well presentable with hard landscaping and combination of new railings and gravel, some plants beginning to grow inside the gravel.

**Recommendation:** remove plants



**E**

**South side:**



Laid to tarmac mostly and this is all in fair condition. There is a timber boundary fence to the adjoining vicarage that is greening up now.

**Recommendation:** redecorate fence

**D North side:**

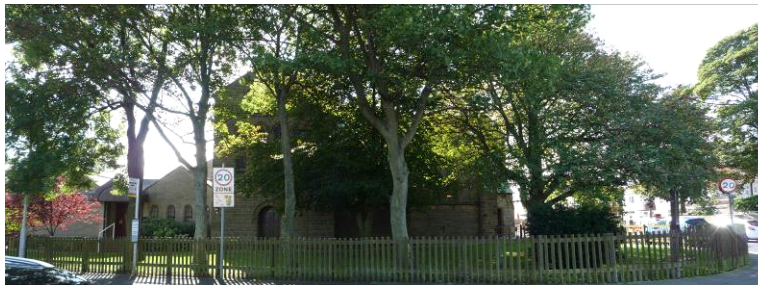


Six major trees, one recommended for removal and two to be pruned as recommended by the engineer. All covered by Tree Preservation Orders.

Timber fence around the land that looks to need decoration soon. Grassed area mostly, small Yew tree. Ramped path in concrete paving slabs leads to the Parish Centre entrance and there is good hand railing around.

**Recommendation:** attend to trees and redecorate fencing

**D**



The church is at the junction of Tunstall Avenue and Hart Road and this is a very busy location. The view of the church is significantly obscured by the Beech tree and others. They have hanging lights within them. The trees should be significantly pruned so that you can see the church. Sign board is ok though the joinery is greening up a bit at the base.

**Recommendation:** attend to tree matters



## 7.4.6 INTERIOR

### - **South Porch:**

- Ceiling – Flat boarded ceiling appears ok.
- Walls – Masonry painted with exposed dressings that have some slight scratches on them but appear ok, dado panelling is sound.
- Floor – Terracotta tiles ok, some slight sorting. Minor open joint at sandstone flooring.
- General – Pair of oak doors, locked at time of inspection appear ok, slight shrinkage to the panels but ok.

**Recommendation:** none



### D **North Porch:**

- Locked at time of inspection. The previous QI advises that there was some damp on the splayed reveal but that wasn't a surprise, the finishes are as the other porch and that little repointing was required at the frame as it still is now.

**Recommendation:** repoint frame

### - **Baptistry (this is part of the west end of the Nave):**

- Ceiling – As Nave.
- Walls – South ok. West features three lancets and the walls themselves are sound, though there is some slight damp showing at the base of the wall. North has slight hairline cracking from the west end leading towards large crack on the truss line previously reported at 3-4mm wide I think this could be seen to be 6-7mm now. The truss itself is ok. The engineer considers this as a result of ground movement and to be remedied by tree removal noted elsewhere.

**Recommendation:** none





- **Nave:**



- Ceiling – Two decorative trusses with 2 stage purlins with diagonal supports onto large section rafters with boarding above in natural finish.
- Walls –
  - North, this is a pair of arcade arches with approximately 2mm crack to the keystone at the western arch. These eastern arch appears ok. The pier between the two arcades is ok.
  - East, this is the chancel arch, there is slight hairline cracking above the arch in the plaster of approximately 2mm and this doesn't appear to be any different from the last QI.
  - South, this is a repeat of the North arcade.

The Eastern arcade is ok, however the western arcade at the keystone has a 2-3mm crack running all the way up to the wall plate.

- West, there is no wall and it leads onto the Baptistry.
- 

**Recommendation:** none

- **Tower Crossing:**

- Ceiling – Flat roof ceiling of exposed beams and boarding with the underside of the stair up to the tower showing on the west side, no apparent defects.
- Walls – The arches are all ok apart from the north which has cracking of approximately 5mm, as previously reported.
- Floor - Has a raised timber platform onto steps and this appears sound and is level to the sanctuary.

