Diocese of Durham

St PATRICK
HIGH SPEN

(22A)

Care of Churches and Ecclesiastical Jurisdiction Measure 1991

QUINQUENNIAL REPORT

on the architect's inspection on

2 November 2023

Archdeaconry Sunderland

Deanery Gateshead West

an unlisted building

not in a conservation area

Incumbent Revd Diane Ryan

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PART ONE

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.

2. An Asbestos Survey, showing no asbestos, is recorded as done. Not seen at the inspection. It would be helpful to future inspections and future building works to have such report available with the Log Book.

Brief description

3. Isolated apart from an adjacent former vicarage and hall, in a large hilltop churchyard continuous with a municipal cemetery. Steep access to a small parking bay.

4. One of RJ Johnson's charming modest churches, dedicated 1890 and seating about 200. A Chancel and slightly wider Nave under a continuous steep clay tiled roof. W of the Nave a lower roof over a Vestry, wc and small Porch. Solid brick. A basement boiler room with disused chimney built into the Nave gable.

5. The top half of an ornate lead capped timber bell turret on the Nave ridge was taken off about 1989 leaving the turret base and an exposed bell among cut and decaying posts which continue to deteriorate.

6. Rectangular windows and brick side buttresses with sloping brick tops. Some simple late gothic detailing gives the church slight Tudor character.

7. Nave simply furnished with carved pulpit, small organ, plain stone font, softwood chairs. Simple tracery in a softwood screen in the stone Chancel arch and fixed choir and clergy benches in the Chancel.
   A former stencilled frieze between two timber mouldings has been painted over but traces can be seen behind the organ and where Chancel fittings have been removed.
   The main colour is now the red carpet runner and parts of the frieze moulds picked out in red and gold.

Present frieze colours in chancel with fragment of stencilling

Part of stencilling remaining behind organ

Recent structural history

8. Little changed apart from removal of part of the bell turret, insertion of an accessible wc in part of the Vestry and addition of a servery in the Nave NW corner.

9. Lighting changed some 30 years ago from pendant glass shades to floodlights at the wall heads.

10. Available past reports record main work:
    Since 2003
    Harrison & Harrison patched organ bellows (mouse damage but also said to be cracked by over drying by former heaters)
    Handrails added at the Chancel steps and handholds added at the choir benches for the infirm
    Since 2008:
    Part of Vestry altered to accessible wc with Trench Arch drainage N of the church
    Tarmac ramped up to doors for level access
    Kitchen fitting added in Nave
    Heating changed from Calor gas wall convectors to mains gas central heating
    Pointing

A new Log Book started in 2014 shows main work:

2014
New Distribution Board
Asbestos survey (said to find no asbestos but report not with Log Book)
2015
Repointing mainly at buttresses and around main entrance
Shallow inspection chamber added in drain for rodding of wc blockages
Cellar flooded (expansion tank had been accidentally switched off)
Low plaster at Porch wall and Vestry N of radiator treated with Ronseal Damp Seal and emulsioned
2016
Repairs at servery due to local decay. Blocked drain rodded.
Change of some wall lights to LED floods
Repair of damaged plaster and decoration
- above the kitchen fitting and the stained glass window
- both sides of the Chancel side of the arch

2017
Further drain rodding (twice)
Frame of stained glass window reglossed
Roof tiles replaced, ridge tiles rebedded, bell clapper refitted
Outside light sensor repaired
Low plaster at Porch wall and in its cupboard treated with Ronseal Damp Seal and emulsioned
Fall of plaster from peak of E gable (above altar)

Since last
2018
Broken roof tiles replaced
Halogen lamp replaced
Gable end repointed and lead flashing reattached
Organ and boiler serviced
Splashback added over basin at wc
2019
Gutters cleared
Drain unblocked and cleaned
2020
Drain into trench arch cleared of 'fibrous material' (tree roots)
New notice board in place of old
Remains of bell turret inspected
2021
Electrical test report and remedial work
Church door redecorated
Wooden sign repaired and repainted
Trees E of church fell in storm
2022
SW buttress reset and repointed after some bricks were dislodged and broken
2023
Gas leak at boiler repaired
Fault at wc alarm – repair awaited

Summary of structural condition

11. Well built, stable and generally in good repair. Former plaster damage both sides of the Chancel arch and at side of W Chancel window (apparently due to damp from open buttress joints) has not reappeared.

