

## 2025 QUINQUENNIAL INSPECTION REPORT

### **CHURCH OF ST. ANDREW, ROKER**

(Ref: 2518)

Diocese of Durham  
Archdeaconry of Sunderland  
Deanery of Wearmouth



**Prepared by John A. Barnes B.A. B.Arch. AABC IHBC EASA**

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**Date of Report: 22<sup>nd</sup> May 2025**

**Date of Inspection and weather conditions:**

10<sup>th</sup> April 2025: warm and sunny.

30<sup>th</sup> April 2025: warm and sunny.

14<sup>th</sup> May 2025: overcast and dry

(Date of previous Report: February 2021 (delayed by Covid19) by John Barnes of JABA Architect)

## **1. Executive Summary of General Condition**

The non-traditional arrangement of reinforced shuttered concrete and mass masonry including wide pointed arches has resulted in some movement, especially noticeable in the South Transept, and the corrosion of reinforcement on the internal face of the Tower walls and roof. The widespread corrosion of steel window frames and cracking of the window tracery was the result of unconventional designs largely constructed by a shipyard workforce.

After extensive repairs, including re-leading the Nave glazing in bronze frames (2010-2015), replacing most of the rainwater pipes (2015 – 2018), re-roofing and repointing the Tower above 9m (2018), overhauling drainage to south and east (2019), refurbishing southeast Porch doors (2019), and repair of the Chancel carpet (2016) and tapestry (2018), the building is now in a reasonable condition.

Major items which still require attention include re-slating of the Nave buttress pinnacles, re-felting the parapet gutters, replacement eroded pointing below 9m height, and the removal of asbestos.

## **2. Previous Report.**

### **2.1 Work completed since previous report**

2021

2No. trees felled south boundary.

Alarms tested.

Organ tuned.

Vestry light fitted.

Tower door eased.

Electrical inspection.

2022

Alarms tested.

Boiler serviced.

South Transept roof repairs.

2No. ash trees felled on north boundary.

Woodworm treatment in Vestry and choir stalls.

PAT

**2023**

Boilers serviced.  
Organ tuned.  
Alarms tested.  
Ringing Room window sealed.

**2024**

Smart meters fitted  
Sockets added to Ringing Room.  
Façade cream applied to east face of Tower.  
Slates repaired on Chancel roof.  
Break in east gable finial repaired.

**2.2 Work outstanding from the previous report:**

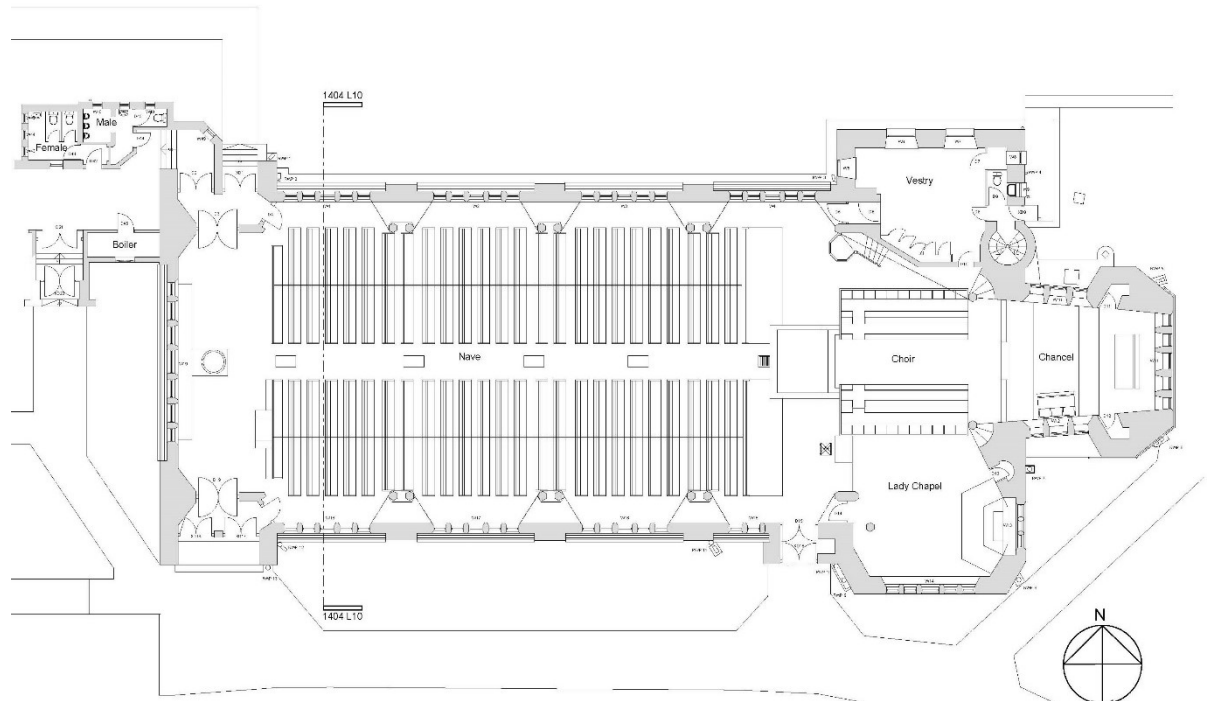
1. Investigate southwest Porch soffit and repair.
2. Replace stone slates over 5No. north pinnacle buttresses and repoint.
3. Repair oak noticeboard.
4. Replace window above North Porch.
5. Remove broken door closer D10.
6. Re-tile WC.
7. Remove/manage asbestos in Undercroft and Tower stair.
8. Replace frost damaged mortar on Tower corner turrets above lead trays.
9. Replace stone slates over west facing wall heads.
10. Replace corroded window grilles in Tower and North Transept.
11. Replace parapet gutter linings on Nave.
12. Overhaul door springs in west lobbies.
13. Refurbish lychgate.
14. Commence repointing south and west walls.
15. Repair South Transept east window.

