

Diocese of Durham

# ALL SAINTS SOUTH SHIELDS

**Boldon Lane West Harton  
(111)**

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

## QUINQUENNIAL REPORT

on the architect's inspection on

**26 June 2020**

Sunderland Archdeaconry

Jarrow Deanery

an unlisted building

not in a conservation area

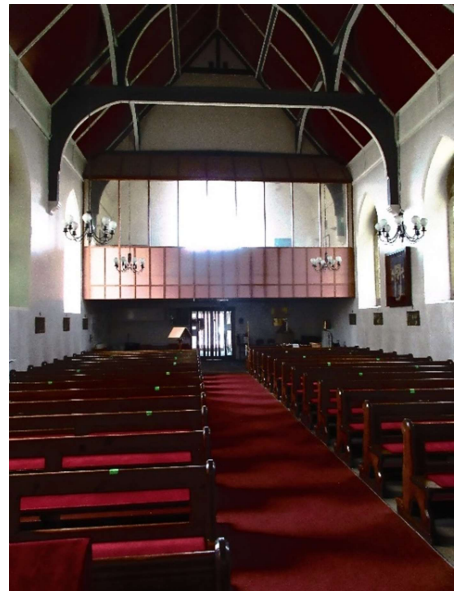
Incumbent the Revd Mervyn Thompson



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ARCHITECT

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## **PART ONE**

1. I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground level and ladders. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. The chimney flue was not inspected and none of the services were tested. Damp meters were not used.
2. No material seen is likely to contain asbestos and the history of the church is such that asbestos is unlikely to be present. However the organ blower box, a common site of asbestos linings, was not seen. Any proposal to alter or remove the organ should take account of that risk.  
However this report is not a survey under the Control of Asbestos at Work Regulations 2012. The PCC may wish to see advice on the churchcare website.  
If a survey is needed because of future work and not previously done, a specialist surveyor should be approached.

## **Brief description**

3. An open rectangular site on Boldon Lane, near the southern edge of South Shields. Bounded by two side streets and to E by the vicarage garden.
4. Designed by C Hodgson Fowler, built in 1887. Nave without aisles, narrower Chancel, NE Vestry, organ chamber and basement boiler room. Solid sandstone and slate.
5. In 1996 a W Porch and the Nave W window were removed and a two storey extension added. The window arch was left open and an upper social room was formed partly in the extension and partly in the W bay of the Nave, divided by an acoustic glazed screen. An upper Kitchen, small lift and lower entrance lobbies, coffee bar and wcs. Extension in cavity artificial stone and natural slate reusing the former W window. A softwood framed W Porch with Sarnafil roof.

## **Recent structural history**

6. Significant work since 2000 shown in a former log book :
 

2000	Nave and sanctuary windows reglazed and protection added Vestry door strengthened after theft of safe. New safe.
2001	Vestry rewired from a spur at W end of Nave, new security light at Vestry door Lightning conductor checked
2002	loop installed and sound system renewed by Tony Atkinson Assoc

7. The present log book shows :
- 2005 rainwater goods cleaned, repaired and painted, slates repaired  
boundary steel railings completed
  
  - 2010 internal refurbishment including  
breaking out and relaying the whole Sanctuary floor and steps on new stone base  
cleaning and redecoration of the whole interior (roof timbers, ceilings and walls) including  
removal of telltales and crack filling after monitoring of internal tell-tales verified that  
structural movement had finished  
latex cleaning of all interior masonry  
washing inside of all glass  
rewiring and relighting  
new frontal chest and cupboard at W end of Nave, repair of pulpit floor  
change of oak communion rail to new brass rail and handrails at pulpit and Chancel steps  
recarpeting  
vestry and organ chamber glazing renewed
  
  - 2012 arch at N Porch rebuilt, room refurbished and new W entry doors fitted
  - 2015 extension boiler replaced, ladies floor replaced
  - 2016 three light fittings replaced
  - 2018 carpets cleaned  
Porch, entry and wcs painted inside and out  
sinks resealed
  - 2020 glass at entry replaced after malicious damage