**Recommendation:** none



- **Sanctuary:**



Because the tower work was not going to be completed in the future the chancel this is a less developed space.

- Ceiling – Raking ceiling plaster with simple purlin. Slight cracking to the south side.
- Walls – The north and south walls are plastered and ok, below them is a timber dado panel that's in good condition, though there is some slight damp marking showing to the bottom as a consequence of old age. The eastern wall features a large reredos screen with portrait panels and this is all in good condition.

**Recommendation:** none

**D****South Aisle:**

This is made up of two bays with a box gutter between them.

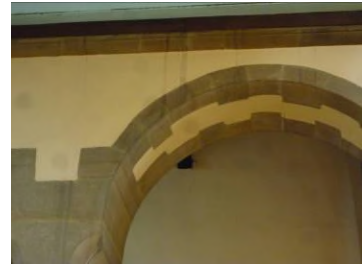
- Ceiling – Barrel vault painted boarding, gaps are showing but as a consequence of age.
- Walls –
  - West, painted plaster with stonework dressings exposed are ok.
  - North, these are the arcade arches leading into the nave as previously commented on, except the eastward there is a more evidence sign of a 2mm crack in board of the arch in the aisle.
  - East, hairline cracking close to the apex of the arch. The wall has been stained as a consequence of water penetration from lead theft.
  - South, this features twin lancet arch windows, not able to see because of the glare from the sun but the glass looks slightly dirty at the saddle bars. The walls themselves appear fine.

The arcade that divides the 2 bays has two arches and a single pier, the outboard arch has been heavily repaired in the past with a rather black joint and there looks to be a 1-2mm crack.

**Recommendation:** remove water stains

D

### North Aisle:



This is a mirror of the south.

- Ceiling – Barrel vault painted boarding, gaps are showing but as a consequence of age.
- Walls –
  - West, same as South Aisle.
  - North, same as South Aisle apart from slight cracking at the lower wall at the reveals this is hairline cracking perhaps it's the plaster or potentially a slight touch of heave. There's a greater amount of damp penetration in the window reveal to the eastern most lancet reveal.
  - East, minor cracking to the arch closest to the nave but nothing problematic, water staining to the arch and the pier.
  - South, this is the arcade that leads to the nave, both arches have approximately 1-2mm joints at the apex.

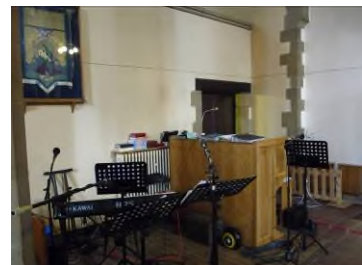
**Recommendation:** brush down salts at the window,

-

### North Transept:

Double height space.

- Ceiling – Curved boarded ceiling, painted with open joints as the aisle, with two horizontal trusses with posts supporting the ridge and these trusses also support the gallery stair access.
- Walls –
  - South – This arch leads onto the tower crossing, this has been commented on earlier.





- East – Slight hairline cracking on the inboard truss approximately 2mm wriggling down to the blind arch leading onto the Parish Centre where there is a 1mm crack in the stone.
- North – Large arrangement of two tier windows, these have rusted in ventilators but they are in accessible as there is a room built below them, some cobwebs on the wall.
- West – Arcade leading onto the north aisle.

