

Diocese of Durham

Sadberge St Andrew
(CH. No 215)

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report
On the architect's inspection of

25th November 2021

Archdeaconry of Auckland
Deanery of Darlington
Grade II listed – Sadberge Conservation Area

Incumbent – Revd. Mark East



Report prepared by

Sarah Harrison RIBA

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REVISION A

Dates of inspection - 25.11.2021

Weather – Mostly sunny, 2°C

Date of report - December 2021

Date of previous report -June 2015

PART ONE

1. Inspection notes

- 1.1 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. 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. None of the services were tested. Damp meters were not used. Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken. The report is restricted to the general condition of the building and its defects.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.

2. Brief description

- 2.1 The church stands near the top of a mound near the middle of the village through which a Roman road passes. The site shows some signs of having been fortified and, at least on the East side, moats. Other real evidence of use before Norman times is lacking. Records begin with a chapel built just south of the present church in 1266 and demolished on completion of the present church.
- 2.2 The present church of 1832 is a simple nave with narrower square chancel and clergy vestry north of the chancel. A blocked former west porch has recently been converted to an accessible WC as part of a reordering scheme. The south porch, added in 1904, is the current entrance. A lean-to boiler house accessed externally is to the west. Most of the 1832 Romanesque windows were replaced by paired lancets in 1874. Some carved Norman stones incorporated in the chancel and south porch. A more broad discussion of the history is found in 'An Archaeological Assessment' by Peter Ryder, 2001.
- 2.3 Squared sandstone walls with flat pilaster buttresses. Slate roof with a very tall bellcote with two bells. Wide overhanging eaves on large stone corbels. Internally, plain and plastered; chamfered semicircular chancel arch; similar smaller arch at west end of nave. The nave roof has 7 braced king-post trusses with a flat ceiling above the collars.



Internal View of Nave



Bellcote



Lychgate

2.4 The large rectangular churchyard falls from all sides. The chancel is close to the eastern boundary where a steep bank falls away. There has been concern in the past about stability of the chancel but movement reported over the past 10 years has been minor from discussions with past inspecting architects.

2.5 In 2015 a kitchenette was added to the west end of the nave, with an accessible WC in the former west lobby. Ramps were added to the choir stalls.

3. Listing Description

SADBERGE CHURCH VIEW NZ 3416 (South side, off)

15/112 Church of 20/3/67 St. Andrew

Parish church. 1831 by William Ramshaw, refenestrated 1874; south porch and vestry added 1904. Squared sandstone with dressings; incorporating some probably medieval masonry in lower courses. Graduated green slate roofs. Aisleless nave with former porch, now storage, on west end and 1904 porch on south; chancel; north vestry across junction of nave and chancel. 1831 Romanesque-style windows mainly replaced by lancets in 1874.

3-bay nave has chamfered plinth and flat-buttress bay divisions. 3-centred south doorway, in porch, flanked by re-set carved medieval fragments representing The Fall and God triumphing over Satan; small stoup re-set near east jamb of doorway. Mainly paired lancets under hoodmoulds. Round-arched 1831 window in east bay on south side. Roof has overhanging eaves on large stone corbels. Large gabled bellcote at west end above blocked round-arched window. Lower and narrower 2-bay chancel has similar window and roof details; pointed 3-light east window. Gabled west end porch has blocked round-arched doorway. Gabled south porch has pointed doorway of 2 chamfered orders and lancets on returns. Gabled vestry has pointed doorway on east and paired lancets on north.

Interior: plain and plastered; chamfered semicircular chancel arch; similar smaller arch at west end of nave; C19 stone font with octagonal bowl; c.1890 to 1900 memorial stained glass by Hemmings of London; nave roof has 7 braced king-post trusses with a flat ceiling above the collars.

Listing NGR: NZ3409216807

National Grid Reference: NZ 34092 16807

SADBERGE CHURCH VIEW NZ 3416 (South side)

15/111 Lych-gate and churchyard wall to Church of St. Andrew

Churchyard wall and Lych-gate.

1. Churchyard wall. Possibly C18, perhaps incorporating some medieval masonry. Squared sandstone; west wall mainly squared limestone. Large squared sandstone coping stones. Wall encloses rectangular-plan churchyard on all 4 sides. 1.0 to 1.5-metre-tall north section with lych-gate in centre; 2 stone steps on both sides of wall to east of lych-gate. Lower, partly-rebuilt east section has ramp down at north-east corner and gradually increases in height towards rounded south-east corner. 1.5 to 1.75-metre-tall south section has long, rounded south-west corner. West section of similar height has rounded north-west corner.

2. Lych-gate. Dated 1898 on rear tie beam. Oak frame and Welsh slate roof. Gable-fronted. Arch-braced corner posts. Front tie beam, with raised letters MORS AD VITAM VIA, surmounted by cross. Roof has overhanging eaves and verges with wavy bargeboards.

Included for group value. The churchyard partly occupies the once-moated site of the important medieval manor of Sadberge.

Listing NGR: NZ3406716808

National Grid Reference: NZ 34067 16808

4. Previous Inspections

This is the author's first inspection; however, access is available to the two preceding reports by Mr David Beaumont and Mr Ian Ness. Mr Beaumont has also been consulted on some issues discussed to analyse the current position.

5. Recent recorded works

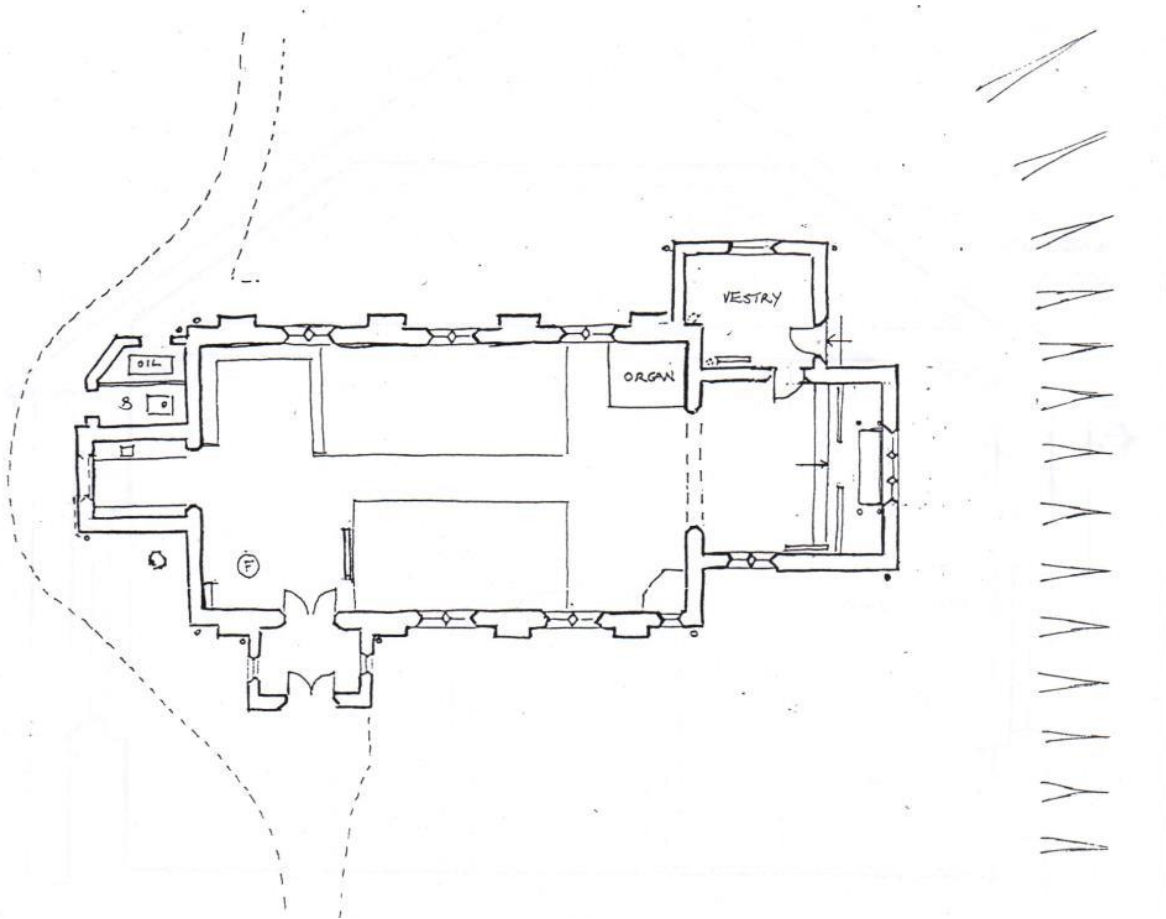
The log book was available at the time of inspection and was clear and concise, this should be continued to be populated with works to the church, a note should be made of who carries out the works and their contact details.