### **Summary of structural condition**

8. A history of movement and monitoring at the E end and Organ chamber in 1990's included shoring and strengthening of the NE buttress of the Chancel and shoring of the internal arch between N Porch and Organ chamber which was severely spread because the N gable had part subsided and moved outward.
9. An engineer's structural appraisal in September 2000 (seen at previous inspection) mentioned previous reports, not seen. Movement appeared stopped though not reversed since the removal in 1998 of a black poplar from the vicarage garden and two from near the N side of the Vestry and Organ chamber. No other action was recorded.
10. Monitoring of telltales and pattern of cracking then visible is recorded in the 2010 quinquennial which concluded movement had stopped. The telltales were removed in 2010, the cracks filled and painted and the shored arch in the N Porch rebuilt. The cracks have not reappeared and the arch has not reopened so the church can be regarded as stable apart from a new hairline crack over the Organ side of the arch. However the Organ chamber remains distorted with cracked joints outside, requiring grouting and repointing.
11. A minor exception is the small N entry Porch which is again very slightly cracked away from the Organ chamber and Nave.

## **PART TWO**

### **DETAILED DESCRIPTION OF THE EXTERIOR**

#### **Roofs**

12. Nave, Chancel, organ chamber and Vestry all reslated 1986 in new natural purple-grey Penryn welsh slate on new battens and felt. Lead cover flashings over soakers at abutments of Chancel to Nave and at low gable upstands. Clay ridges. Generally sound.
13. Chancel has one broken slate N side near top E end and one broken S side near SE corner.
14. S Nave good but one slate slipped into gutter near W end. N good.

15. Organ chamber slate sound but outward movement of the W side of the gable has pulled apart the cover flashings and lead soakers, leaving a short gap where there may be some leakage, not visible inside. No visible change since last inspection.



W side of Organ Chamber – lead flashings at gable pulled apart

16. An inaccessible short lead tapered gutter between the organ chamber and Nave gable. Plants grow in gutter so needs cleaning. Over organ so trouble inside caused by blockage would be hard to see. Cleaning say every two years a wise precaution.
17. Parts of the felt flashings at the low N Porch roof are blistering and torn but appear serviceable for now.
18. Two slates at the Vestry top course are held in lead clips under a painted lead flashing.
19. Extension covered in natural welsh slate said to be on Cellotex insulation as sarking to suit the sloping ceilings, requiring no ventilation. Clay ridge and lead abutment flashings. Sound, except two S slates near top middle are slipping.
20. The low W porch is roofed in dark grey Sarnafil with integral gutter and two outlets. The Sarna is dressed over the W window cill and appears sound.

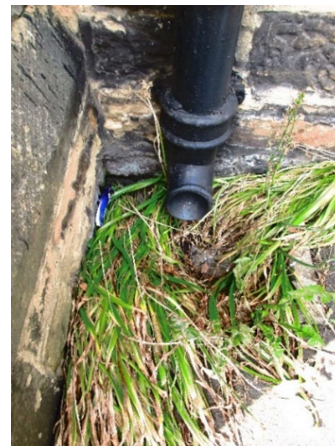
### **Rainwater System, Drainage**

21. Church half round cast iron gutters on brackets with round pipes. Paint generally sound but rust at several open joints.
22. The S Nave gutter E end and S Chancel W end drop slightly from the outlets and are silted with plant growth. Need cleaning and releveling.
23. The Organ E gutter is decayed and tips outward. Under the W gutter green streaked stone suggests a leak
24. The N Porch gutter is choked and tipped out of its brackets. Its outlet is no longer connected so wets the wall.



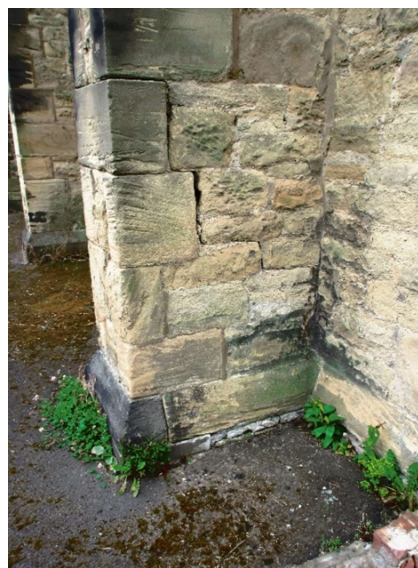


25. At W extension ogee gutters and square aluminium downpipes. The S gutter W end stop seems missing. Plastic downpipes from the W Porch.
26. The extension gullies and 100mm foul drains combine with earlier drains from the church gullies and connect to public sewer.
27. Several church gullies are choked. At least annual cleaning and flushing of drains is needed.