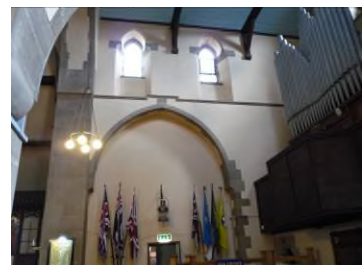
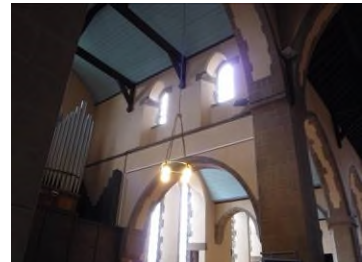


**Recommendation:** none

## D

### South Transept:

- Ceiling – Curved boarded ceiling painted open joints as the aisle with two horizontal trusses with posts supporting the ridge
- Walls-
  - South – Obscured somewhat by the organ pipes but apart from being a bit cobwebby looks ok. The wall below it is ok.
  - East – The southern window has cracking identical to its opposite but this cracking runs down the bottom of the window masonry and onto the arch of approximately 3-4mm and a bit looks to have broken away more recently possibly since the last QI and that also runs around the edge of the arch at the wall infill.
  - North – This is the arch into the tower crossing as previously reported.
  - West – Approximately 3mm crack to the apex of the south southern window and this has significantly buckled glazing to the bottom part of the ventilator. The window to its right has a lot of efflorescence on the reveals and this has been reported at the last QI. Below that the arch has had some fracture to it but has been pointed in.



**Recommendation:** brush off efflorescence, repair window glass

**M FLOOR:**

The whole of the church floor runs through the spaces and is a combination of large format quarry tiles and level pew platforms in pine. As a result of the water penetration from the box gutter the flooring is salting so should be left to dry out for a while.

**Recommendation:** monitor

**B Prayer Room:**

- Ceiling – Made of the floor for the organ loft above, beams and exposed timber boarding that are all ok.
- Walls – Are all plastered rendered walls with paint and these are ok.
- Floor – Solid floor with carpet all ok, there is a loose carpet by the doorway that could be a trip hazard.

Door is ok.

**Recommendation:** fix down carpet

**M Organ Loft:**

Formed within the south transept and this is an unused organ now, all somewhat dusty in the room and cobwebby. The organ is redundant.

**Recommendation:** sweep up area

**M Warden's Vestry:**

This is a mirror of the pray room.

- Ceiling – Boarded with large section joists ok.
- Walls – Decorated plaster.
- Floor – Combination of small format terracotta tiles and stone flags with some slight salting showing to the terracotta.
- General – Room is rather full of lumbar. Cobwebby needs sweeping out. A lot of stuff stored on its flat roof

**Recommendation:** remove lumber and sweep up



**M**      **Spiral Stair:**

This leads up onto the top of the warden's vestry and this area is used for rough storage, you also get a closed view of the windows and it can be seen that they are quite heavily cobwebbed and a bit dirty, there is a little damp coming through the window reveals.

Condition is ok however there is some slight cracking to the walling by the window heads but this is historic, it is all rather cobwebby it could do with a sweep down.

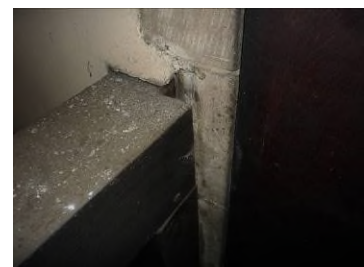
**Recommendation:** sweep down glass



**A**      **Gallery:**

The gallery is suspended from the truss and it has dropped, the dowels have broken in them and they have moved since the last inspection. Number 1 is 15mm and number 2 is approximately 25mm, it creaks slightly, it looks also to have pulled out of the wall by approximately 10mm so this needs the engineer to look at it.

**Recommendation:** arrange for engineer review, carry out engineer recommendations. Ban access until repaired.



## 7.4.7 PARISH CENTRE

### EXTERNAL

#### D Roofs:

The parish centre has a combination of flat and pitched roofs. The flat roofs tend to be mineral felt. The pitched are in Welsh slate with angled ridges bedding on the ridges and hips has some areas of open bedding. At the south end there is a large mono-pitch to the central part of the parish room, raising questions of rainwater being able to come off well enough but there's no reported leaks. There are two gables and these have red half round ridge tiles that appear ok. The slating to them is lifting slightly and there is some cracking to the verges with some loss of pointing. The slate overhang of the eaves appears ok but there is no protection to the roofing felt and wind driven rain may drive in at this point. There is not enough work to do on the roofs so it will be better to wait until there is more to do.