Works completed since the last inspection		
Jan 2018	Kitchen and accessible WC installed	Blackburn Marshall
Feb 2019	Ful church re-pointed.	James Frank
Mid 2019?	West Church wall repaired (no further details provided)	David France
Set 2019	Lightning conductor test failed; subsequent system repairs carried out.	Taylor Hastwell
Jan 2021	Gutters and downpipes cleaned out.	E. & J. Knaggs
Apr 2021	Downpipes painted.	E. Lowther
May 2021	Replaced various tiles on vestry roof & boiler house roof. Refixed ridge tiles. Repairs to water tables.	David France
Aug 2021	Vestry E – stitch crack bars bedded and pointed with NHL 3.5 mortar.	
	N Chancel – replaced guttering and install new fascia with preservative treatment.	
	Repair cement flaunching to all slopes of boiler house.	
	N elevation - New corbel to 2 nd from East. 2No. stainless steel dowels bedded in polyester resin across crack to 8 th corbel from East.	
	Cut steel rods in west window cills and filled with lime mortar.	
	Chancel SW water table kneeler – repaired stepped crack (3m) with 4No stitch bars and re-pointed with NHL 3.5 mortar.	
	Chancel SE water table kneeler – repaired stepped crack (1.5m) with 3No. stitch bars and re-pointed with NHL 3.5 mortar.	
Lower water table to SE Chancel – installed 2No stainless steel dowels into the 3 rd water table from base to hold it in place as had moved and damaged 2nd section. 1 st and 2 nd water tables taken off and 2 nd had new roll mould formed. Reduced length of 1sr and re-fixed all.		
Sept 2021	Repairs to roof. Replacement of cement flaunching to N & S slopes of E. Nave, gable water tables and pen joints to water tables.	
Sept 2021	Lychgate treated with wood preservative	E Lowther
Sept 2021	Vicar's path cleared and trees pruned.	E. Lowther
Oct 2021	Paint iron guttering and remove rust.	M. Thompson

6. Summary of condition

- 6.1 The church is sited atop a mound of a sloping wooded site, and this will naturally create ground conditions that will cause the building to have movement leading to cracks and easings. None appear to be detrimental to the overall structure at this time. The prevalence of cracking to the west wall suggests a combination of seasonal ground movement, alongside a substantial bell cote and the porches/ boiler room are all creating structural action to the wall. There seems to be only marginal additional movement from the last QI (the cracking drawing by Ian Ness from 2010 is also included at the rear of the report for reference).
- 6.2 The alterations to the rear of the church have led to the increased use of the church to turn it into a thriving community asset.

Plan of the church (NTS: Courtesy of Ian Ness)



PART TWO

7. Roof Coverings

Principally Westmoreland slating in diminishing courses and random widths with Welsh slate repairs in localised areas. Probably the original 1832 roof covering. Lead soakers and cover flashings where the chancel abuts the nave gable. Mortar fillets (which may cover lead soakers) against the gable and abutments to all areas. The thick lead roll ridge is in ok condition but has some splits and repairs, this may be due to the lengths being excessive and have been reportedly patched with silicone and/ or rubber in previous QI's.



Item 7.1- Slates near south west bellcote

- 7.1 **South Nave** - Lead roll ridge cracked in 3No. places, which may have been patch repaired, but not immediately apparent. West abutment in mortar early 2010's repairs. East abutment flashing recently renewed with lime mortar. Large area of replacement thinner Welsh slates by the bellcote. There are some tingles supporting the repairs. At the Western end near the bellcote and by the ridge there are some cracked slates, additionally there is one cracked slate centrally near the ridge, and one to the East.



Item 7.3- New flashing to S porch / Nave abutment

7.2 **South Porch** - Roll top clay ridge tiles with open joints, one ridge tile furthest south is broken. The East and West abutment flashing to the Nave have been recently replaced. South abutments are in mortar and have some small cracks. Slating is Welsh and fair condition overall with some slipped and cracked slates, which is slightly worse on the west side.

7.3 **South Chancel** - Clay ridges with some pointing missing at the sockets. West abutment in leadwork which looks okay. East abutment in older mortar which has some cracking to top parallel to the coping. General slating in Westmoreland with some cracked slates and a Welsh slate repair. Generally acceptable.

- 7.4 **North Chancel** - A limited view. Ridge bedding missing at one location. West abutment as South slope. East abutment in mortar appears okay. General slating seems to be in place, although the limited view means I am unable to comment further.

- 7.5 **North Vestry East Slope** - Clay roll top ridge tiles okay. South abutment in mortar has recently been replaced in lime mortar as with North abutment, both appear sound. Generally, the slate looks okay in Westmorland, although there is a dip to the ridge suggesting there is some movement, possibly outwards of the gable, however this does not appear to have worsened from the photographs include in the last report. The ridge tiles have recently been re-bedded.

- 7.6 **North Vestry West Slope** - Partially obscured by the nave where there will be a box gutter junction that has recently been inspected by David France but requires continuous monitoring yearly as it is not readily visible. Ridge re-bedded as East. South abutment unable to be seen. West abutment in mortar has been renewed. General slating seems fair, although not able to inspect the whole of it.
- 7.7 **North Nave** - Ridge comments as South side. East abutment again matching the opposite side in renewed lime mortar. West abutment in cement, no cracking evident, at this time. The lightning conductor cable is fixed to this side along the west abutment. The slates appear to be in diminishing courses as per the south face and don't appear to have any major defects, however due to limited visibility I am unable to comment on the condition further.
- 7.8 **West Boiler Room** - Lean-to slated roof with chipped and broken slates, with a pointed verge which is untidy but ok. The East abutment is flashed in mortar and this has been renewed. There is a loose slate by the flue on tingles. The mortar at the ridge abutment has been recently patch repaired.
- 7.9 **West Porch North slope** – ridges in socketed dark angle tiles on cement bedding that appears solid. West abutment in mortar which is cracked. East abutment renewed lime mortar pointing. Generally slating in Westmorland is fair. There have been some replacements that do not match.