**2.3 Log Book was available for inspection****3. Brief Description of the building**

The church is situated on rising ground a few hundred metres north of the River Wear close to the sea front in the early C20 suburb of Roker. Designed by Edward Prior and dedicated in 1907, the church has a simple cruciform plan with a large Nave, Lady Chapel in South Transept, Vestry in North Transept, choir in the crossing and Chancel below the Tower. It is of a unique, heavy Saxon style externally, supported by reinforced concrete which allows huge uninterrupted span and large areas of specially blown glass slab windows. (See Appendix for plans, elevations and sections.)

The interior contains work by many of the finest Art & Craft designers, including lettering by Eric Gill; lettering and painting by MacDonald Gill; furniture by W. Thompson, Randall Wells and Ernest Gimson; frontal, tapestries and carpets by William Morris & Co. and Burne-Jones; wrought ironwork by Ernest Gimson and stained glass by Henry Payne.

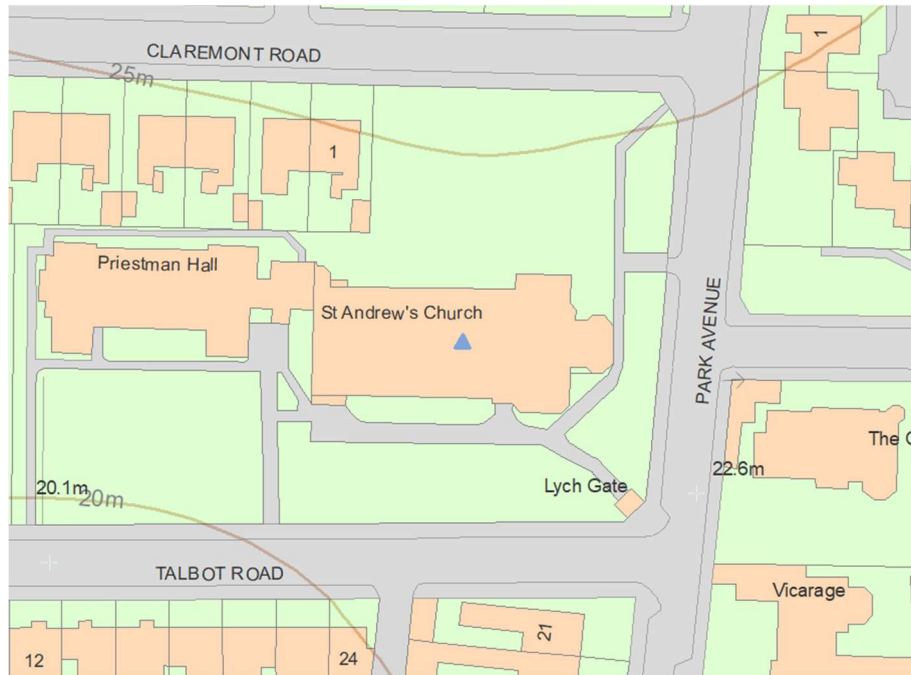
## 4. Plan of the church



## 5. Statutory Listing

**Church listed Grade I    NZ45NW    PARK AVENUE 920-1/5/162 Church of St Andrew  
National Grid Reference: NZ 40407 59380**

Parish church. 1906-7. By Edward S Prior; A Randall Wells site architect. Principal benefactor John Priestman. Inscriptions by Eric Gill; interior has painted plaster by MacDonald Gill to design by Prior, further E Gill inscriptions, and stained glass by HA Payne. Marsden magnesian limestone rubble, reinforced concrete arches, purlins, and tracery. Roof stone slates. Sanctuary, E tower over one-bay chancel, choir with N vestry and S morning chapel in transepts, 4-bay nave with W baptistry, N and S porches, and SE morning chapel porch. Free Gothic style. EXTERIOR: windows have innovative tracery of triangular-headed lights, Saxon style, some with transoms and some with horizontal lattice tracery, mullions polygonal and unmoulded. Cantled corners to sanctuary and transepts, hexagonal buttresses to tower. Nave buttresses are shallow, rising from plane of wall below sills and coped below eaves. Above these, and behind the sloped coping of the nave walls, internal piers rise through the roof to show as transverse buttresses with gabled coping. High gabled sanctuary has cantled corners and 5-light window, the masonry radiating from the window head. 3-stage tower has tall first stage with 3-light N and S windows; second stage has small rectangular lights; top 5-light windows with elliptical heads recessed under triple chamfers which spring from angle buttresses.