### **Walls, Buttresses, Chimney**

28. The church is squared random sandstone with dressed quoins and set backs. Plinths at buttresses only. Slate and bitumen damp proof course about 75 above tarmac level.
29. At the E gable a minor diagonal crack in joints from the bottom NE corner to the N window cill. A much wider crack in joints and stones through the bottom of the N buttress remains from the local subsidence, needing to be grouted and pointed.







stone decay next to over-hard pointing under the window and under the string course near the N buttress

30. E gable and Vestry E wall stone fair with minor open joints. Hard modern pointing spread over some stones tends to accelerate stone decay. Some stones are losing their whole faces, especially in the buttress sides and at harder pointing. For example the pointing of a patch under the string course near the N buttress is now forward of the decaying stones. Open joints at the exposed gable peak and some watertables. A skilled mason should rake and point the whole gable, buttresses, parts of the window tracery and Vestry E wall in low strength lime mortar to protect the stone and reveal any future movement.
31. S Chancel wall is generally sound but former movement cracked vertical joints and stones under the middle of the E window. Slight cracks in the repair pointing. Some decay in the E cill and the course under it.
32. Nave E gable and N Nave fair except open joints in the N buttresses especially in the plinths. Nave W gable (over extension) pointing fair but watertable and peak joints open with some stone decay. Former W cross missing.
33. S Nave fair but slight vertical cracks under the SW window and slight surface decay especially at the more exposed buttresses. Buttress decay would be slowed if hard pointing were removed and buttresses repointed in suitable lime mortar.
34. Organ chamber watertable joints open and one stone out of alignment, perhaps due to the movement. General walling fair but some open joints especially at the old diagonal structural crack full height of the N gable. Pointing the open joints would slow decay and show any further movement.



35. Linked twin octagonal chimney flues on a sloping base with drip over two courses of plain chimney. The caps and base seem sound dressed stone. The three course octagonal flues have old render repairs, are decaying from open joints but seem stable. Many joints open, especially at W where the two sloping base stones are decayed with an open hole between them. Replacements needed. No visible lean.



36. Under the chimney a patch of deeply weathered open joints and decayed stones are beyond repointing and need stone replacements to keep out the weather and the chimney stable.
37. The widest movement cracks were where the unbonded N Porch separated from the Nave and the very wide diagonal crack in the organ W wall. Both have been pointed in cement mortar and seem stable.

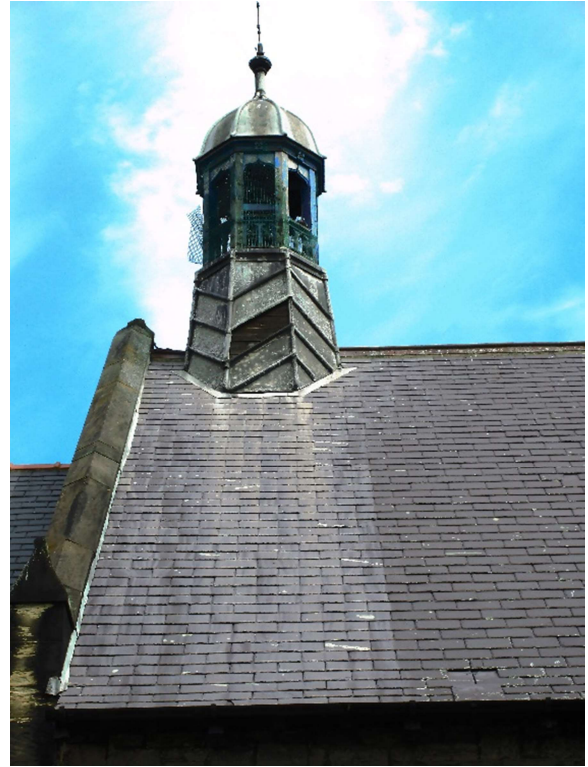


38. Vestry N wall fair but cement pointing of diagonal crack is loosening. Minor open joints only. Retaining wall at boiler room steps repointed 2010.
39. The extension is mixed buff/grey artificial stone. Very slight settlement away from the Nave is unchanged.



### **Bell turret, Bell**

40. A graceful small octagonal turret near the W end of the Nave ridge is timber framed with lead clad dome and base and external plastic bird mesh over traceried timber openings. One S lead panel has fallen and is stored at the vicarage. Timber boards and diagonal rolls now exposed. The remaining exposed timber parts need paint. Parts of the mesh are loose. Otherwise appears sound though no close access. The exposed timber will decay if left unprotected and the time comes for general repair and painting from scaffold.