- 7.10 **West Porch South slope** – ridges as opposite slope, some minor patched cracking to the cement bedding. West abutment cement mortar as the opposite side. There has been some cracking at the foot of it and repairs. East abutment has been replaced as per the north side. General Westmorland slating, slates missing on the Eastern ridge area and some midway. The spacing between slates is too wide lower down the slope and there are a number of cracked and broken slates across the slope. Redundant lead tingle (temporary slate fixing clip) to upper section.



Item 36- Tower Spout

8. Rainwater Goods

A mixture of original and replacement. In various states of condition and multiple types of fixings. The following report identifies the individual defects. There is no sign of drainage to a sewer or to a remote soak away so it must be assumed that, like most C19th churches, the gullies drain only a short distance to the ground.

- 8.1 Clearance of gullies and such drains is usually difficult but worth attempting to get water as far away as possible from the footings. Wet ground conditions can trigger structural movement and may be a factor in the cracking observed in this and prior reports.
- 8.2 **S Nave:** Black plastic gutters with some algae marks on them now. They do not look as if they are leaking. West cast iron downpipe has a cracked section at the foot. At the head, the swan neck has been replaced in plastic. The pipe leads into a salt glazed gully that looks in good condition but has gaps in the mortar behind. The Eastern downpipe has recently been repainted and this looks like the more original

pipe. The connection to the gutter downpipe is poor. The nave gutter has been inserted on a 'new' timber fascia, undecorated.



Item 8.3 – RWP outlet

8.3 S Porch: West side – original cast iron, profiled gutter appears okay, although the junction to the rainwater pipe looks patched in the past. This leads to a downpipe which at its base is too high for the outlet, likely overshooting, and needs extending down to it. The head connection to the outlet pipe is not in keeping. There is a joint to the south that looks to have some severe rusting, this has been redecorated but may require future replacement.

8.4 S Porch East side – same as the West and here the downpipe at its connection to the outlet is taped up with bitumen cloth and the outlet does not have a directional shoe, but does go into the salt glazed gully adequately.

8.5 S Chancel: Half-round cast iron gutter which has been recently redecorated. There is a mixture of brackets, some of which are loose, particularly the middle bracket which is poorly set with a brick infill. The downpipe is original and discharges to salt glazed gully. Fixed back to timber pattresses which have recently been decorated but the middle pattress had already lost some integrity and will need replaced if it continues to deteriorate.



Item 8.5 – Gutter brackets

8.6 N Chancel: New half round plastic gutter on a new undecorated but treated fascia and uPVC brackets. This discharges into the box gutter abutment against the nave which is not able to be inspected.

8.7 Vestry East elevation – half round plastic utilising old rusting gutter brackets. The part by the downpipe is adrift of the slating but appears to still be discharging into the gutter. Downpipe is original cast iron with a replacement swan neck in uPVC in fair condition with no running outlet, but does discharge adequately into the salt glazed gully. Affixed to timber pattresses which are in acceptable condition and recently redecorated.

8.8 Vestry West elevation – half round plastic gutter that is set too far into the wall and does not look to be catching the water run-off adequately. It is on a collection of different brackets. Downpipe is okay, held back by a loose plastic gutter bracket to the base. The pattresses are as east elevation. The collars are caulked and this is wearing away.

8.9 N Nave: Plastic angular self-finished gutter on decorated timber fascia, as the South side. It has two outlets in plastic, leading to original cast iron on the Eastern side and this discharges on to the vestry roof with a directional shoe. Recommendation to reconfigure it so it discharges directly into the gutter of the vestry. The Western end has cast iron downpipes,



8.8 & 8.9 N Nave/ Vestry RWP

and these appear okay apart from some rot to the bracket bobbins. The pipe requires lead clipping into the socket and the bottom section fixing needs refixing.

- 8.10 **Boiler Room:** Half round cast-iron gutter, reportedly eroding on the back face however this has now been decorated. Its bottom collar is adequate but cracked and the shoe is quite high, discharging into a small, gridded gully, and here the cement surrounds are cracked and open. The Church to consider whether they want to lengthen the downpipe, so the outlet runs directly into the gully.

9. External Wall Surfaces

The sandstone masonry is generally sound and well pointed with some localised areas of over hard pointing. Some stones have been renewed and others show minor decay. The whale back profiled watertables at the Nave and chancel are laid on lead damp proof courses.

9.1 South Porch:

- 9.1.1 **West elevation** – open joints to cornice and walling next to quoin. Large open joint to walling just below the cornice near the rainwater downpipe. Erosion to one stone below the plinth. Junction against the nave wall is coming apart and it appears as if the porch is pulling away from the wall, this is currently around 10mm towards the top and tapered from top to bottom. The stonework is toothed in here.
- 9.1.2 **South elevation** – cracking to both kneelers, approximately 1mm and to the arch approx. 2mm. Slight open joints below the plinth, some have been recently re-pointed
- 9.1.3 **East elevation** – open joints to cornice and at plinth. There is a small crack to the south side of the window of approx. 1mm. Similar to the west elevation, the joint to the Nave is open. Further discussion below:
- 9.1.4 **Internally** - there is a 5-6mm gap on the Eastern side as it abuts the church and a 6-10mm gap on the West, both taper in width from top to bottom. An increase of 2mm was measured since the previous inspection report. This has been pointed up in cement previously.

Generally, the walling on East and West elevations is okay. There is a slight crack at high level where both sides about the south elevation there is 3mm additional movement on the East (reported last as hairline) and a 1mm crack on the West which has not increased, suggesting there is some slight rotation to the structure. Some face erosion of the stones in these locations additionally the bottom three courses have erosion, particularly around the bottom hinges (item 12.3) This has been re-pointed with cement mortar in the past.

On the South there is some erosion below the ridge and there are open joints to the walling above the arch. The arch has dropped by approximately 5mm, an increase of 2mm since the previous QI. Also, the springing point is opening up on both occasions and there is a 1mm crack to the keystone of the arch on to the Nave entrance, so this suggests eaves spread is occurring, probably due to a lack of triangulation in the roof structure combined with seasonal ground movement. The porch is behaving as additional porches do when later added to churches as the foundation and ground condition is different from the church.



9.1.4 Porch South above entrance

9.2 **Nave General:** Sandstone walling with four buttresses that look like later additions. These, in turn, support a corbelled oversailing flagged stone course. There are areas of erosion to the corbel slab which is uniform along the length and these should be inspected at closer quarters. Most corbels look okay, although at either end behind the rainwater pipes they are eroded and look to have been patched with cement. It is possible that these have rotated forward in the past. The general walling is in good condition. Some stones appear to have been replaced with no tooling.