12. The bell turret remains continue to decay.
Rising damp both sides of the entry door remains, shown outside by salts on the bottom of the stone arch and inside by paint damage despite two applications of sealer and redecoration.
Missing plaster inside the E gable peak.

PART TWO

DETAILED DESCRIPTION OF THE EXTERIOR

Roofs

13. Red clay plain tiles, sprocketed over overhanging open boarded eaves. Exposed timber at the ends of the eaves cannot be fully protected and will need periodic replacement. Some open joints between the clay ridges, not a concern. An inaccessible short lead back gutter at the chimney appears to give no trouble. The tiles are generally good but are aging with scattered breakages. Some modern replacements.

14. On the **main S slope** two tiles at Chancel and three at Nave are broken across and numerous scattered tiles have broken corners or decayed spalled tails especially near the Nave eave.
N slope similar with one broken across under the turret and one Chancel tile decaying.

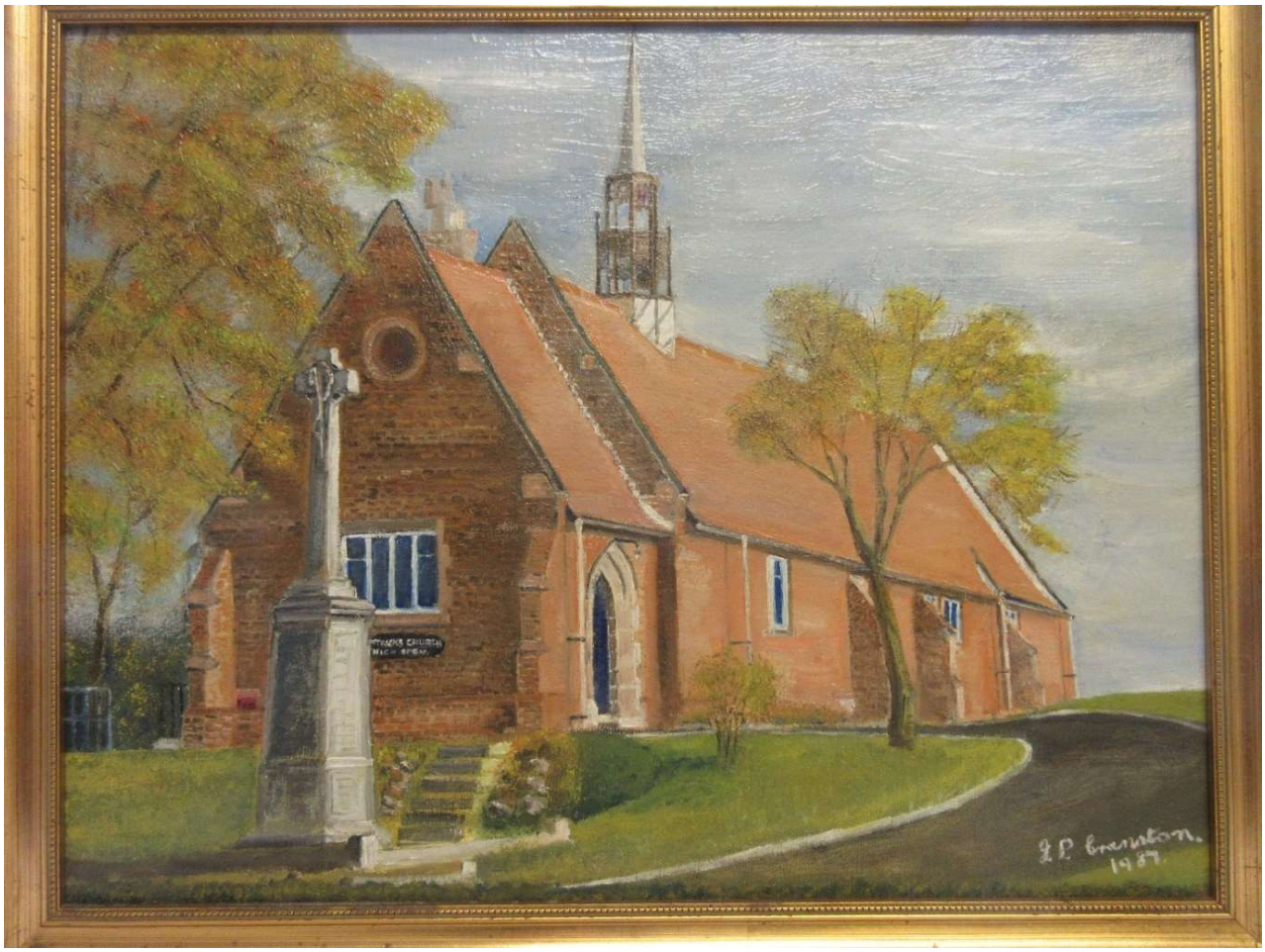
15. At the shady **N side** (less so since the large tree removed) moss and small plants grow in some joints, mainly near the W end eave. Plants tend to build up soil between the tiles and may speed decay.