Stepped parapets of tower are flanked by pierced buttress parapets. Tower has NW round stair turret with single triangular-headed lights and gabled roof with small quadrant arch leaning against tower. Similar lights in N gable of vestry. Morning chapel has large 5-light pointed-arched window with rectilinear intersecting tracery and similar transoms; double mullions and transoms in circular E light; canted corners. Nave walls in 2 planes, the lower part stone-coped forming sills to windows which are recessed between shallow, coped buttresses in same plane as lower wall. Monopitch roofs of shallow porches are continuous with window-sill coping, the SW porch projecting from the baptistry. Dedication inscription by Eric Gill on SE corner of tower. INTERIOR: rubble except for painted plaster in chancel and sanctuary. Chancel tapers to sanctuary and has painted domed vault under tower; choir has diagonal arches across transepts making wider opening to nave. Triangular-section piers between windows rest on flat, roughly-tooled soffits extending from walls to pairs of slender hexagonal ashlar columns, forming low narrow aisles; from these principal piers spring window rerearches at a high level in one direction and massive cruck-shaped nave arches from the base in the other. These piers pass through the roof as noted above. Big concrete purlins carry the oak rafters. Baptistry with stone bowl font by AR Wells has carved hexagonal piers, and wood cover by Thompson of Kilburn, and is under the centre of the arch formed by wider W piers against which the N and S porches lean. Panelled sanctuary and choir, high boarded nave dado, furnishings and fittings of highest quality throughout in the spirit of the Arts and Crafts Movement. E window has stained glass Ascension, and S morning Chapel Christ the Comforter, by Payne; E morning chapel window with signs of the Evangelists made by Thompson and Snee, Gateshead, and said to be designed by Burne-Jones. Other windows clear glass with special qualities of texture and brilliance; some windows in poor condition at time of survey but restoration work is expected to start soon. The building combines vernacular and modern materials in a completely new approach to church architecture; the whole a rare artistic achievement.

## 6. Maintenance Responsibility

PCC undertakes churchyard maintenance, no burials present.

## 7. Specific Limitations of the Report

*For General Limitations see also Appendix 1; Explanatory Notes*

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Access was gained at the Nave, Transept and Tower roofs otherwise inspections were made from ground level.

The following parts were inaccessible and excluded from the inspection:

1. Organ and organ chamber.
2. Small void over Chancel ceiling.

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 2020. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a third party. When the PCC is ready to proceed with any of the recommended repairs the Inspecting Architect should be asked to prepare a Schedule of Work and a Specification on which DAC consent, and quotations from suitably qualified contractors can be sought.

Where information has been supplied to the Inspector this is assumed to be correct.

## 8. Carbon reduction targets

The General Synod has committed to a carbon reduction target of Net Zero by 2030 and has issued the 'Practical Path to Net Zero Carbon' (PPNZC) to show how this might be achieved. They have created an 'Energy Footprint Tool' which can be used to establish the church's carbon footprint as part of the Online Parish Returns System. By inputting your most recent energy bills you will be able to calculate the amount of carbon produced, and receive helpful tips to reduce carbon omissions.

### 9-13. Schedule of Repairs with priority and budget cost.

The following categories denote urgency of work:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within 2 years

D - Requires attention within 5 years

E - Desirable improvement with no timescale

M - Routine maintenance which can be carried out without professional advice or a Faculty.

X - Further investigation is necessary.

*Please note that the estimates given below are approximate and based upon prices at the time of the Report but exclude the cost of scaffolding and VAT. Some items may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.*

#### ITEMS INSPECTED :

##### 9. EXTERNAL ELEMENTS

- 9.1 Roofs
- 9.2 Rainwater goods and disposal systems
- 9.3 Parapets and verge upstands
- 9.4 Walling and pointing
- 9.5 External doors
- 9.6 Windows
- 9.7 Below ground drainage

##### 10. INTERNAL ELEMENTS

- 10.1 Tower
- 10.2 Bells and frame
- 10.3 Roof and ceiling voids and ventilation
- 10.4 Bats and other protected species
- 10.5 Roof structures and ceilings
- 10.6 Upper floors, balconies and access stairways
- 10.7 Ground floor
- 10.8 Partitions, screens and internal doors
- 10.9 Internal wall finishes
- 10.10 Monuments, plaques etc.
- 10.11 Vestry & WC
- 10.12 Fittings, fixtures, furniture and moveable articles
- 10.13 Organ
- 10.14 Accessibility

##### 11. SERVICES




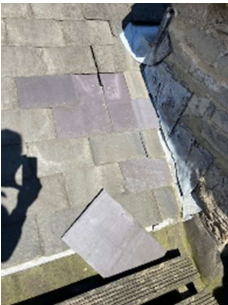

- 11.1 Electrical installation
- 11.2 Water installation
- 11.3 Gas installation
- 11.4 Oil installation
- 11.5 Heating installation
- 11.6 Insulation and air leakage
- 11.7 Sound system
- 11.8 Fire Precautions
- 11.9 Lightning protection
- 11.10 Asbestos