9.3 **Nave:** Defects working from West to East

9.3.1 Some minor open joints at high level on **buttress no 1**. The corner of one of the mid stones on the LHS has a vertical split to the west side.

9.3.2 **Bay 1** has a previously repointed crack over the porch entrance. One of the stones above the porch between the corbels has a horizontal crack. On the east side of the porch, there is also a similar truncated stone confirming that the porch is a later addition. A previously filled crack to this area also appears to have some hairline movement since filled.

9.3.3 **Bay 2** contains a lancet. Walling is okay apart from one eroded stone below the left-hand lancet, although this does not need any attention and appears to have not deteriorated since the previous report. Recent air grille pointed in cement.

9.3.4 **Bay 3** is okay although there is one stone breaking apart on the right-hand of the right lancet and this needs to be de-shaled and then inspected further. This has not been done since the previous inspection.

Very slight open joints to the cill and slight open joint to the mullion.

9.3.5 **Buttress 3** has open joints to the mid plinth course adjoining bay 4, with a large hole approx. 500mm above.

9.3.6 **Bay 4** features a Romanesque window. The stonework here is generally sound with some face erosion of stones particularly below the window and at high level, like elsewhere, there is also water run-off from the guarding staining the stonework.



9.3.4 – Stone at RHS of lancet

9.4 **Chancel:** Same construction as the nave without buttresses.

9.4.1 **South** - Corbels are ok, with one eroded behind rainwater downpipe. Walling is generally sound apart from some eroded stones but these do not need attention yet. There is one stone to the mid lower section surrounded by cement mortar which would benefit from this being removed and replaced with lime mortar due to the increased erosion of the stone.

9.4.2 **East** - General walling is sound with minor open joints at plinth. There is some erosion to the stonework below the cill above the hoodmould and one quoin stone, although this has not significantly worsened since the previous report. The 3-light window is okay, although there are slight open joints to the hood mould.



9.4.2 – East Chancel

There is a minor hairline crack on the right-hand side running down the wall from the right-hand side of the cill approximately 1mm (not changed since last report) which looks historic. There is a small crack to the top left-hand side of the lancet up to the coping, this could link to item 15.2.3 internally. The bottom of the feature stone to the ridge has cracked and assumed to be fallen/lost, this is reportedly due to the lightning conductor fixing and the new attachment point should be checked for cracks.

- 9.4.3 **North** - There is one eroded stone of the corner to the north side. The walling otherwise is generally ok. One corbel looks to have a split forming as it has been edge bedded and should be monitored.

9.5 East Nave:

- 9.5.1 **South side of gable** – slight movement to the kneeler of the water table, has previously slid forward on the leadwork and has been fully repointed, and re-bedded including stainless steel dowels to prevent future sliding of the upper watertable stones down the slope on the leadwork. They are bedded onto lime mortar and existing leadwork. The cracks to the kneelers on both the south and north sides have been stitched with 3 and 4 crack stitch bars respectively. The lightning conductor comes down the middle of the apex here. The bedding of the upper coping stones is cracking at high level. At lower level there is a hole to the south, which appears to be from a former service penetration.



9.5.1 – Repair to S Nave

- 9.5.2 **North side of gable** – There is cracking to the moulding top. Hairline crack to watertable further towards the centre suggesting it has had some slight slip movement. It is perhaps not as great as the Southern side. Walling generally okay, although there is an area above the chancel which cannot be seen from the ground.

9.6 Vicar's Vestry:

- 9.6.1 East elevation – recently repaired and repointed crack from the door upwards at each side (previously reported at 2-3mm). Open joint at the projecting stone flag eaves now repointed. General walling is okay.
- 9.6.2 North elevation – not possible to see the Western rear face of the water table. Walling has no signs of cracking and is in general good repair. A couple of open joints at the plinth moulding. There is one heavily eroded stone to the top left-hand side above the hoodmould.

9.6.3 West face – loss of moulding to the back of the top watertable. Some open joints to the kneeler and slightly eroded corbel stone below. Diagonal crack recently re-pointed.

9.7 **Nave:** Same description as South side. Working from East to West:

9.7.1 **Bay 1** – the first two corbels are eroding, the third has been replaced. General walling is okay. At the junction of the buttress is the down tape of the lightning conductor and tape needs tightening –as noted in the previous report.

9.7.2 **Buttress 1** okay.

9.7.3 **Bay 2** okay. There is a hairline crack to the left-hand lancet running up to the corbels. The cracking continues down the left-hand lancet beyond the plinth course. The Western most corbel looks to have been repaired with mortar. Its neighbour to the left also has a small crack forming and should be monitored. There is some face erosion to the side of the cill stones and the label stops.

9.7.4 **Buttress 2** has had some replacement stonework in it and is weathering back more than the others on the South side. Some slight cracking at the quoins. One of the stones needs to be slightly deshaled just to see if it is worse than it initially appears. The mid top stone has a vertical crack which looks historic but should be monitored for future movement, currently 1-2mm.

9.7.5 **Bay 3** has more erosion and hairline cracks to the right-hand corbel and also the table stone and its supports. The mid corbel has some erosion to the left-hand side. Walling is good.

9.7.6 **Buttress 3** is okay. This has had new stonework in the past whose finish and colour does not match its neighbours.

9.7.7 **Bay 4** is okay, as is the lancet.

9.7.8 **Buttress 4** – slight open joint at the top and some deshaling to the stonework and some cement repairs at lower level that are beginning to break down. On the right-hand side of this there is the down tape.



9.7.6 Buttress 3 defects

9.7.9 **Bay 5** – erosion to the top corbels and some slight cracking that doesn't look to have worsened since the last inspection. There does appear that there might be some erosion to a couple of stones just above the plinth.

9.8 **W Nave** (bellcote included separately under section 10)

9.8.1 Clock face decoration is fairly eroded now.

9.8.2 Water tables on lead and there is cracking at both North and South kneelers, perhaps 2mm at the moment (minor change since the last report). They have

been patched many times in the past suggesting an inherent defect in the roof structure- but not of concern at this time.

- 9.8.3 The principal problem with this elevation is it has been heavily restored in cement mortar smeared over the stonework and causing erosion of the stonework, particularly over the West porch. It could probably stand another 10 years but won't get any better. Above this, there is a Romanesque window which has been walled in. It would be wise to remove the cement pointing as well and renew it all in lime at the same time as inspecting the bellcote.
- 9.8.4 On the right-hand side, there are some minor hairline cracks, none notably worsened since the last report. An expected situation due to the combination of seasonal ground movement, sitting on a mound, with an untied roof structure and substantial bell cote with additional porches and a boiler room- all creating structural action to the wall.



9.9 Boiler room abutment to West Porch

9.9 **Boiler Room:** Describing both South and East elevations. This is a brick structure which has been rendered in sand cement on the outside, some of which is coming away at the side, and there is cracking at the Western doorway. It will continue to come away and repaired render will always fail- however- patch in the meantime- unless replacement of the oil tank means a renewal in this area. The cracking to the door is worsening (4-5mm currently) as the lintel may be moving. There is a 10mm gap at the abutment to the west porch/WC, with a large gap beneath the kneeler which should be filled to prevent animal infestation.