16. **Vestry/porch** N side good. S tiles good except scattered broken corners and one broken near ridge.

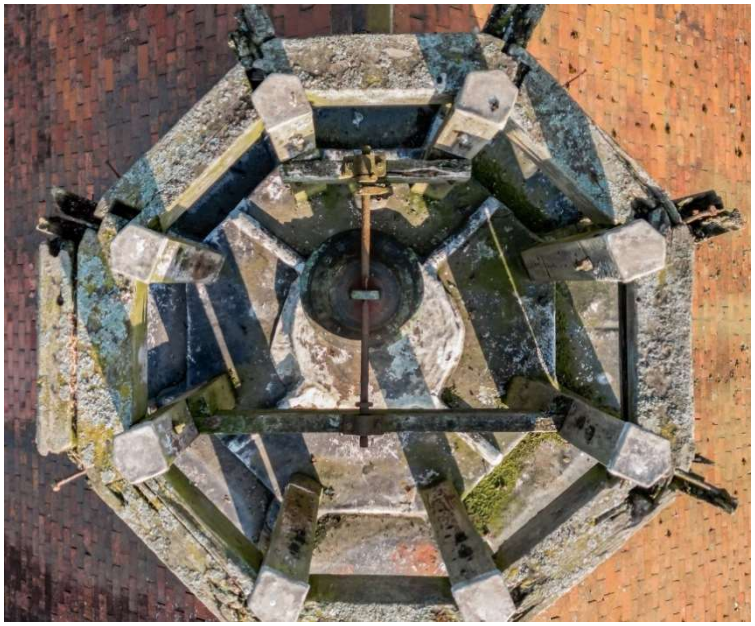
17. Lead soakers and cover flashings at the gable upstands. Stepped flashings where the Vestry abuts the Nave. All seem sound.

Bell Turret, Bell

18. The former octagonal turret consisted of a slim conical roof over an open cage of two rings of timber posts and beams over a lead clad platform and base. Tracery and moulded transoms between the posts.
A painting shows the outer posts were little higher than the present remains with exposed tops which must have been lead capped. The roofed inner posts were significantly higher.
A single bell was installed in 1932, hanging on a pivoting bar.
An internal grill suggests the turret was also originally a ventilator.



Painting in the Vestry – best illustration of the turret's original form




2023 drone photos supplied by the parish

2023

19. The conical turret roof was removed about 35 years ago, exposing timbers and bolts meant to be sheltered. The cut inner posts are lead capped and not obviously decayed though weathered. Decay in the uncapped outer ring of posts and the beams between advances from the exposed end grain.
At least one outer post shows past splice repair. Some repair timber lost since the last inspection.