##### 12. CHURCHYARD







- 12.1 Buildings within the curtilage
- 12.2 Ruins maintained by the PCC
- 12.3 Monuments, tombs and vaults
- 12.4 Boundary walls, fences, railings and gates
- 12.5 Hardstanding areas
- 12.6 Grassed areas
- 12.7 Notice board
- 12.8 Lighting





##### 13. TREES






- 13.1 Identification of tree preservation orders
- 13.2 General health of trees/safety concerns
- 13.3 Impact on nearby walls and buildings



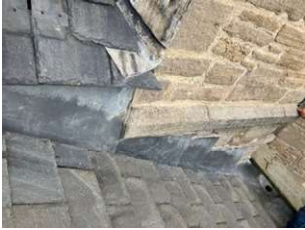


Reference	Condition	Action	Priority	Cost£	Photograph
9. EXTERNAL ELEMENTS					
9.1 Roofs					
1.	Tower has asphalt roof in good condition except for gulls' nest and debris which can block outlet.	Remove all debris.	A(M)	-	
2.	Bird netting has fallen off southeast turret. Also, fixings are into asphalt.	Re-fix netting but use timber weight at base instead of screws.	A(M)	100	
3.	Nave roof at approx. 35° pitch has blue slates, 2No. slipped low level south side, 1No. north side.	Replace.	A(M)	100	  








Reference	Condition	Action	Priority	Cost£	Photograph
4.	Lead valley to rear of southwest pinnacle cracked.	Repair.	B	200	
5.	Lead valley to rear of north pinnacle beginning to crack.	Monitor over quinquennial period.	D(M)	-	
6.	Felted parapet gutters (c.2000) are distorted with water build up between layers and signs of water ingress beneath. (see 10.9.1)	Repair.  Replace when beyond repair.	C  E	?  12000	
7.	Transept roofs at approx. 24° pitch have 2No. slipped slates.	Replace.	A(M)	100	
8.	Small slate roof over Chancel repaired late 2024, pigeon grilles cleared.				
9.	Duckboards to Nave parapet gutters are starting to decay.	Patch repair and set level.	B	200	
10.	Nave pinnacles have stone slates in poor condition. South side repaired (2012), north side has 2No. slipped slates caused by corroded fixings, also delaminating.	Patch repair 2No. slate locations.	B	400	
		Re-slate north side.	E	8000	

Reference	Condition	Action	Priority	Cost£	Photograph
					
11.	Porches have stone slates, water ingress and daylight visible through southwest roof.	Investigate and repair as necessary.	X	?	 
12.	West flashing to Priestman Hall entrance slipped.	Re-fix flashing.	A(M)	50	
13.	West gable has inclined stone slates over wall heads.	Monitor over quinquennial period.	D(M)	-	

Reference	Condition	Action	Priority	Cost£	Photograph
<b>9.2 Rainwater goods and disposal systems</b>					
1.	Cast iron rainwater pipes and Porch gutters replaced (2014-2018) and in good condition, though paint beginning to deteriorate.	Prepare and re-paint accessible RWP and gutters.	D	1000	
2.	Lead-lined stone chute blocked on south side of Nave.	Clear and check all others.	A(M)	60	
3.	Soil pipe to northeast appears to have most clamp fixings missing, and is in a dangerous condition.	Secure	A(M)	200	
4.	Blocked and loose asbestos cement(?) hopper and cast iron shoe from Priestman Hall roof discharge into north Porch gutter.	Unblock hopper. Carefully remove hopper and replace in cast iron.	A(M) A	Incl. 300	
5.	Third RWP section on Chancel south appears to be blocked.	Dismantle, unblock and reassemble.	A(M)	100	


Reference	Condition	Action	Priority	Cost£	Photograph
<b>9.3 Parapets and verge upstands</b>					
1.	Loose pinnacle flashings at southeast and west Nave.	Re-fix.	A(M)	100	 
2.	Loose flashings at South Transept. Tower junction.	Re.fix.	A(M)	100	
3.	Wide sandstone gable copings in good condition. Mortar flashing at Nave west gable loose in places.	Monitor over quinquennial period.	D(M)	-	
4.	Nave parapets have minimal drip course which allows water to run down wall beneath. North side lime mortar frost damaged as a result.	Monitor over quinquennial period.	D(M)	-	
5.	Tower parapets re-capped (2018) are in good condition.				
6.	Short cross finial on east gable repaired (2024) where diagonal crack on shaft.				