9.10 West former Lobby/WC:

- 9.10.1 **East** – water table is beginning to be eroded, particularly on the Northern side. The general walling at high level above the arch is shaling and there has been cement here. This features a Romanesque arch which has dropped slightly in the past but this has been infilled with new stonework and window but there is minor cracking to the jointing here.
- 9.10.2 **South** – quite severe erosion to the corbel supporting the kneeler and it needs to be replaced within this quinquennium as it was noted in the last. There is erosion to the eaves stone overhang, some stones appear to have dropped and these need to be checked for stability. The walling has been repaired in the past, although the tooling does not match, and there are some open joints at lower level.

10. Tower Bells & Frames

(Date Bells last serviced: Not Recorded)

- 10.1 The unusually tall bellcote appears to be well pointed. A mid pier added to hold pivots for two bells. Rung through the roof by hand and chimed by exposed hammers operated by the clock. One C17th, one C19th bell in bellcote. The 19th century bell is said to be cracked. (The pair of the C17th bell is mounted in the nave).
- 10.2 Loss of moulding to the coping stones and probable loss of a cross. This is where the lightning conductor has its terminal. At that position, which is facing East, there looks



10.2 – kneeler to bellcote

to have been a cement repair of stonework up at high level, however no documentation available to check if this is the case. There is erosion and what appears to be a vertical crack on the Southern side to the high-level kneeler, this urgently needs inspecting more closely to fully understand the level of erosion or replacing. Reportedly, there is also an air grate by the central part. From ground level, there looks to be two large stone cappings to the base of the bells, closer inspection on the condition of these and the presence of any additional flashings is needed. Looking from the Southeastern side, there is quite a bit of erosion from stonework just above the abutment flashing. Might it be that the water penetration at the abutment of the roof has wet the stone below the bellcote, softened it and weakened its stability, the flashing has recently been replaced and this area should be monitored for any further weathering (to be read in conjunction with item 15.1.1 internally).

11. External Windows & Doors

- 11.1 **South Nave – Bay 2** The lancets are okay. They seem to have had some water patches in the past on the hoodmould. There is some slight erosion to the right label stop. The cills have recently been re-pointed and the right-hand side still has black paint marks. The pictorial glass is behind metal guards, whose decoration is wearing away now. The top ventilator in the top arch of the lancet is rusting. Cast iron probably. The left-hand lancet bottom square panel looks to be crushing slightly.
- 11.2 **S Nave - Bay 3** Glazing is pictorial behind square metal mesh rather than linear on the previous.
- 11.3 **S Nave - Bay 4** The lancet looks okay although the mesh has lost its bottom part and there are slight open joints to the reveal.
- 11.4 **Chancel** - The vertical guarding bars have been removed from the cills to prevent deterioration of the stone, these are now reliant on the horizontal fixings and need to be wholly replaced.
- 11.5 **Vestry** - Lancets are in good condition, as is their guarding and ferramenta presently okay, but beginning to rust therefore the bottoms of them are likely to break the stone in time.
- 11.6 **S. Nave Bay 2** - The guarding to the lancets is beginning to rust.
- 11.7 **S. Nave Bay 3** - lancet in good condition, and this has two types of guarding on it. The left-hand one is losing its decoration.

12. External Metalwork, Woodwork & Paintwork



Item 12.3 – hinge to south gate

12.1 Vestry door boarded oak with protruding beading in good condition.

12.2 The boiler and tank room timber doors are sound but will soon need redecoration to louvres.

12.3 The South Porch has a metal gate to exclude people from the porch. This is showing some slight signs of rust but is serviceable. The internal bottom hinges to both sides are rusting and the stone around is deteriorating as per item 9.1.4.



Item 12.1 Vestry Door

INTERNAL FABRIC

13. ROOF STRUCTURE

- 13.1 Nave & Chancel** - Stained timber kingpost trusses with raking struts. 7 in the nave and 1 in the chancel, supported on projecting timber corbels. Rafters are concealed behind boarding.
- 13.2 West Porch** - Diagonally boarded flat ceiling with raking sides on purlins.
- 13.3 Vestry** - boarded ceiling with diagonal boarding in pitch pine which is fair.



13.1 – internal view of Nave

- 14. CEILINGS** - Stained softwood v-joint tongue and groove boarding. Diagonal boarding over chancel. Appear in good condition from ground level and has recently been redecorated.

15. INTERNAL WALLS, CHANCEL ARCH, PLASTER & DECORATION –

- 15.1 Nave** - walls are plastered with timber dado.

- 15.1.1 West** – plaster flaking at high level, probably due to water penetration and failure of abutment flashing in the past, recent decoration will show any signs if issue is ongoing, currently no staining. Cracking to the arch on the right-hand side, previously reported in the last QI now filled having not shown any additional movement in the last report. There is some evidence of the crack only from the raised filled surface. This arch is probably taking the load of the bellcote and has been strengthened in the past, perhaps by an additional wall thickness. A measured drawing of the area would establish this better and further investigation of roof void. However- the arch doesn't seem to be in distress.



15.1.1 West end of Nave – all cracking filled

- 15.1.2 North** –very light hairline cracking to the 2nd corbel from east, originating above the lancet. The remainder have been filled and recently decorated with no additional movement.
- 15.1.3 East** – chancel arch –Records show several historic cracks (see appendix A) which have now been filled and decorated. The new decoration is flaking to the north and south corners, it is unclear if this is due to former moisture from these areas drying out or ongoing issues. There is one crack still evident on the south side, radiating out to the kneeler stone, and we can see on the outside that that kneeler has recently seen fairly major repair works as per item 9.5.1.
- 15.1.4 South** – the crack pattern from the corbels is very much like the North side, although it could be argued that they are slightly lesser on this side. There is a

very small hairline crack to the top of the entrance to porch doorway up towards the corbels, visible externally as per item 9.1.4.

15.2 Chancel

15.2.1 **West elevation Chancel Arch** – Small crack to the central arch that rises vertically. This seems to have been patched several times in the past but no water staining at the present time. There is a raised plaster line parallel to the rake of the roof and this looks like a previous wall line. The base of the arches have had damp in the past and an undulating plaster finish.

15.2.2 **North** – cracking below the corbel down to the right-hand side of the doorway which is hairline and has been patched in the past. To the right of this are two large water streaks and earlier marking. Water may have been tracking under gutter and above corbels causing this water staining, a new fascia and gutter as per item 8.6 may have resolved the issue, but wall was damp at the time of survey. There is also a hairline crack to the top of these water marks.



15.2.3 Cracking and discolouration to lancet

15.2.3 **East** – this contains the 3-light lancet where there is slight movement to the left-hand side just above the springing point and the arch decoration within is very discolored (water penetration from outside as per open joints noted at 9.4.2). Slight hairline crack to the right of the apex. Plaster breaking up on the right-hand side where there is also some water staining. Not possible to inspect behind the reredos screen. Further staining to the south area in the location of the kneeler.

15.2.4 **South** – hairline crack to the right-hand side of the lancet and 1mm crack within the lancet, particularly on the right-hand side. This has moved approx. 1mm in the past 2 years but appears to be seasonal movement. There is a crack running down on the left-hand side as well down to the ground, and there is dampness to the plaster below it and it is coming away behind the choir seats and radiator.