20. The bell and its internal rope remain. The clapper was refitted and the bell is rung, to public approval.

21. From ground level the lead clad base and its skirts over the slates appear to be sound but in persistent rain drips inside all along the N side and at W (where the bell rope passes through) suggest it may leak.

22. Its stepped lead top (see drone photos) covers the vent. It is well dressed up the outer posts and, to varying heights the inner posts.

23. If the posts are cut down and the lead clad base kept the lead will need close examination, perhaps a thorough overhaul and new caps over the reduced post stumps.
In that case the bell will need to be taken down or rehung, perhaps under a bracket from the W gable.

24. Alternatively new posts could be inserted under a protective cap roof lower than the original, perhaps reusing the weathercock now standing in the basement and supporting a new bell hanging. Modest grant support may be found.

25. The truncated appearance and decay are unfortunate. The timbers are visibly slightly more decayed than at the last inspection and there is some anxiety in the parish that a larger fall might happen. The time approaches when decision needs to made between
- removal of the bell and complete removal of the remains down to roof tile level and roofing over
- removal of the bell and remaining exposed posts to top of lead level with some further capping and overhaul of the base
- rehanging of the bell in new timber posts protected by an effective roof

Rainwater System, Drainage

26. The level gutters are round cast aluminium on fascia brackets with large aluminium straight round pipes held off the walls by rusting long steel straps.

27. Parts of the N gutter are choked with plant growth.

28. The W pipes have been changed to large plastic pipes including a bend onto the tarmac at N and horizontally into the top of the Nave S pipe.

29. Most pipes fall into gullies, others are straight into the ground, including the SW which may be a factor in the rising damp in the Porch. The NW pipe falls into a water butt with a tap.

30. Leaves choke some S gullies. The N gullies were full of water after heavy rain.
No known gully drainage which may be assumed run to soakaways.

31. Foul drainage to a calculated Trench Arch soakaway along the N side of the Nave, reported working well.
An inspection chamber has been added to aid rodding.

Walls, Buttresses, Chimney

32. Solid red brick with double course of plinth bricks except six plinth courses around the Chancel. At the buttresses, sandstone setbacks with drips and brick plinth setbacks.
The tops of the wide buttresses are tumble-in brickwork leaving large areas of exposed sloping brick on edge which needs to be kept well pointed and as waterproof as possible.
Some open joints at SE buttress and two NW buttresses. A plant grows in an open joint at NE buttress.

33. Where the narrower Chancel meets the Nave the different sprocket levels are accommodated by stone blocks protruded through the tiles and flashed with lead. This complication has the added weakness of letting a little roof water run over the buttress brick tops instead of into a gutter.

34. Disused brick chimney, two pots and mortar cap seem sound except
- top three courses at NE have lifted, no visible change. Perhaps a flue liner top plate is rusting and lifting bricks.
- minor open joints at the W side

Chimney top courses appear jacked up

scattered open joints in W side

35. Sandstone watertables and kneelers on the three gable upstands with a carved cross at E.
Minor spalling of stone on the watertable tops. Some very narrow joints are open, including at SW (photo).

Paragraph 35

paragraph 27 – N gutters choked

36. The bricks and lime pointing (original or early) are in good condition except:
S side fair after repointing at buttresses and W end of Chancel. Walls weathered lime pointing sound.
W gable of Nave (above Vestry roof) weathered but sound.
W gable and buttresses fair after low level repointing.
NW Nave buttress has been minimally patch pointed. Still some open joints on the E side.
N Chancel fair, some plinth bricks are cement patched especially at the exposed NE corner.
(Read with paragraph 32 for buttress tops).

37. Decayed bricks at the damp brick retaining wall at the boiler room steps have been patched over with mortar and repointed. Wall sound.

Window and Door Openings

38. Three E lancets with minor tracery in squared stone surrounds, in good condition. Narrow joints weathering. At top of E gable a rectangular opening with one remaining timber louvre, blocked by a board. Stone Porch door arch good except minor surface decay at bottom W, salts from rising damp at bottom E.