2015 lead panel coming loose      2020 lead panel missing from S side of turret and slate slipped from Nave eave

41. The Diocesan bell register says All Saints has one 16C bell. A bell is said to have been refurbished in 1979 but not usable. It may be the corroded bell with lever now on the N Porch floor.  
A bell rope with collar through the suspended ceiling hangs in the upper meeting room.

### **Window and Door Openings**

42. E window plate tracery is braced by its own buttress. Some open joints and minor decay at bottom of two mullions. Open joints and very minor decay in top of hood mould and parts of the two moulded string courses need pointing.
43. SE Chancel window arch and cill are slightly out of alignment due to past settlement.  
Other traceried windows are sound but many narrow joints are open and need very careful pointing soon to prevent decay from starting from the joints.  
The large repositioned perpendicular W window has some renewed tracery and appears sound.
44. At the N Porch a former broken moulded door surround has been replaced to match. The moulded lintel is sound and stable but remains displaced by the movement which broke the reveal stone.

### **External Iron and Wood**

45. Delicate iron cross on turret seems sound.
46. The W entrance painted softwood glazed doors and framing are sound. The large doors have been replaced at reduced size. They open outward and are held by large purpose-made bottom bolts. They now seem sound.
47. The painted Vestry door is sound after metal reinforcement on the lock side.  
A disused painted flush door with heavy lock in a second N opening, plastered over inside, seems sound but needs paint soon.  
Boiler house stair railings are rusting.

## DETAILED DESCRIPTION OF THE INTERIOR

### Roof timbers

48. Four exposed Nave trusses are wind braced to the lower purlins. Five concealed Chancel trusses appear only as ribs below the barrel ceiling. In Vestry main rafter and purlin. All appear sound.

### Ceilings

49. At **Chancel** a barrel of painted plaster panels between moulded timber ribs and trusses. An old photo and faint traces show they once carried highly decorated stencilling. Now a single silver fleur-de-lys in each panel on a mustard ground between grey/white ribs. Sound.

50. The **Nave** ceiling is deep red painted plaster in white ribs following the roof slope. Over the modern W balcony room its upper parts are concealed by a suspended ceiling.

51. In the **Vestry** sloping plaster painted mustard. Good.

52. The **organ** chamber ceiling is hidden above a recent plaster ceiling with hatch to storage space over the passage.

53. **N Porch** sloping ceiling is intact. Further slight cracking away from the Organ chamber wall and from the cover lath at the Nave wall.

54. In the **upper extension** flat and sloping suspended and painted plaster ceilings are sound. Over the stair plaster cracks between the Nave gable and the extension remains from its original settlement. Very slight similar crack on N side.

55. Two water marks by the bell rope suggest a little water enters at the turret. Another mark further E under the ridge.

56. In the **extension ground floor** textured suspended ceilings (good except water marked in ladies after leak from kitchen waste) except painted plaster in the coffee bar for fire resistance with downlights.

### Chancel Arch, Masonry

57. The stone arch is sound. Open joints each side of the key stone were pointed 2010.

Over the Nave side of the arch a vertical crack from the peak and from above the S spring rising at 45° to above the wall plate were recorded in 1999, as no worse in 2005 and shown by monitoring of telltales to be stable 2008-10. They were filled and painted 2010 and do not show now.

58. The sandstone window surrounds and E window frame were cleaned by vacuum and latex film in 2010 and remain sound. Vacuuming of cills now would help keep all masonry clean.

### Reredos, Screens, Doors

59. A beautiful painted wooden reredos fits into the E window arch which continues to floor level. Small amounts of sinuous fretwork frame panels with carved tracery over alternating painted angels and decorative paper. The composition makes a rich contrast with the now plainer church. Was cleaned and slightly touched up after the church refurbishment in 2010.





60. The upper room is separated from Nave by a good quality hardwood Neslo double glazed acoustic partition.
61. The doors Chancel/Vestry and Nave/N porch are both sound painted framed batten.
62. The 1996 glazed softwood doors at the back of Nave and at the inner W lobby are wide and heavy. The joints lack through tenons and the sections seem barely large enough for their size and weight but they are holding up. At the entry lobby the S closer does not work. A night latch keep in the N door is missing, leaving a cut out.
63. The wc and upper doors are all beech faced solid core flush ply with round aluminium handles, loose at the upper Kitchen.