W.C. Block appears ok.

The roof for the canopy to the entrance has most of its copper. It has a temporary mineral felt covering and there are thoughts to make a permanent covering but the design is yet to be agreed.

**Recommendation:** resolve design for Parish Centre entrance canopy roof covering, carry out

#### D Rainwater Goods:

Are all cast iron gutters with cast iron downpipes and they all require decoration. They discharge into gulleys. The timber fascia boards are in poor condition now.

**Recommendation:** redecorate rainwater goods and timber fascia and soffits





**D Walls:**

The walls to the 1960's extension are all in good condition, though it has seen some poor cement repoint. There are metal casement windows in obscure glass with ferramenta which is beginning to rust. The eastern side has had graffiti in the past that has not been fully removed, there is some stone erosion below the plinth.

The Parish Centre masonry is artificial stone, generally sound though there is some slight leakage of cement to the joints.

**Recommendation:** remove rust and decorate the ferramenta



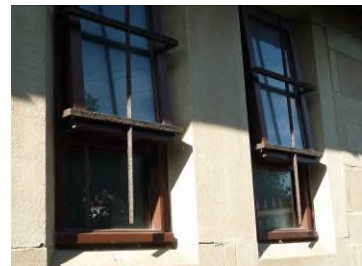
**D W.C. Block:**

Stonework is the same as the Parish Centre and appears to be in fair condition.

The timber joinery of the gable windows in the Parish Room is beginning to break down now. The W.C. block ferramenta is rusting badly now.

The north side is in fair condition. Though the windows are losing their decoration now and the ferramenta is rusting badly.

**Recommendation:** remove rust and decorate the ferramenta, repair joinery, redecorate windows



**INTERNAL**

**B Lobby One, Parish Centre Entrance:**

- Ceiling – Stained boarding ok.
- Walls – Exposed recessed joint brickwork ok.
- Floor – Part suspended, part solid. Carpet rucking up slightly.

**Recommendation:** fix down carpet



**E Parish Office:**

- Ceiling – Painted plaster ok.
- Walls – Are all painted plaster they are all in reasonably good condition.
- Floor – Carpet on suspended, slight wear at desk, small step up into the room from the Nave and small step down.

Emergency escape door into the Nave ok.

The room is contained of many office items and it really does need better storage and racking out.

Door to lobby ok.

**Recommendation:** improve storage and shelving

**B Ladies W.C:**

- Ceiling – Plastered out.
- Walls – Plastered out.
- Flooring – Safety flooring.

Comprising 2 cubicles, slightly old fashioned fittings, 2 wash hand basins, generally ok.

The lobby door needs easing and oiling. The door closer to the entrance door needs easing.

**Recommendation:** ease doors

**B Disabled W.C:**

- Ceiling – Painted out.
- Walls – Painted out.
- Flooring – Altro floor just like the ladies W.C. generally ok.

Grab rails ok. Fittings are ok, slightly dates now. Door lock slightly stiff to operate.

**Recommendation:** ease lock

**B Gents W.C:**

- Ceiling – Plastered and painted out.
- Walls – Plastered and painted out.
- Flooring – Altro safety flooring. Flooring is at little worn at the urinals.

Fittings generally acceptable, a little out of date. The lobby door hinge is squeaking.

**Recommendation:** oil hinges

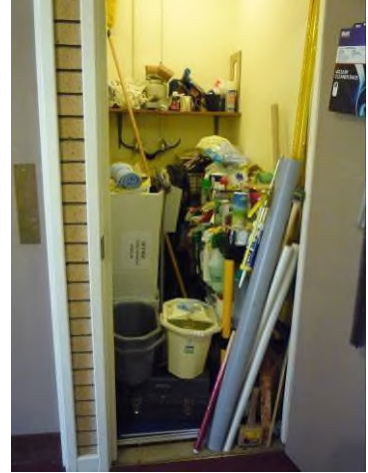
**B Caretaker's Store Cupboard:**

Full. Slight shrinkage crack to plaster to one of the walls.