39. Painted lintels at side windows seem timber baulks in good condition. Stone cills good.

40. At W end a blocked circular upper opening and large stone rectangular Vestry window all good. The long lintel may get support from a hidden angle or from the stout timber window frame.

External Iron and Wood

41. Pair plain painted board arched entrance doors have metal weathermoulds at bottom. Paint good. External ring handle now missing.

42. The side and W windows have heavy moulded mullioned wooden frames. Painted timber appears sound. Flaking paint at sunny S side looks poor but is protected by polycarbonate.

43. The boiler room has a modern powder coated metal security door and frame with draught strips and overhead stay. Two mortice deadlocks.
At boiler steps good painted cast iron railing and galvanised tube handrail.

Lightning Conductor

44. None, seeming reasonable despite the hill top site because of the large close trees and the lack of a turret.

DETAILED DESCRIPTION OF THE INTERIOR

Roof timbers

45. Exposed scissor trusses with iron tie rods, two in Chancel, seven in Nave. Turret on frame between two thickened trusses. Ridge and three purlins each side. All varnished softwood and seem sound.

46. Over W rooms one concealed truss, purlins, sarking boards and ceiling joists, no visible defect.

Ceilings

47. Exposed vertical sarking in church. In Vestry, wc and Porch sound painted plaster with insulation quilt but part of the quilt close to the Nave turned back and not relaid.

Insulation quilt not relaid over ceiling N of the wc

steels at boiler ceiling

48. Boiler room ceiling is vaulted in-situ concrete on two steels whose bottom flanges are rusting.

Chancel Arch, Masonry

49. Stone arch and reveals in two chamfered courses. Arch sound but a few N reveal stones lost their surface when the adjacent wall was damp (due to previously poor pointing).

Plaster, Decoration

50. Chancel plaster fair. Slightly hollow at E, the NE corner and mid N side.
Some plaster missing at the E gable peak, perhaps caused by former poor pointing.

51. Nave fair. Slight plaster and paint damage remains in the Store next to the kitchen.
Outside the buttress pointing and gutter need to be kept in good condition and clear.

52. Plaster damage unchanged at the inaccessible walls behind and left of the organ. It appears the previous gutter and buttress repairs stopped the damage but observation should continue.

53. Porch fair but slight rising damp paint damage persists at the S wall each side of the outer doors. The causes could be a combination of:
the raised tarmac level outside, needed for level access
damp from the nearly adjacent high soil level in the planting bed against the W bay of the Nave
poor drainage from the nearest rainwater pipe which goes directly into the planting bed
If damp persists and cannot be solved by reducing soil level or clearing a blocked soakaway a solution may be to cover the lower wall with simple dado panelling and ventilated capping on the same principle as the dado in the church, which was a precaution against similar damp damage

54. Most decoration good but noticeable cobwebs in some corners and down side of organ.

55. Boiler house walls painted brick.

Partitions, Doors, Panelling, Screens

56. Sound plastered brick partitions at Vestry and Porch, stud partition at wc.

57. Varnished or stained softwood batten doors, framed, ledged with chamfers. Moulded architraves. Good.

58. An open pine Chancel screen includes simple moulding and carved tracery. Minor moulding losses.
Cut outs for former iron gate hinges have not been filled. The gates are loose in the Choir.

59. High softwood dado panelling throughout with a large moulded cap. Varnished except the short cap in the Porch is painted with the walls and the cap in the Chancel is painted mustard with one mould picked out in red similar to the wall head frieze.

Ventilation

60. The suspended floors seem well ventilated by large subfloor air bricks in each Nave and Choir bay. There may be through ventilation by ducts in the solid walkways. Higher ground on the N side risks blockage if not kept away from the vents.
No visible air bricks either side of the Nave W bay although most of the floor is suspended. There may be no air bricks (because parts of the floor are solid for the font) but simple digging to check as well as some reduction of ground levels may be wise.