### **Plaster, Decoration**

64. The Chancel, Nave and Vestry are plastered and painted, setting off the stone details. A photo of 1900 shows the Chancel walls and at least the E wall of the Nave around the arch had rich stencilled decoration like the Chancel ceiling. All walls are now plain painted.
65. Former movement cracks were filled and all plaster cleaned and painted in 2010.
66. Since decoration in 2010 dirt shows on the Nave walls. It appears to be dust picked up by strong rising currents from the hot pipes and radiators (whose shelves protect only small areas from soiling). Simple washing of the wall paint with a little sugar soap cleans them but it recurs. There seems no way to stop the soiling happening but it may be reduced by more frequent thorough vacuuming and/or washing of the floor.
67. It might be worth experimenting with reducing the temperature of the water in the pipes. Not so much as to affect the heating (though longer periods might be needed) but enough to slacken the up draughts.
68. Alternatively the hot pipes and radiators could be boxed in with front mesh only to direct rising air away from the walls. That will not be a certain cure, as the dirt above the radiator shelves shows.
69. The extension walls are sound painted plaster. At Kitchen, coffee bar and wcs vinyl sheet splashbacks over the worktops and basins. Minor cracked plaster again in W entry lobby by inner door N frame. In Ladies lobby damage by rising damp at original W wall of Nave has been repaired with added plaster vents. Minor paint damage has appeared again.



### **Ventilation**

70. No deliberate ventilation at the church. In the upper meeting room very large fans in opposite walls, variable speed and direction.
71. Four extract fans and grills through the extension N wall. One at the upper Kitchen (full of grease – increased fire risk - case cleaned with washing up liquid at inspection) controlled by indicating switch. Three in the wcs controlled with the lights with short overrun timers. None at coffee bar under stair.

## Glazing, Protection

72. Most windows are plain glazed in reamy white making the church pleasantly light. These lights retain their original external ferramenta, covered by protection.

At E and one S Nave window high quality Clayton and Bell stained glass. Internal saddle bars throughout.



73. E – six light Christ the King and Servant with evangelists in roundel over, Philpott memorial 1888, good condition.

S Chancel and Nave except one S side – reamy glass good but dirty outside especially at N between glass and protection

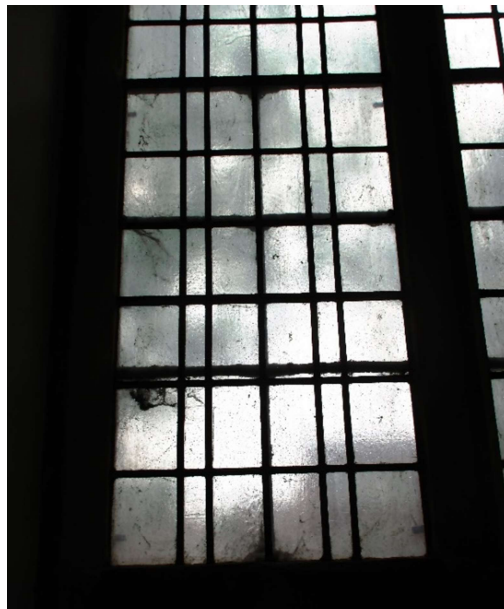
S Nave stained – Peace and Hope, 1<sup>st</sup> war memorial good painted glass in good condition

W window (moved into extension) - reamy white glass in good condition but some dirt

Organ chamber – small leaded glass and borders, renewed 2010, good

Vestry - small leaded glass with borders and painted shields, renewed 2010, good

74. All windows have ventilated polycarbonate well fitted to the tracery. Clouded by sunlight or very dirty inside at E, S and W, especially at the tracery of Chancel SE window



75. All Nave and Chancel glass was washed inside in 2010. Dirt remains between the glass and protection.

## Floors, Rails, Stair, Lift

76. All ground floors are solid. The whole Chancel now has fitted carpet.

77. Former subsidence at the N side of the Sanctuary was rectified in 2010 by digging out its whole floor and replacing poor fill with compacted crushed stone down to foundation level, foam insulation, damp proof membrane and finishing with lightly reinforced concrete with reused stone steps at rail and altar dais. All now carpeted and appears sound.