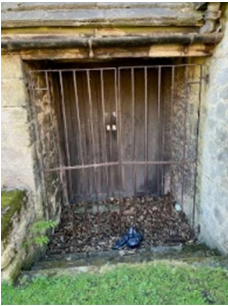

Reference	Condition	Action	Priority	Cost£	Photograph
<b>9.4 Walling and pointing</b>					
1.	Walling in un-coursed Marsden limestone rubble over 1m thick, exposed internally. Areas beneath windows to south and west have extensive lime mortar erosion which is allowing water to enter.	Repoint most eroded areas using lime mortar.	D	6000	
2.	Beneath east gable has cement patch pointing and eroded lime mortar.	Repoint using lime mortar.	D	2000	
3.	Tower repointed above 9m height (2018) using lime mortar experienced dampness on Ringing Room east side. Façade cream applied (2024); dampness much reduced at current inspection.				
4.	Frost damaged Nave upper north wall (see 9.3.3.).	Repoint using a more resilient lime mortar.	E	3000	
5.	Much vertical cracking to west.	Monitor over quinquennial period.	D(M)	-	 

Reference	Condition	Action	Priority	Cost£	Photograph
6.	Cracked lower lintel to east.	Monitor over quinquennial period.	D(M)	-	
7.	Vertical cracking to North Transept.	Monitor over quinquennial period.	D(M)	-	
8.	Rusting redundant gutter brackets to North Transept.	Remove	E	200	

### 9.5 External doors

- |    |   |  |                  |                |   |
|----|---|--|------------------|----------------|---|
| 1. | Main doors to southwest protected under a canopy.   |  |                  |                |   |
| 2. | Wheelchair accessible oak doors to southeast repaired (2019). Left hand door twisted and rubbing against frame when opening. Weathered surface. | Ease edge of leaf to prevent permanent damage.<br><br>Oil              | A(M)<br><br>A(M) | 100<br><br>160 |  |
| 3. | Lightweight oak Vestry door leaks, and has been previously repaired after attempted break-ins.  | Consider installing oak cover beads externally.<br><br>Re-oil surface. | C<br><br>C       | 200<br><br>80  |   |



Reference	Condition	Action	Priority	Cost£	Photograph
4.	Oak north doors protected under canopy. Iron gates rusting. Leaf debris accumulating.	Remove leaf debris and re-paint gates.	B	300	
5.	Tower door has weathered surfaces.	Re-oil surface.	B(M)	60	

### 9.6 Windows

1. Nave slab glass windows W1 – W4, W10, W12, and W15 – W18 re-leaded (2011-14) in bronze frames and protected by polycarbonate north side: excellent condition.



2. Chancel W11 has Payne stained glass repaired (2011), protected by polycarbonate: good condition.




3. South Transept W14 has Payne stained glass, cleaned and partly repaired (2014), protected by polycarbonate, retained mild steel frames: reasonable condition.







4. South Transept round window W13 has Thompson & Snee stained glass in poor condition with several serious cracks: unprotected.



E ?



5. Nave west W19 has slab glass window in retained mild steel frame which leaks during driving rain. Reasonable condition, unprotected.


Reference	Condition	Action	Priority	Cost£	Photograph
6.	Triangular window over southwest Porch re-glazed slab glass in stainless steel frame (2000) in good condition.				
7.	Triangular window over north Porch is in a poor condition with corroded steel frame, cracked and bowed glass.	Renew.	E	?	
8.	Vestry window W5 is stained glass protected by a rusting steel grille; in reasonable condition.				
9.	Windows W6 and W7 are concealed by timber and opaque polycarbonate; condition unknown.				
10.	North Transept has 3No. small lancets W67 – W69 in poor condition behind polycarbonate (2018).				
11.	Former vents to stair G1 – G9 replaced in bronze frames behind lattice grilles (2018): in excellent condition.				
12.	Timber grille G10 on South Transept is inaccessible.				
13.	Store window W8 has corroded frame and missing glass.	Replace glass in refurbished frame.	E	1600	
		Board over and fit protective grille to match adjacent.	B	400	



Reference	Condition	Action	Priority	Cost£	Photograph
14.	WC window W9 has corroded grille filled with leaf debris.	Replace grille.	B	400	
15.	2No. undercroft windows W71 & W72 are protected externally by rusted steel grilles: fair condition.				
16.	Window to organ chamber has broken panes.	Remove grille and board over. Repair glass and replace grille.	B	450	
17.	2No. rusting grilles on west side of North Transept are unsightly.	Consider replacing grilles.	E	800	

Reference	Condition	Action	Priority	Cost£	Photograph
<b>9.7 Below ground drainage</b>					
1.	Surface water and foul water from the east end runs south in a 100mmØ drain to a chamber adjacent lychgate which also takes a drain along the south side of the church. Much replaced owing to root blockage east side (2019).				
2.	Discharge from north side not confirmed, though 2No. chamber covers lifted to find blocked chambers. Recent blockage flooded Vestry (see 10.7.5).	Clear drain and investigate connections using CCTV.	X(M)	800	
3.	Clay dishtops replaced to south and east (2019). Several have deposits of leaf debris.	Clear gullies.	A(M)	100	