It contains the cleaners sink which is impossible to get to as it is racked out with all kinds of finishes. It is full to bursting.

The lever handle is loose on the frame.

**Recommendation:** repair door handle



- **Parish Room:**



- Ceiling – Stained boarding, condition ok.
- Walls – All the walls are painted plaster with timber dado all ok.
- Floor – Suspended timber floor with carpet, ok.

Lighting is by semi-recessed spot lights plus also LED's.

**Recommendation:** none

- **Parish Office Store:**

This is used principally as a chair store and the floor has taken something of a scraping but is ok. It has locked up cupboarding for various uses of the hall.

Doors a bit scratched when moving chairs in and out.

**Recommendation:** none

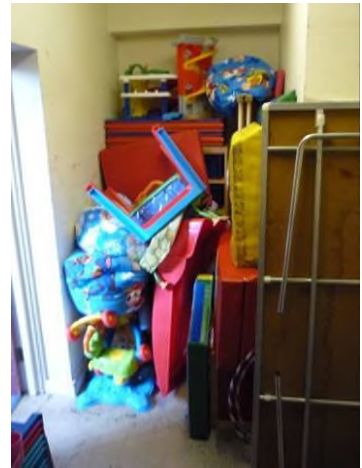


- **Parish Room Store:**

Slight hairline cracking around the doorway into the parish room. Contains the Ideal Mexico 2 boiler and cylinder. A lot of storage for children's activities here, play mats etc. rooms fairly full.

The flooring has been marked.

**Recommendation:** none

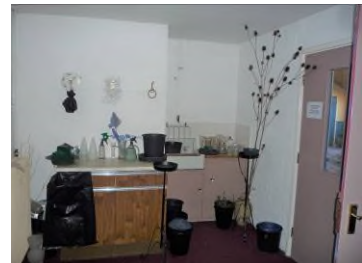


**B Flower Vestry:**

- Ceiling – Plastered painted.
- Walls – Painted brickwork, these are all in fair condition.
- Floor – Carpeted slight uneven. There is a step down into the south Aisle. This is the disabled access route into the Parish Centre from within the church.

Door ok. Door to parish room catches

**Recommendation:** ease door



- **Choir Vestry:**

- Ceiling – Plastered and painted with surface mounted fluorescents.
- Walls – Painted plaster and these have cupboarding.
- Floor – Is solid with carpet which is showing wear at the joins.

The windows look in fair condition the glass is nice and clean. There are the occasional bits of storage and other things that have no home.



Door to flower vestry ok. As is the door to lobby 2.

**Recommendation:** none



- **Lobby 2:**

- Ceiling – Painted plaster ok.
- Walls – Painted plaster ok.
- Floor – Solid with barrier matting looks ok.

Door to the outside, latch is ok.

**Recommendation:** none

**D Kitchen:**

- Ceiling – Painted plaster.
- Walls – Painted plaster.
- Floor – Solid with Altro flooring.

The rooms contains kitchen fitments installed 20 years ago and they are in very good condition, there is small hot water boiler. Roller hatch to the parish room is a bit stiff to operate, it also has serving hatches to the choir vestry and these catch slightly and have to be fiddled with to close



**Recommendation:** ease roller shutter and hatch doors

- **W.C. off Lobby 1:**

All fair condition.

**Recommendation:** none

- **Vicar's Vestry:**

- Ceiling – Painted, plaster.
- Walls – Painted plaster ok.
- Floor – Solid with contract carpet, fitting fair condition.

Room contains various furniture including the safe which is a fire safe.

All the windows are ok, including the cupboarding for the vestry garments.