15.3 **Former West Porch/ WC:** The original entrance now replaced by the south porch. The reoriented entrance was due to the west prevailing wind entering church. Now accessible WC.

15.3.1 Plastered walls. Side (north and south) walls are concealed by cupboards, sink fitment and cloaks.

15.3.2 The West wall is a former arched opening now infilled with one 2mm crack to the north of the infill. The keystone looks to have historic movement and is set below the rest of the arch, but is now filled and decorated and shows no sign of current movement.

15.3.3 The East wall arch has some cracking at the northern purlin where decoration and plaster has blistered. Any other cracks have been filled.



15.3.3 – crack and blistering

15.4 **Vestry** - The walls are plastered, and new decoration is stained and blistering on all sides. There are no cracks visible externally to the north, however the south side of the water table was not visible as item 7.6.

- 15.4.1 There is a major crack on the Eastern wall, approximately 2mm, but had been filled since last inspection so this is current movement. It is tapering and widening at the roof point and therefore the north side is dropping slightly. It has recently been repaired externally and stitched as per item 9.6.1.

16. PARTITIONS, DOORS & PANELING –

- 16.1 Vestry inner door painted frames with battens and cover laths both sides, good condition. Suffolk latch.
- 16.2 Stained match board dado in nave, recently decorated, in good condition.
- 16.3 Porch doors are nicely boarded oak doors. The slave leaf binds on the floor and the top bolt doesn't quite latch easily. The lock is reportedly temperamental.

17. **VENTILATION** – Floor Voids seem adequately ventilated by air bricks, however none of the floor voids were inspected.

18. **GLASS:** No change since last QI and the schedule from that time repeated below.

- 18.1 **E.Chancel** – Christ, S.Andrew, S.Peter, 1892. Garmondsway Memorial, sound, plain lower parts to suit reredos, dirty outside.

- 18.2 **S. Chancel** – SS John Baptist and Evangelist in two lights, 1890 Taylor Memorial, sound, has been well repaired in the past with part repainted glass on one face repaired by adhesive.

- 18.3 **S Nave** – clockwise.
Dorcas Taylor Memorial, sound but dirty.

Pair S.Aidan, S.Cuthbert, 1900 Lancaster Taylor Memorial, sound, slight bowing at arches, well repaired in past, very dirty outside.

Pair Mary, Martha and Christ, 1910 Lancaster Taylor Memorial, sound but dirty. Hopper to top but unknown if openable.

- 18.4 **W Porch** – small round “Praise Ye The Lord” in attractive red, yellow, white design, repaired and protected.

- 18.5 **N Nave** – clockwise.

White diapers, yellow margin – very minor cracks and dirty at ferramenta.

White diapers, yellow margin – sound but dirty at ferramenta. Dampness at cill around frame.

S. Hilda, S. Bede, 1900 Graham Memorial, sound, dirty outside.

- 18.6 **Vestry** – white diapers, yellow margin, sound but very dirty.

- 18.7 **S Porch** – pair modern white/red design lancet.

19. FLOORS, RAILS

- 19.1 Red square terracotta tiles with cream strip border to circulation areas. Raised pew platforms within the aisle and chancel. Confusingly, the left is slightly higher than the

right. The boarding is worn but serviceable, there is one raised nail to boards 6th row of pews from rear on north side.

19.2 At the rear of the church, the pews have been removed and make way for a kitchenette area with vinyl flooring with a black edge strip, level with tiles. To the south there is a slight raised area of carpet and the pulpit. The edgings to the carpet on the north side need a chamfer as currently present a trip hazard.

19.3 At the East end of the nave there is a raised platform area, which incorporates a ramp to take out the step up to the chancel. Made from thin plywood but carpeted.

19.4 Just before the chancel is a continuation of the tiled flooring and some tiles are loose in front of choir stalls. This extends into the chancel. There is a step up to the altar with a multi-coloured tiling.

19.5 The **altar** itself is set on a timber dias which contains the reredos and return gallery to form a riddel screen.

19.6 **Circulation areas** are covered with carpet and this appears okay. There are some slight humps at the ramp and carpet is loose to the lectern.

19.7 **West Porch/ WC** – vinyl flooring in fair condition.

19.8 **Vestry** - Timber floor appears sound which is covered by a basic carpet.

19.9 **South Porch** – decorative tiles with matting in good condition.

20. MONUMENTS, BRASSES, FURNISHINGS, ORGAN, CLOCK

20.1 Three marble, three brass, all good condition.

20.2 Oak altar with carved tracery on oak platform with carved reredos against E wall, riddel posts with candles on top and side curtains. Two Pugin bishop's chairs.

20.3 Oak clergy and choir stalls extend through chancel arch and one is cut around organ bench.

20.4 Carved oak pulpit with ornate brass candlesticks. Brass eagle lectern on timber base. Modern polished oak Paschal candlestick. Comfortable plain pine pews.

20.5 One differing oak pew arranged around space in North-West corner of nave to form meeting area.

20.6 Victorian stone font near porch doors with very fine letter cut glass bowl and slate cover by Peter Furlonger.

20.7 Two decorative brass oil lamps remain bracketed from the chancel walls.

20.8 Organ: by Forster and Andrew, Hull, 1872, restored by Prested 1993. Said to operate well. Plain softwood case, painted front dummy pipes, tuned in September 2020.

20.9 Clock: external face on West elevation decoration breaking down. Glass cased mechanism at low level in the South-West corner of the nave. Made by Potts in 1924. Inspected by Cumbria Clock Company in August 2019, reported to be in good condition.

21. **HEATING** - Low pressure water heating by oil boiler, ten years old. Tested in October 2020. Stainless flue insulated above boiler house room. Internal oil tank with cut out on feed thermostat by font. Frost stat by boiler. 7-day timer.

21.1 **Boiler Room:** A lean to structure forming two rooms containing the boiler and oil tank. Two steps down, slating battens look rotten, one has been replaced, water ingress probably, boiler looks a bit rusty, open joints in stone walls. Water header tank is uncovered and very dirty. Large hole in walling as per item 9.9.

21.2 **Oil tank room:** oil tank fills the space, it is rusting, non-compliant and full of lumber, and the door catches the bottom. Not able to check sides or rear of tank for corrosion, this should be checked by a specialist.

21.3 No insulation at pipe or feed and expansion tank in boiler room (reported at last QI).

21.4 Cast iron column radiators at chancel, front and rear of nave. Double cast iron pipes both sides of nave and in ducts covered by cast iron grates at the West end. Radiator in clergy vestry. Heat output from pipes reduced by thick dust in floor grilles trenches.

21.5 New WC in former West Porch heated by electric thermostatic tubular heater.

22. **ELECTRICAL:** Periodic test of the installation in October 2020, however there are no certificates in logbook just a record of the date. PAT testing reported in log book completed 20/10/20.

22.1 The distribution board is in the South-West corner of the nave underneath the pew.

22.2 No certificates for electrical inspection to provide comment.

22.3 Lighting: chandeliers to the nave and chancel. Chancel is additionally lit by metal halide lamps, one buzzes when operating, two do not work at all. The halide lamp fittings are outdated and should be replaced with LED wherever possible. There are separate lights over the pulpit and one which lights the nave west wall.