Reference	Condition	Action	Priority	Cost£	Photograph
<b>10. INTERNAL ELEMENTS</b>					
<b>10.1 Tower</b>					
1.	Belfry dry and in good condition with louvres blocked internally. Small section of east cladding dropped where nails have rusted.	Re-fix cladding.	A(M)	60	
2.	Ringling Room with acoustic ceiling above in good condition.				
<b>10.2 Bells and frame.</b>					
1.	Frame, 10No. Gillet & Johnston bells, wheels etc. in excellent condition except for worn ropes.	Repair/ replace ropes as necessary.	B(M)	200	
<b>10.3 Roof and ceiling voids and ventilation.</b>					
1.	Small inaccessible void over curved Chancel ceiling.				
<b>10.4 Bats and other protected species:</b>					
		-none present			
<b>10.5 Roof structures and ceilings</b>					
1.	Nave has very substantial pre-cast concrete purlins at approx. 2.4m ctrs between stone-faced reinforced concrete arches, with wide softwood rafters and plastered soffits between. Small plaster repair south side otherwise in good condition.				
2.	South Transept has substantial timber ridge running north-south carrying wide softwood rafters and plastered soffits				


Reference	Condition	Action	Priority	Cost£	Photograph
	between. All in reasonable condition.				
3.	North Transept has substantial timber ridge and pair of purlins running north-south carrying T&G inclined boarded soffit.				
4.	Vestry has black painted wide joints with plastered soffits between. In good condition.				
5.	WC and Store have plastered concrete soffits with peeling paint.	Prepare and re-finish.	E	200	

#### 10.6 Upper floors, balconies and access stairways




- |    |  |              |      |   |
|----|--|--------------|------|---|
| 1. | Door off newel stair leads to Organist's Gallery.  |              |      |   |
| 2. | Timber floor over Vestry supports Organ Chamber. Boards east side were noted to be water damaged at previous inspection. | Investigate. | X(M) | - |


#### 10.7 Ground floor

1. Circulation areas have riven sandstone with uneven, dusting finish.
2. Flush pew platforms in unsealed 32mm thick hardwood parquet. Good condition except where blocks are loose.
3. Carpet finish to dais at east end of Nave in good condition.

Reference	Condition	Action	Priority	Cost£	Photograph
4.	Morris & Co. carpet is being damaged by looseness.	Re-fix pulled tight.	A(M)	-	
5	Vestry has red-painted concrete floor damaged by water ingress owing to blocked drain to west (see 9.7.2).				

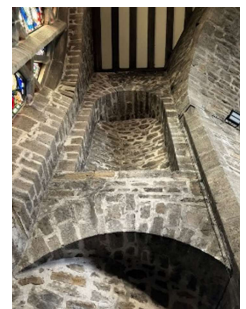
#### 10.8 Partitions, screens and internal doors.

1.	Oak plank lining fixed with copper nails to Nave and South Transept is water marked from previous leaks, otherwise in reasonable condition.				
2.	Oak panelling to Choir and organ screen, by Ernest Gimson's workshop, vary in colour though appear in good condition.				
3.	Vestry has live woodworm and signs of rot in west facing panelling.	Investigate	X(M)	100	
4.	Vestry door D5 has cracked outer plank adjacent cylinder lock, otherwise in good condition.				

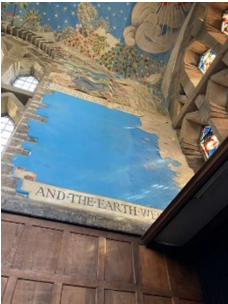



Reference	Condition	Action	Priority	Cost£	Photograph
5.	Vestry door D10 is binding and has a detached closer.	Ease and remove closer.	A(M)	100	
6.	Southwest Lobby D19 side door had restricted opening owing to piston failure, noted in previous report.	Investigate.	X(M)		
7.	Northwest Lobby D4 side door had restricted opening owing to piston failure, noted in previous report.	Investigate.	X(M)		


#### 10.9 Internal wall finishes

- |    |  |                                   |      |   |
|----|--|-----------------------------------|------|---|
| 1. | Stone faces internally to Nave and Transepts generally in good condition though vertical crack to east and west of South Transept and signs of water leakage below Nave parapet gutters (see 9.1.6). This continues down window reveals where it can be seen as efflorescence. | Monitor over quinquennial period. | D(M) | - |
|----|--|-----------------------------------|------|---|







Reference	Condition	Action	Priority	Cost£	Photograph
2.	Chancel walls are painted above 4m height as part of the mural by McDonald Gill (1927). Extensive blistering and efflorescence adjacent east window caused by previous run-off from blocked roof outlets above. This detail was altered in 2018 and appears to have dried up since the previous inspection.	Monitor over quinquennial period.	D(M)		
3.	Vestry walls are painted white with clay tiled cills to windows. Much efflorescence below 1m height where walls retain approx. 600mm of soil externally. This will have been made worse by recent flooding (see 10.7.5).	Monitor over quinquennial period.	D(M)	-	
		Pull furniture etc. off wall to improve ventilation.	D(M)	-	
4.	WC walls are white tiled with many detached around basin.	Repair.	C(M)	100	
5.	Walls in southwest lobby are saturated by the blocked hopper above, (see 9.2.2).	Clear.	A(M)	Incl.	
6.	Undercroft walls are mainly painted white and in reasonable condition.				