61. As usual in Victorian public buildings the interior is excessively ventilated by modern standards and loses heat especially when windy. As well as the ridge vent, now lead capped, vertical ducts on the Nave walls bring air from further large air bricks above floor level to top of dado level where hinged wooden flaps do not control the winter winds well. Might be sealed down to reduce heat loss.

62. Three Chancel windows, twelve in Nave and two in Vestry have steel framed opening hoppers in the leaded glass. Cords missing. One in the Vestry is kept open for an outside light cable to pass around the ventilated glazing protection.

63. WC extract fan switched with light with timed overrun.
No visible discharge for the flexible duct from the wc fan which may end in the roof void.

Glazing, Protection

64. E lights plain clear leaded glass with minor coloured glass in the cusped heads.
Noticeably dirty between glass and polycarbonate.

65. One S Nave window is stained S George between painted cast diaper glass, 1931 Coulson memorial, sound.

66. Remaining S Chancel, Nave and Vestry all plain rectangular glass in wooden frames, dirty like E.
In Nave one pane cracked in SW light and three cracked on N side.

67. All glass is well protected by ventilated polycarbonate fixed across the whole of each wooden frame or to stone at E. Inevitably dirt gets inside and shows and reduces daylight a little.
The sheeting should be removed periodically for cleaning of glass and polycarbonate, using very clean water and gentle washing to avoid scratching the soft polycarbonate.

Floors, Rails, Stair

68. A low sandstone altar plinth with mixed colour encaustic tiles on solid floor at the rest of the Sanctuary. Minor holes at the E edge where pipe brackets have been removed. Carpeted communion step, slightly lower, suggesting the tiles were added.

69. The Choir has good carpet on a solid centre walkway, stone steps and softwood platforms each side under the benches. All seem sound.

70. The Nave has solid floors at the ends and at a wide centre walkway with suspended softwood boards under the seating each side. Bare concrete at the far E end.
Fitted carpet on the walkway, solid W end and part of the suspended floors.

71. In Vestry recent laminate on apparent boards on a shallow concrete vault over the boiler room.
Non slip vinyl sheet in wc. The formerly lower concrete Porch floor is covered by clean off carpet on an added timber floor flush with the Nave and outside tarmac.

72. All floors and carpets appear sound though access is partial due to the furniture and carpets.

73. The communion rail is stout stained pine with the bottom rail fixed down, good condition. Brackets for the lift-out middle. Black painted curved handrails at the Chancel steps.

Reredos, Monuments, Furnishings, Organ

74. Plain panelled reredos with some painted carving, pine altar with frontals. Pine choir benches and clergy stalls all sound except some boards in backs of both back benches have slipped out of the framing.

75. Three wall plaques good.

76. In the Nave sound hexagonal pine pulpit without handrail at the short steps.
Paler chairs with kneelers, modern lectern in centre walkway.

77. At W end a stone 1944 memorial font, octagonal with concave sides. Large monolithic bowl with fixed metal insert and drain. Short pedestal with two joints, large stone base. Wooden cover.

78. Small one manual pipe organ built and maintained by Harrison & Harrison. Plain softwood case, blower in box in Nave. Tuned and in use.

79. Kitchen fitting in Nave NW corner. Box lids to hide the taps and worktop. Sound.

Heating

80. A modern mains gas supply and meter with large external case at NW, two wall condensing boilers in the basement with balanced wall flues, pressure vessel and condensate drains to a tank with a sump pump, said to be working well.
Controlled by room thermostat and 7 day timer in Vestry. An optimiser control is not used. Frostat.

81. Densely spaced radiators and a fan convector at back of Nave. Finned tubes under choir stalls.
Said to be very effective and convector not noisy.

82. In wc small radiator and two electric tube heaters for frost protection when no heating.

83. Basement well ventilated by added airbricks. Filling with storage.
In the basement thin lagging on pipes to Vestry radiator and none on the larger circuit pipes and pump mean some waste of energy.