**Recommendation:** none



## 8.0 PRIORITIES

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

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

Priority	Location and Scope	£
<b>A - URGENT</b>		
A	<b>Gallery:</b> arrange for engineer review, carry out engineer recommendations. Ban access until repaired.	200
<b>B- WITHIN 1 YEAR</b>		
B	<b>Electricity:</b> Carry out the recommendations of the test report.	-
B	<b>Trees:</b> PCC to contact the Local Authority and advise them of the engineer and architect recommendations.	-
B	<b>Fire matters:</b> Carry out a fire risk assessment in accordance with the latest regulatory form.	-
B	<b>H &amp; S policy:</b> Review H& S Policy.	-

<b>B</b>	<b>Rainwater Goods:</b> Arrange for a service agreement with a roofing contractor to inspect in November and June annually. Carry out round of repairs, clean out gullys, investigate downpipe on south side east end for blockage/ leaking (it's staining the stonework)	<b>500</b>
<b>B</b>	<b>Prayer Room:</b> fix down carpet	<b>50</b>
<b>B</b>	<b>Lobby One, Parish Centre Entrance:</b> fix down carpet	<b>50</b>
<b>B</b>	<b>Ladies W.C:</b> ease doors	<b>25</b>
<b>B</b>	<b>Disabled W.C:</b> ease lock	<b>25</b>
<b>B</b>	<b>Gents W.C:</b> oil hinges	<b>25</b>
<b>B</b>	<b>Caretaker's Store Cupboard:</b> repair door handle	<b>50</b>
<b>B</b>	<b>Flower Vestry:</b> ease door	<b>25</b>

### **C- WITHIN 2 YEARS-** none

### **D- WITHIN 5 YEARS**

<b>D</b>	<b>Heating:</b> Place heating certificate in the log book.	-
<b>D</b>	<b>Access for the Disabled:</b> Carry out an Access Audit.	-
<b>D</b>	<b>Asbestos:</b> The PCC should create an Asbestos Register outlining the presence (or not) of any asbestos within the building.	-
<b>D</b>	<b>Tower Roof:</b> repoint hips	<b>500</b>
<b>D</b>	<b>Boiler Room:</b> remove lumber, update door, unblock gulley, paint handrail, consider security, redecorate panelling	<b>75</b>
<b>D</b>	<b>South Transept:</b> repair window stonework and rusting ferramenta	<b>750</b>
<b>D</b>	<b>North side:</b> attend to trees and redecorate fencing	-
<b>D</b>	<b>North Porch:</b> repoint frame	<b>50</b>
<b>D</b>	<b>North and South Aisle:</b> remove water stains	<b>750</b>
<b>D</b>	<b>North Aisle:</b> brush down salts at the window,	-
<b>D</b>	<b>South Transept:</b> brush off efflorescence, repair window glass	<b>750</b>
<b>D</b>	<b>Parish Centre Roofs:</b> resolve design for Parish Centre entrance canopy roof covering	<b>unknown</b>
<b>D</b>	<b>Parish Centre Rainwater Goods:</b> redecorate rainwater goods and timber fascia and soffits	<b>1,250</b>

D	<b>Parish Centre walls:</b> remove rust and decorate the ferramenta	850
D	<b>W.C. Block:</b> remove rust and decorate the ferramenta, repair joinery, redecorate windows	250
D	<b>Kitchen:</b> ease roller shutter and hatch doors	50