Reference	Condition	Action	Priority	Cost£	Photograph
<b>10.10 Monuments, Plaques etc.</b>					
1.	Large painted timber war memorial below west window is in reasonable condition but is dirty and water marked from the leaks in glazing above.	Contact the War Memorial Trust for cleaning advice.	C(M)	?	
2.	Eric Gill inscription on curved stone plaque to north door pier (1907) in excellent condition.				
3.	Stone plaque on south door pier in excellent condition.				

**10.11 Vestry & WC**

1. Well-appointed Vestry suffering from damp ingress (see 10.9.3 & 10.7.5).
2. Large Chatwood safe in good condition, small Crusader safe corroding otherwise in reasonable condition. Corroding safe in store does not have a key.
3. Carved leather and hardwood chair in reasonable condition.
4. Desk in composite board deteriorating at low level where wetted by recent flood.
5. Table in reasonable condition.
6. 7-drawer linen chest in good condition.



Reference	Condition	Action	Priority	Cost£	Photograph
7.	Adjacent WC serviceable but damp.				
8.	Small dehumidifier overflows when not emptied, adding to the damp problems.	Consider how larger unit could be permanently plumbed in.	A(M)	-	

#### 10.12 Fittings, fixtures, furniture and moveable articles.

1. Carved round stone font by Randall Wells with oak top by Thompson of Kilburn; in excellent condition.
2. Octagonal canopied pulpit by Gimson on heavy stone plinth and steps in good condition except for loose handrail, noted at previous inspection.
3. Simple oak pews have dusty appearance otherwise in good condition. 2No. at front of Nave have been removed.
4. Choir stalls with finely detailed chamfered joinery by Gimson and Barnsley; in good condition.
5. Double sided rotating lectern by Gimson, with swinging candleholders in rosewood inlaid with silver and mother of pearl, has shrinkage cracks and wax splashes, otherwise in reasonable condition.


Reference	Condition	Action	Priority	Cost£	Photograph
6.	Oak altar table in good condition.				
7.	Altar tapestry by Morris & Co. to design of Burne-Jones; appears in good condition.				
8.	Loose crosses and candlesticks In beaten and lacquered wrought iron by Alfred Bucknall; in excellent condition.				
9.	Oak clergy stalls and Bishop's chair in good condition.				
10.	Loose oak lattice Sanctuary rail with lift-out bar; in good condition.				

#### 10.13 Organ

1.	Organ by Norman & beard, last tuned 2023, said to need repair.	Commission service.	A	?	
2.	Bechstein piano casing in reasonable condition, said to work well after recent tuning.				





#### 10.14 Accessibility





1.	Level access from road through southeast porch into Nave and South Transept only.				
2.	Access is up stair lift into Priestman Hall where there are no wheelchair accessible WCs. This is in breach of the Equality Act 2010.	Prepare a Statement of Need for the installation of accessible WCs and ramp access (already designed).	C(M)	-	
3.	Hearing loop instaled.				

Reference	Condition	Action	Priority	Cost£	Photograph
<b>11. SERVICES</b>					
<b>11.1 Electrical Installation</b>					
1.	Electric main enters below ground from east to main distribution board in Undercroft.				
2.	Last inspection 22.06.21	Commission a test for next year.	B(M)		
3.	Power outlets in grey metal surface mounted boxes.				
4.	Lighting by black floodlights mounted high on east side of window reveals are being replaced with LED as sodium bulbs no longer available.				
5.	Chancel has opal 'sun'.				
6.	Redundant lights in Nave and Chancel.	Remove when access is available.	E(M)	100	
7.	Portable appliance test required.	Commission new test.	B(M)	100	
<b>11.2 Water installation</b>					
1.	Water main enters Undercroft from north side of Tower.				
<b>11.3 Gas installation</b>					
1.	No gas within the church				
2.	Meter housed in external masonry enclosure to west.				
<b>11.4 Oil installation – none present.</b>					


Reference	Condition	Action	Priority	Cost£	Photograph
<b>11.5 Heating installation.</b>					
1.	2No. large balanced flue boilers in Priestman Hall serve 8No. aged fan convectors (1980) in Nave and 2No. in Chancel. Casings corroded, inefficient and noisy.	Commission an annual boiler service.	A(M)	300	
2.	Infra-red wall heater in South Transept.				
<b>11.6 Insulation and air leakage.</b>					
1.	Building fabric uninsulated.				
2.	Pipework insulation intermittent.				
3.	Air leakage low following re-leading of the windows.				
<b>11.7 Sound system.</b>					
1.	4No. fixed microphones. 2No. radio microphones and 6No. wall-mounted speakers. Said to function well.				
<b>11.8 Fire precautions.</b>					
1.	6L foam extinguishers at northwest, southeast and southwest exits, and in Vestry.				
2.	2Kg CO <sub>2</sub> extinguishers in organ and Undercroft.				
3.	Last tested 10.24.				
4.	Fire Action Plan in place.				