22.4 Cold coloured lights to chancel make the space feel cold and uninviting, consider new 'warm white' bulbs on replacement.

22.5 Plain pendant in the West porch. Bulkhead lights inside and outside the South porch on a push timer. The light in the West porch is not working.

23. **LIGHTNING CONDUCTOR:** Sheathed copper conductor at bellcote, ridge and gables, with four down cables installed in 1998, final test in October 2020, failed in September and remedial works carried out until a pass was achieved

24. **WATER & SANITARY FACILITIES:** New installations in 2015, composting WC and sink to west porch and kitchenette to west end of nave with stainless steel sink under timber concealment.

24.1 WC reportedly has issues with the large fluctuation in usage.

24.2 Some of the doors to the kitchen are beginning to catch and need adjusting. The lid over the sink has a lot of condensation to the underside, to avoid the timber rotting, a plug should always be kept in open drain and taps checked for leaks.

24.3 Risk of Legionnaires disease should be controlled by regular checks.

25. **FIRE PRECAUTIONS:** a single 2kg CO² located by the organ, last inspected in June 2020. The PCC should familiarize themselves with the recommendations of their insurers for what fire precautions are required.

26. SECURITY

- 26.1 Outer porch metal gates with very strong padlock and metal bar through staples
- 26.2 Inner porch doors – rim deadlock and heavy shootbolts
- 26.3 Vestry Outer – suffolk latch and 2 heavy shootbolts to frame and concrete floor
- 26.4 Safe built into vestry wall and floor safe

27. **ACCESS:** Steps from the south and steep path from the north (handrail now added). Neither ideal for the disabled and difficult to see how this can be improved other than rearranging the south side with a ramp.

27.1 The access within the building is level to the communion rail.

27.2 Level access to new kitchen and WC facilities, with accessible sized WC.

28. **ENVIRONS** - The site is on a mound and it generally falls away to the North. The area is an open graveyard with memorials and gravel and gravel paths throughout it. The site is wooded and a tree report has been appointed by the PCC and should be read in conjunction with this report.

28.1 There are some patch repaired memorials to the south, particularly 'Mary Graham'. It has been partially laid down beside its base, but still has rebar and other tape around which look unsightly and could be a hazard.

28.2 The following gravestones were recorded as needing some level of stabilization, this list is not exhaustive and all should be checked at regular intervals for stability:

- 28.2.1 Cross in circle (text unreadable possibly Lee) to SW of church – cracks and leaning, check stability.
- 28.2.2 Samuel Norman – unstable, needs further assessment by stonemason.
- 28.2.3 Thomas R. Chandler – needs improved fixings as top part loose
- 28.2.4 Constance L. Appleton - top not fixed
- 28.2.5 Annie Craggs – Loose in ground
- 28.2.6 Maria M Ellwood – top not fixed
- 28.2.7 Anne May Punshon – leaning too much and loose
- 28.2.8 George William Fountain – Loose top section.

28.3 Self-seeded sapling to the Southeast side near the 'Christopher Richmond' monument requires removing as too close to building and monument.

28.4 **North boundary:** The north boundary and Lych gate are separately grade II listed structures – low stone wall with large coping, leads onto the highway. There are some open joints at low level and there is planting within it. There is a central lych-gate to the entrance. Roof slating okay, and the timber structure looks in good condition and both the structure and gates have been recently redecorated.

28.5 **East boundary:** the ground level drops significantly here down to a playing field. There is no fencing on it, just trees and shrubs. At the bottom of the bank is a low stone wall which looks in okay condition, although almost all of it is covered by greenery. Further towards the church the wall is rotating and breaking apart. The area at the most southern end has been patched in cement and there are open parts of the walling.

28.6 **South boundary:** there is a stone wall above a high-level pavement which retains the churchyard. The eastern steps have been patched in the past, certainly at the higher level, they are uneven and require some attention. There is a loose timber edging to the path leading to the porch. Some open joints at low level by the gateway. The

gateway metalwork is significantly stout and the paving material in concrete not really sympathetic to the church but seems okay.

- 28.7 **West boundary:** the south wall continues around to the south elevation. This has more breaking joints and open joints. The wall is also being affected by one large tree right on its boundary which is beginning to bow the wall out, this is in the process of approvals for removal and repairs to wall. A large area of the wall has been re-built. When the tree has been removed, the ground may suffer from further settlement and therefore the west porch and gable with bellcote will need to be closely monitored.
- 28.8 The **paths** are generally graveled and ok, though steep in places. The ground falls away steeply in some areas with no edge protection.
- 28.9 A simple sign to the east of the lychgate, slated cap. Ok condition.
- 28.10 The PCC did not provide any information on trees protected by a Tree Preservation Order, or on the Gazetteer of ancient, veteran and notable trees. There are no trees which pose a risk to the church building at the present moment.
- 28.11 **Archaeology** - The archaeological assessment of March 2001 concluded the churchyard is of considerable archaeological importance. Any proposed works to the grounds will require careful archaeological monitoring and reference to this report.

PART THREE

Summary of repairs in order of priority

Category	Comment	Item ref	Budget Costs
Category 1 - Urgent, requiring immediate attention.			
1	Keep electrical inspection certificate in Log Book	22.2	-
Category 2- Requires attention within 12 months.			
2	Replace broken ridge tile to south porch	7.2	£2,000 - £9,999
2	Fill in gaps in mortar behind salt glazed gully to south nave to ensure water does not seep behind.	8.2	
2	Fix gutter brackets to south side of chancel	8.5	
2	Fill gaps in mortar to area of gridded gulley near boiler room.	8.10	
2	Repoint open joints to south porch, west elevation.	9.1.1	
2	S Nave - Stone to RHS of lancet in bay 3 to be deshaled to investigate level of erosion.	9.3.4	
2	Check fixings to rear of feature ridge stone to chancel. Re-fix lightning conductor in non-intrusive manner if required.	9.4.2	
2	Monitor condition of corbel and replace when deemed necessary by stonemason.	9.4.3	
2	Re-point open joints to hoodmould and cracks to east Chancel	9.4.2 & 15.2.3	
2	N Nave - Deshale stone to buttress 2 to check extent of erosion monitor crack above.	9.7.4	
2	Fill gap between boiler room and west porch/WC to prevent animal infestation.	9.9	
2	Replace high level kneeler to bellcote.	10.2	
2	Fix raised nail to raised pew flooring	19.1	
2	Provide tapered flooring edging to carpet around font	19.2	
2	Work to gravestones to ensure stabilisation	28.1/28.2	
2	Remove self seeded tree to south chancel	28.3	
2	Tree and boundary wall to the west boundary to be repaired – Note: this is currently undergoing approvals and work should be commenced as soon as all approvals are obtained.	30.7	
Category 3- Requires attention within the next 12-24 months.			
3	South Chancel and north chancel – repoint ridges at sockets and replace bedding to north side.	7.3 & 7.4	£0- £1,999
3	Check that gutter is catching water from vestry west elevation, if not adjust brackets. Re-affix RWP bracket at base.	8.8	
3	Inspect split stone to first buttress from W on north nave, replace if necessary.	9.3.1	
3	Replace kneeler to west porch, check seating of overhanging eaves stones.	9.10.2	
3	Monitor damp to chancel arch, remove flaking paint and redecorate when dry, near organ specifically	15.1.3	
3	Level steps to south boundary	30.6	
Category 4- Requires attention within the quinquennial period.			
4	Repair slates on west porch, mainly south slope	7.10	£2,000 - £9,999
4	Adjust height of RWP outlet to south porch to ensure outfall into gully.	8.3	
4	N Nave, west end bottom of RWP needs re-fixing and lead clipping into socket.	8.9	
4	S chancel – repoint in lime mortar stone to mid low level, remove hard cement pointing around this area.	9.4.1	
4	Fill/ re-point hole from service penetration to south side of East gable at Nave.	9.5.1	