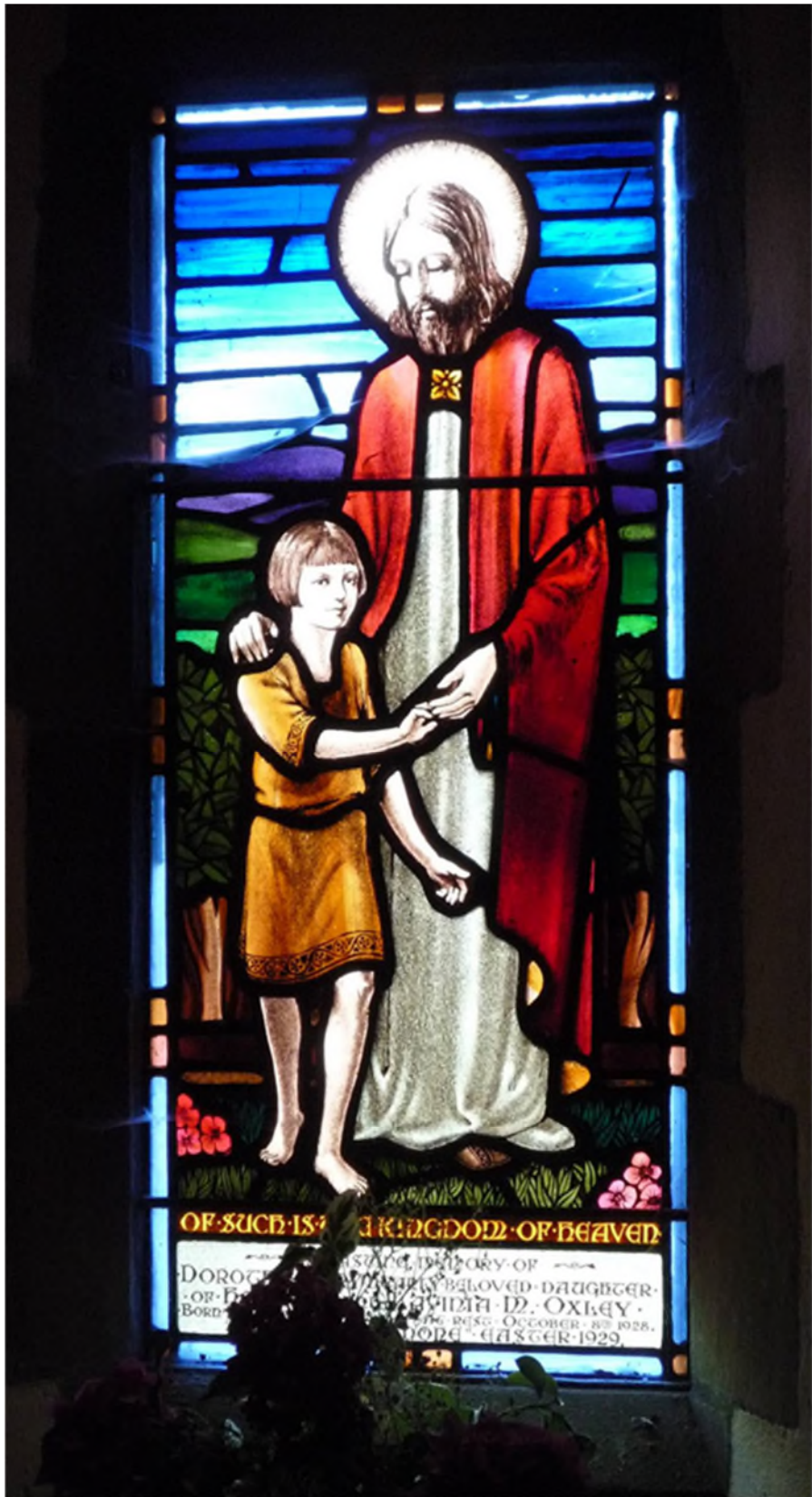
## E- IMPROVEMENT/NOTE

E	<b>East Side:</b> remove lumber, establish boundary ownership	-
E	<b>South side:</b> redecorate fence	-
E	<b>Parish Office:</b> improve storage and shelving	250

## M- MAINTENANCE/ MONITOR

M	<b>Nave:</b> repoint ridge bedding but save up for when other works are required	250
M	<b>South Aisles:</b> repoint ridge bedding but save up for when other works are required	150
M	<b>North Transept:</b> repoint ridge bedding but save up for when other works are required, remove grass to gutter, refix verge pointing	250
M	<b>North Transept:</b> monitor cracking	-
M	<b>Nave:</b> monitor wall condition	-
M	<b>North Entrance:</b> monitor damp	-
M	<b>West Boundary:</b> remove plants	-
M	<b>Church floor:</b> monitor salts	-
M	<b>Organ Loft:</b> sweep up area	-
M	<b>Warden's Vestry:</b> remove lumber and sweep up	-
M	<b>Spiral Stair:</b> sweep down glass	-