Scope for economy by more lagging at pipes and pump

84. Lack of lagging on large heating pipes in the Store next to the kitchen may help control any damp in the walls.

Electrical

85. Single phase overhead supply from pole to Vestry wall. Distribution board with RCCBs and multiple surface cables rising to the roof void. Recorded as rewired in 1993.
Last system test 2021 and remedial work on 7 reported defects done.
Orange sheathed surface PYRO cables are reasonably discrete.

86. No reported faults. Test reports are recommended be kept with the Log Book.
A new periodic test report will be due 2026 (see Addendum).

87. Surface metal twin 13A sockets at the Chancel S side, Nave W end dado, at the E and W ends of the S wall. Recessed plastic sockets in the Vestry and surface plastic at the kitchen fitting.

88. Chancel lighting by two wall head 30W LED floods and three spots. Slight emphasis on the altar and reredos. One on the screen not working may have been a pulpit reading light.

89. Nave lighting all fixed above the wall heads. PAR spots (or may be LEDs) on the font and lectern, LED floods for general lighting. Enough light but limited control for liturgy.
A simple improvement might be to rewire the pendant glass shades (stored over wc) in part of the church to soften the light and spread some into the roof.

90. In Vestry a fluorescent tube. In Porch and wc round low energy ceiling lights.
In boiler room pyro wiring, surface metal switch and good fluorescent light.

91. Emergency lighting in Porch and over the single Nave door.

Fire Precautions

92. Extinguishers last serviced September 2023:

Organ	2kg CO_2
W nave	two 6 litre foam

In case of proposal to change note the insurer EIG advises dry powder extinguishers should remain confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

Water and Sanitary facilities

93. Stainless sink and drainer at kitchen fitting. Basin at wc. Hot water from a shared Redring instantaneous electric heater in the furniture store.
Trench Arch foul drainage at N side (which is a simple composting soakaway and suitable for limited use only) is said to work but there have been pipe blockages – hence the added inspection chamber.

Access and use by people with disabilities

94. The steep approach and limited car parking was improved by widening the tarmac. Good standard of 'level' access from the raised roadway across the raised Porch floor to the Nave and new accessible wc which has an alarm, contrasting colour rails and mixer tap.

95. Use of the Chancel by the infirm is eased by handrails at the steps and handholds in the Chancel.

Security

96. Isolated and overlooked by a single house (former vicarage).
A simple deadlock at the entrance. After past thefts police advice has been not to risk damage by securing any interior part. No safe. Minor silver is kept in a cupboard.

Churchyard, boundaries, sign, paths, trees

97. A closed hilltop churchyard continuous with the adjoining municipal cemetery with which it seems to share maintenance. Cleared of most stones, grassed and well maintained.
At the road hedges and cast iron gate posts without gates.

98. The main feature is a granite war memorial obelisk and cross between the road and church. It may have been heightened by adding a base for 2nd war names. Cleaned and repaired by the local authority some 20 years ago. Good condition. Round it loops the short steep tarmac access.

99. A new long lasting printed metal sign with locking glass doors and powder coated legs.

100. Large sycamore between the N side of the church and the former vicarage garden, formerly overhanging the church, has been removed. A horse chestnut by the access and tall limes by the war memorial.

101. The few headstones, mainly at E and N are in fair condition.
An isolated 'Stewart' stone S of the church entrance may eventually be overturned by a tree growing tight against it.
A tall leaning 'Wilson' celtic cross under a fir tree S of the Chancel. Now lies flat and overgrown. Not known whether it was laid down deliberately. It now impedes grass cutting and is a loss to the quality of the churchyard.


2013


2018


2023

Archaeology

102. Consultation with the local authority archaeologist indicates that the church and its site are not of archaeological importance.

General comments

103. A well kept and attractive church and grounds.

104. It would be easy to remake the covered stencilled frieze if the parish wanted to reintroduce a little colour in this simple building.

105. A decision on the turret and bell (further removal and lower capping, further protective capping to arrest decay or full rebuilding) should be made before too long.