78. For the record a 9" earthenware pipe (papers in void suggested it was installed in 1960) was found and retained in the fill. It slopes down from the large airbrick in the S Chancel wall to basement floor level. Water has run into the boiler room from the vicinity.
79. The rest of the Chancel floor was sound. Under the carpet the centre is flagged between woodblocks on solid floor between built up softwood platforms under the choir stalls.
80. Clean-off carpet on concrete at the N Porch and carpet slightly subsided concrete behind the organ. Vestry carpet on concrete between steel joists over the boiler room.
81. In the Nave a carpet runner on concrete between softwood blocks under the pews. Carpet at E end and cleared W end. Four brass grills in E carpet may ventilate a heating trench.
82. Clean-off carpet in W lobby and vinyl floors in the coffee bar and wcs. In 2012 the vinyl and screed in the Ladies blistered up in the NE corner, probably due to damp from the former N gutter fault getting into the floor through the covered up Nave wall. Relaid and good.
83. Suspended upper floor with cord carpet and safety vinyl in the Kitchen. Carpeted softwood stair with two handrails but no daylight.
84. The lift is a simple platform in an open shaft with interlinked door locks at each floor for safety. In case of failure a loose winding handle is provided to be used by someone standing on a loose timber batten to be laid across the shaft at 1<sup>st</sup> floor.
85. The 2010 work included a new polished brass telescopic communion rail and two curved brass handrails at the Chancel steps. All sound.

#### **Monuments, Brasses, Furnishings, Organ**

86. One marble, an oak 1<sup>st</sup> war memorial and two brasses, all sound.
87. Modern high altar with carved bas relief 'Lamb of God'. Modern oak credence table.  
Pine choir and clergy stalls with some decoration.
88. Small oak Nave altar. A polished oak pulpit on stone base with floorboards repaired and handrail added in 2010. Painted timber lectern. Comfortable varnished pine pews.
89. In the NW corner a plain octagonal stone font with modern oak cover and fine engraved brass ewer.  
An oak paschal candlestick.



90. Two manual pipe organ by Blackett and Howdon of Newcastle about 1900. Case plain oak filling a rectangular opening. A report by the diocesan organs advisor March 1990, when cleaning and restoration was proposed, said the organ had suffered twisting due to floor movement and very poor alterations in about 1970. It is not recorded that any work was done in 1990. The organ is not used. Said to be beyond economic repair.

### **Heating**

91. Separate gas boilers for church and extension. The service engineer is said to describe the church boiler in the basement as old, inefficient and with limited life. Heating said to be adequate.
92. Church boiler Ideal Concord 41,500 btus, converted from oil in 1979 so now over 40 years old. Open flue to sectional metal pipe whose joints are taped over to seal, to a flexible liner in the wall thickness, rising to a metal terminal. Froststat by boiler, Renewed 7 day timer in Vestry. The boiler room is well ventilated but gets very warm partly due to lack of lagging on the steel circulation pipes which pass into the walls at head height.
93. Boiler room has brick walls and concrete ceiling and floor. At floor level the end of the 9" pipe (para 78) used to seep water into the boiler room. A sump pump in the gully at the foot of the external stair works. It discharges by plastic pipe into a gully at ground level alongside the retaining wall, which no longer appears to leak back into the stairwell.
94. Church heated by twin 3" pipes with column radiators. The pipes are in three loops. One passes under the E end of the Nave and another around the N side of the Chancel arch. A header tank in the Vestry.
95. A working combi boiler in the upper Kitchen serves the extension panel radiators and hot water.

### **Electrical**

96. Nave, Chancel, Vestry, Boiler room rewired 2010 in pvc/pvc, part concealed, part trunked. Sub main and distribution board for the E end by the organ. New light switches and sockets. Heating pipes earth bonded in the boiler room.
97. A system test June 2017 was summarised 'Satisfactory'
98. Ten pendant chandeliers with exposed low energy globes light the whole interior. Two Nave globe lamps not working. If low energy globes no longer obtainable an LED equivalent may be available. Separately switched spots for the altar, Nave altar and pulpit. Six downlights unchanged under the overhanging floor at W of Nave. Plain pendants in the Vestry and organ chamber.
99. In the upper room suspended ceiling six recessed downlights with short fluorescent tubes work well but are hard to change (two tubes off). One light switch cover loose. Recessed downlights in the W entry lobby, emergency lights and alarm in the extension.
100. Low energy lights in the extension downstairs rooms all work but are dim and slow to strike in stair, coffee bar and wcs. Renew or uprate for better light.
101. Recessed 13A sockets in the extension, surface plastic in the Choir for audio equipment, four twin in Nave.
102. Fixed speakers in the Nave and upper room.