Reference	Condition	Action	Priority	Cost£	Photograph
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11.9 Lightning protection.					
1.	Terminals on Tower roof and west gable of Nave with earth rods below and connection along ridge tiles.				
2.	Last tested 2022	Commission a test	C(M)	-	
<hr/>					
11.10 Asbestos.					
1.	Inspection by Trident Surveying Ltd (2014) identified Amosite and Chrysotile asbestos insulation in Undercroft and on Tower staircase.	Seek quotation for removal and environmentally cleaning areas.	C	-	

Reference	Condition	Action	Priority	Cost£	Photograph
<b>12. CHURCHYARD</b>					
<b>12.1 Buildings within the curtilage.</b>					
1.	Priestman Hall is adjoined to the west and is separately Grade II listed.				
<b>12.2 Ruins maintained by the PCC – none</b>					
<b>12.3 Monuments, tombs and vaults - none</b>					
<b>12.4 Boundary walls, railings, fencing, hedging and gates</b>					
1.	Rubble limestone walls to south, east and north are separately listed Grade 2 with lychgate. Heavily pointed with cement. Generally in reasonable condition except for outward movement on southeast corner and east of south gate.	Monitor over quinquennial period.	D(M)	-	 
2.	Ivy and elder growth east side.	Trim back ivy and remove elder.	B(M)	100	
3.	WWI memorial lychgate to southeast set above stone walls with oak frame supporting gabled stone flag roof. Several slates have disintegrated allowing water to rot timber, moss growth.	Re-cover and repair timber.	D	10000	

Reference	Condition	Action	Priority	Cost£	Photograph
4.	Gates have severe corrosion of hinges and rot on lower rail at side.	Repair and re-stain.	C	2000	
5.	Pair of steel south gates in reasonable condition but do not close owing to leaning piers.	Monitor over quinquennial period.	D(M)	-	
6.	Steel northeast gate has broken catch and the leading edge binds where bent. Beginning to rust.	Straighten and re-paint.	B	300	
7.	Vehicle gate east side made from untreated timber and has rotted in several locations.	Replace.	E	1600	
8.	Timber fence to neighbouring property to northwest in reasonable condition.				


### 12.5 Hardstanding areas

1.	Concrete ramp to south and flagged paths to south and east in good condition except for cracks and slight settlement.	Raise flags where settled more than 20mm to prevent trip hazard.	D	200	
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Reference	Condition	Action	Priority	Cost£	Photograph
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12.6 Grassed areas					
1.	Grass all kept short, flower beds cut in south side are well tended.				
2.	Memorial benches have peeling acrylic coating.	Prepare and re-finish in a more suitable coating.	C	300	

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### 12.7 Notice Board

- |    |   |   |   |     |  |
|----|---|---|---|-----|--|
| 1. | Timber notice board in fair condition.          | Refurbish and add wider head to drip water clear of face. | B | 400 |  |
| 2. | Metal board to Hall entrance in good condition. |   |   |     |  |



Reference	Condition	Action	Priority	Cost£	Photograph
<b>13. TREES</b>					
<b>13.1 Identification of trees with preservation orders.</b>					
1.	Not known if any preservation orders in place.	Investigate with Council	E(M)	-	
<b>13.2 General health of trees and safety concerns.</b>					
1.	Mix of mainly sycamore, whitebeam, beech and ash to south, east and north boundaries,				
2.	Trees appear in reasonable condition except for a few small dead upper branches, and early stage of die-back in ash to northwest.	Commission arboreal report	D(M)	?	
<b>13.3 Impact of trees on nearby walls and buildings.</b>					
1.	Trees have been planted too close to walls, especially south side where ground level is 1m above pavement. These are causing outward wall movement (see 12.4.1 & 12.4.5) which is cracking boundary wall and preventing gates closing.	Monitor over quinquennial period.	D(M)	-	
2.	Large sycamore to southwest has limb leaning towards church.	Remove limb to rebalance tree.	D	500	

## Appendix 1: Explanatory Notes for PCCs

- a) The need for a Faculty      The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent will normally be required (with the exception of some minor maintenance items).
- b) General limitations of the Quinquennial Report      The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church Wardens      Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 2018 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. Guidance on these inspections and statutory responsibilities can be found on the Churchcare website.
- d) Rainwater gutters and downpipes      One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.
- e) Insurance cover      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.
- f) Electrical installation      Any electrical equipment should be tested at least once every quinquennium in accordance with IEE Regulations, 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. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.

g) Lightning conductor 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 condition should be kept with the Church Log Book.

h) Heating installation A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins, and the report should be kept in the Church Log Book.

j) Fire extinguishers A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers. A summary of the recommendations is as follows:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one per 250m <sup>2</sup> )
Organ	CO <sub>2</sub>
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if electricity on)

Further advice is available on the Churchcare website.

k) Asbestos It is a duty of the PCC to ensure that an assessment is made of the church to establish whether asbestos is, or is liable to be present. Further advice is available on the Churchcare website.

l) Equality Act The PCC should understand their responsibilities under the Equality Act 2010. Further advice is available on the Churchcare website.

m) Protected species The PCC should be aware of their responsibility where bats and other protected species are present in the church buildings. Further advice is available on the Churchcare website