4	Monitor condition of stone above lancet to Vestry and replace if deteriorates any further.	9.6.2	
4	Tighten lightning tape to N. Nave	9.7.1	
4	Provide alternative to ferramenta at chancel	11.4	
4	Repair or replace fixings to bottom of gate to south porch	12.3 & 9.1.4	
4	Monitor crack to WC, rub down and fill	15.3.3	
Category 5- A desirable improvement with no timescale.			
5	Monitor gaps in lead roll ridge to ensure no leaks and plan future replacement.	7.1	£0- £1,999
5	RE-configure RWP so North Nave discharges directly into downpipe, not onto vestry roof	8.9	
5	Decorate clock face when funds allow	9.8.1	
5	Re-point west gable and bellcote with lime mortar	9.8.3	
5	Replace halogen lights to Chancel with LED fittings. Replace cold white to warm white bulbs.	22.3 & 22.4	
5	Keep plug in kitchenette sink and ease kitchen doors	24.2	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Yearly monitoring and cleaning of hidden box gutter	7.6	
	Monitor joint to south porch west gutter to ensure no leaks, if leaking replace or re-join section,	8.3	
	Monitor condition of timber pattresses supporting RWP and paint/ replace if necessary	8.5	
	Monitor cracking to south porch, potentially fill gaps with an expendable foam tape.	9.1	
	Inspect all stone corbels at closer proximity to monitor condition,	9.2 & 9.7.3	
	Check for presence of flashing to bellcote	10.2	
	Further investigation of roof void to west end of Nave recommended	15.1.1	
	Monitor drying out to north chancel wall following replacement of gutter and fascia – report any additional leaks to area to architect	15.2.2	
	Redecorate behind radiator in chancel	15.2.4	
	Clean windows	18	
	Clean water tank	21.1	
	Repairs to boundary walls, predominantly to the east at this stage could prevent future collapse.	28.5	
	Removal of leaves at regular intervals at large drops may prevent falls at these locations.	28.8	

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present)
- Organ Pipework
- Covered timbers
- Rear of tanks and pipes where inaccessible

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.
- Contact with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.
- **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.

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **Electrical Installation**

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3 and an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book.

- **Heating Installation**

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book

- **Lightning Protection**

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

- **Asbestos**

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises. Further details on making an assessment are available on <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility> .

- **Health and Safety**

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

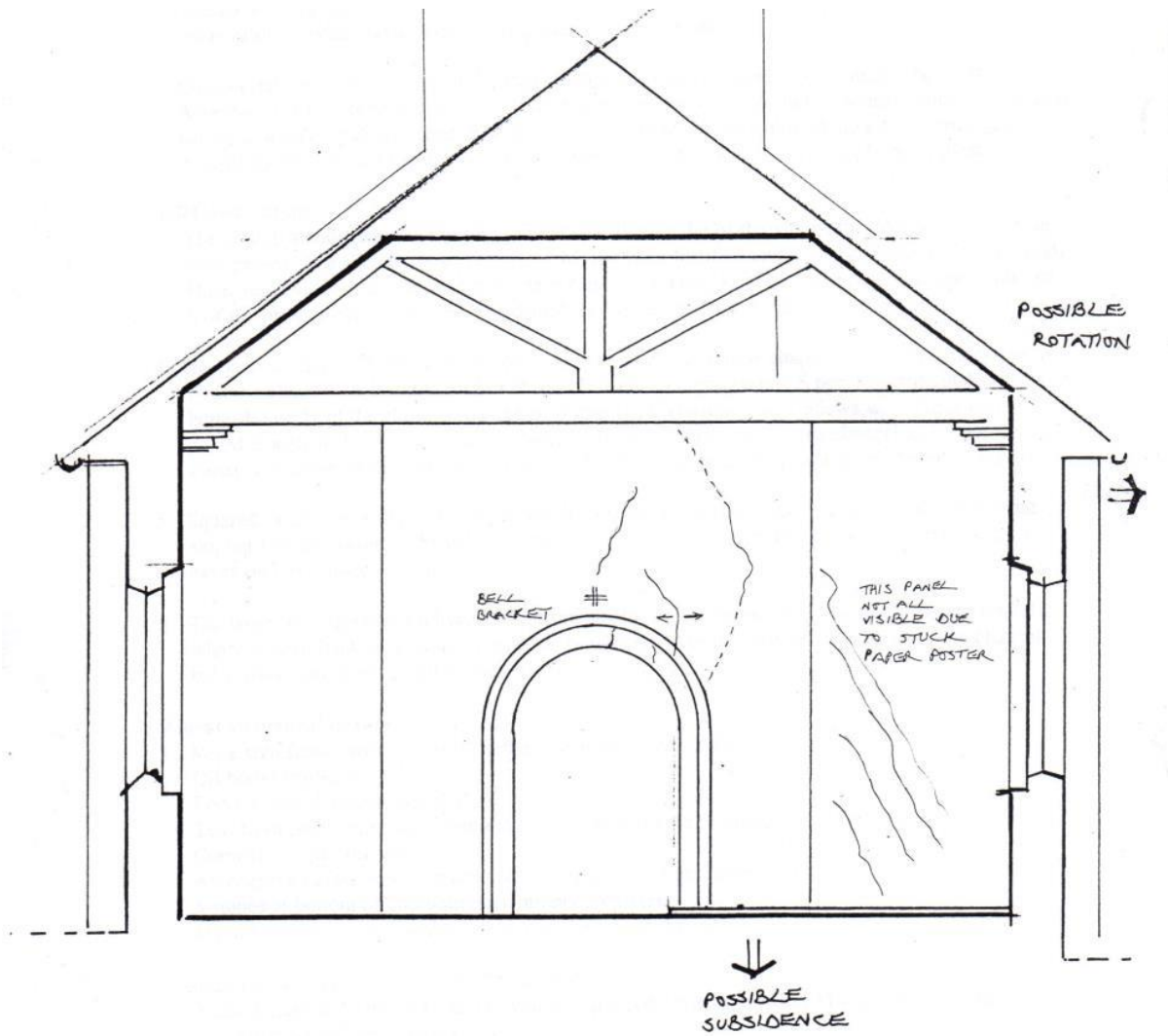
- **Bats and other protected species**

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>

Appendix A – West Gable cracking drawing by Mr Ian Ness (June 2009)



SKETCH OF CRACKS IN WEST END OF NAIVE PLASTER
25 JUNE 2009