PART THREE

RECOMMENDATIONS in order of priority

For immediate action

Replace broken roof tiles	14, 16
Clear N gutters and all gullies	27, 30
Renew ring handle at entry doors	41

For completion within 18 months

Decide preferred action at bell turret	5, 18
Rake and point all open joints at buttresses	32, 33, 36
Rake and point open joints at W side of chimney	34
Investigate lifting of chimney top courses and improve weathering either by removing pots and top courses with new flag cap or simple repointing	34
Rake and grout joints in W watertables	35

For completion within five years

Act on former bell turret	19 -25
Wire brush and paint steels at boiler room ceiling	48
Obtain periodic electrical installation test report in 2026	86 and Addendum

Desirable improvements

Carefully brush plants from accessible roof tile joints N side	15
Take down and wash window protection and glass and paint S window frames	42, 64, 67
Relay disturbed insulation quilt over part of the W end	47
Patch E gable plaster and decorate	50
Extend ventilated dado panelling on the Porch S wall	53
Seal down lids on internal vents	61
Increase hot pipe lagging in boiler room	83
Re-erect Wilson celtic cross on relevelled base	101

Recommendations on Maintenance and Care

Keep asbestos survey with Log Book	2
Clean gutters and gullies at least once a year	30
Clear cobwebs	54
Keep ground levels down below airbricks	60
Control storage in the basement	83

ADDENDUM to the SURVEY REPORT
Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991

PURPOSE OF REPORT This is a general report only, as is required by the Measure. It is **not** a specification for execution of repairs and must not be used as such. The parish is reminded that it will be necessary to obtain either the Archdeacon's permission or a Faculty if it is intended to make repairs for which an architect's specification should be sought. The PCC minutes must record that an application is being made for permission or faculty and a copy of that minute must accompany the application together with a full specification, drawing where appropriate and an estimate of the cost of the work. In any application for grant aid a full specification is always required.

LOGBOOK The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

MAINTENANCE Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:
maintenance under contract by a local builder or handyman or
maintenance by church working party
Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

HEATING INSTALLATION A proper examination and test should be made by a qualified engineer annually **and a written report obtained for the log book**

ELECTRICAL The installation should be tested every five years and immediately if not done within the last five years by a competent electrical engineer, that is a certificate holder of the National Inspection Council of Electrical Installation Contracting (NICEIC), a member of the Electrical Contractors Association (ECA) or of the National Association of Professional Inspectors and Testers (NAPIT) and a resistance and earth continuity test should be obtained on all circuits. **The test report should be kept with the Log Book**. The present report is based on a visual inspection of the main switchboard and certain random sections of the wiring without the use of instruments.
To check registration with NICEIC and ECA see www.electricalsafetyregister.com

LIGHTNING CONDUCTOR Any lightning conductor should be tested by a competent electrical engineer every five years (in addition to any recommendation in this report) in accordance with the British Standard Code of Practice. Records of the results and condition should be kept with the Log Book. Note that there is no general requirement for a Lightning Conductor.

CHURCH WARDENS' INSPECTION Although the Measure requires the church to be inspected every five years serious trouble may develop in between these surveys if minor defects are left unattended. It is recommended that the wardens should make or have made a careful inspection of the fabric at least once a year and arrange immediate attention to such matters as displaced slates and leaking pipes.

PEOPLE WITH DISABILITIES 'One of the striking characteristics of the Gospel narratives is Jesus' concern for people with disabilities but sadly the Church has, in the past, given little attention to their needs. The design of our buildings has often proved a barrier to those who attend church services' (Chairman of the Church Buildings Council). The PCC are reminded that the Disability Discrimination Act 1995 places a duty on churches to review all practices and facilities and to take all reasonable steps to avoid discrimination against people with disabilities caused by physical features, bearing in mind the limitations often found in historic buildings
Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

INSURANCE The PCC is advised that insurance cover should be reviewed annually to take account of any rise in the cost of rebuilding.