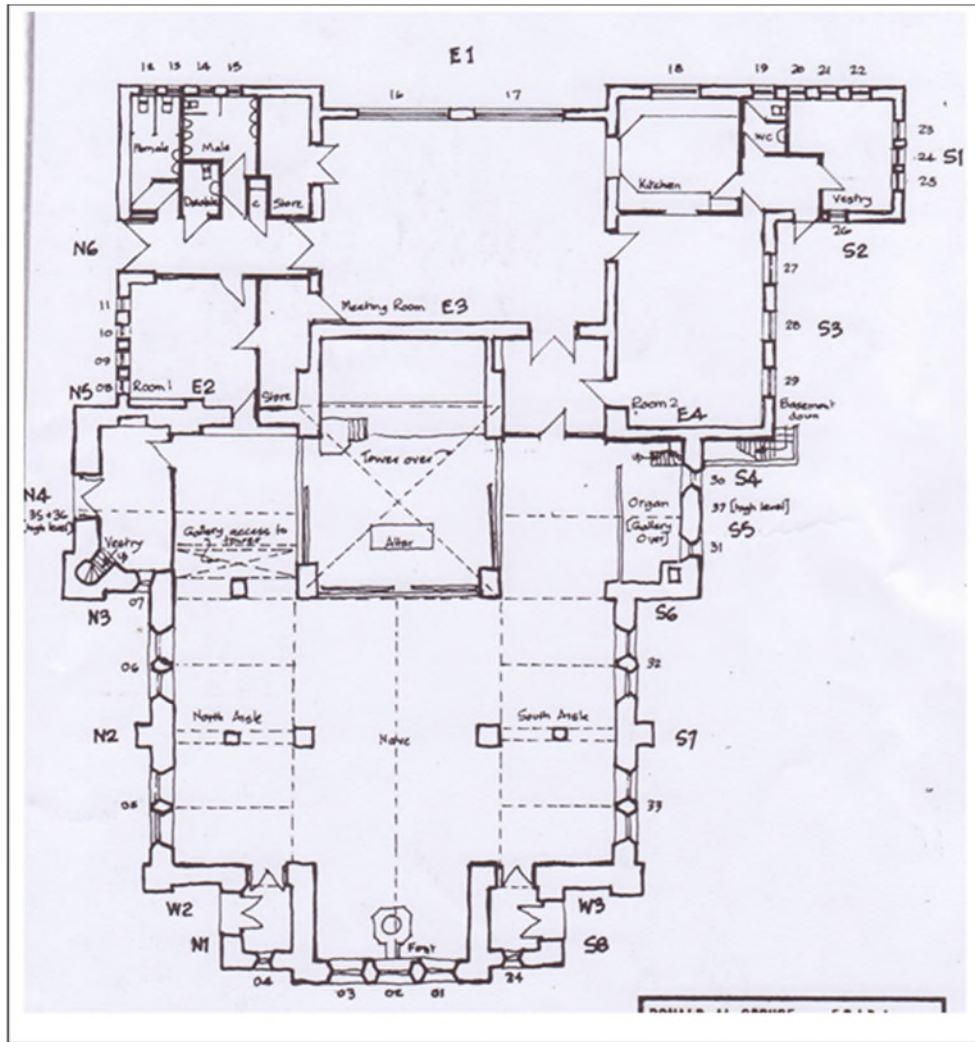




APPENDICES

Church Plan  
Explanatory Notes  
Guide to Routine Maintenance & Inspection of Church Property

CHURCH PLAN



Plan supplied by Donald M Spouse FRIBA  
Not to scale

## EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

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

Summary:

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

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

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

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations

and will if so requested prepare a specification, seek tenders and oversee the repairs.

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

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

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

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

## A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

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

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

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

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