### **Water and Sanitary facilities**

103. The combi boiler serves stainless sinks and wash basins in the Kitchen and coffee bar and basins at the three wcs. The kitchen fittings and wc basins are silicon sealed to vinyl splashbacks, seal part missing left of the coffee bar sink.
104. No water at the Vestry but a bib tap and instantaneous water heater over a cleaner's sink in the N Porch.



## Lightning Conductor

105. Building not prominent apart from the iron cross on the turret which is protected by a copper tape clamped to another tape with low level test clamp and steel tube protection. It appears complete but no five yearly test report was available. See Addendum.

## Fire Precautions

106. 60 minute electro-magnetic/gravity fire shutters separate the coffee bar from the entrance lobby and the upper Kitchen from the meeting room.

107. Emergency lights in the upper room, stair and wcs.

108. Fire alarm with break glass by exit and detectors in upper meeting room, Kitchen, coffee bar and entrance lobby. Need to be tested annually.

109. Generous provision of extinguishers, all serviced July 2019:

Kitchen	fire blanket fixed to wall
W nave	2kg CO <sub>2</sub>
	6 litre foam
NE nave	6 litre foam
	2kg CO <sub>2</sub>
Organ chamber	6 litre foam
Upper room	2kg CO <sub>2</sub>
	6 litre foam

None at boiler

Note the insurer EIG advises dry powder extinguishers should be confined to boiler rooms and kitchens because discharge (including accidental and malicious) in church risks serious damage to organs and delicate surfaces due to the powder being corrosive.

## Access and use by people with disabilities

110. Level access by the wide W doors and lift. A Nave altar and handrails at the Chancel steps make the best available provision for the infirm. The wheelchair accessible wc is to modern standard including an alarm.

111. Access is poorer into the Vestry but there is no practical way to improve.

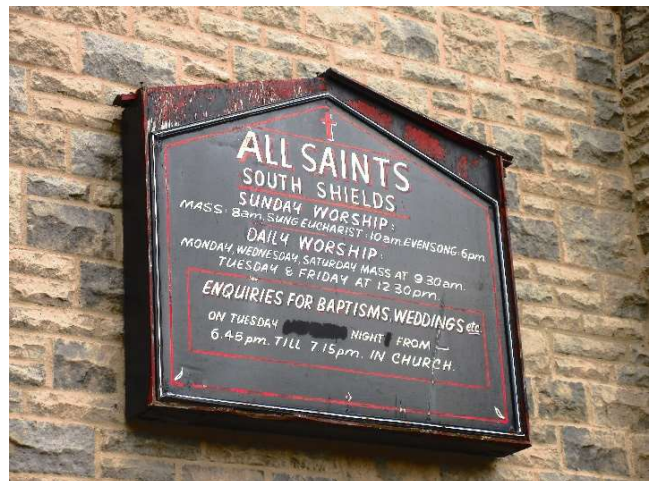
## Security

112. Deadlocks and night latches at all outside doors and several inside doors. A huge floor safe in the Vestry. Window protection and ferramenta deter access through the glass.

## Grounds, boundaries, signs, paths, trees

113. Small flat grounds maintained by the local authority. The remaining mature ash trees (three at N, one at S with single silver birches each side) are important in the townscape. The grassed site has steel railings and gates, where rust has begun in places.

Planting beds outside the railings at W are mainly bare. Tarmac paths in fair condition.



114. A painted wooden sign on the church W wall has lost part of its cap and deteriorates.

## Archaeology

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

## General comments

116. The 2010 refurbishment was a considerable achievement. Some maintenance has continued and more is needed, notably at the turret.

117. The Chancel and Organ chamber appear stable. A slow programme of pointing is now needed.

## PART THREE

### RECOMMENDATIONS in order of priority

#### For immediate action

Repair slates	13, 14, 19
Clear hidden lead gutter	16
Clean and refix parts of the guttering and gullies	22 – 25, 27
From scaffold around turret assess and repair including lead	40
Wash grease from Kitchen extract fan including inside	71
Renew failed lamps at Nave and upper room	98, 99

#### For completion within 18 months

Grout and point cracks and open joints in NE buttress (architect's specification needed)	29
Begin a slow programme of raking and repointing say one wall every five years	30 - 34, 38, 42, 43
From scaffold assess and repair chimneys and gable peak, repair masonry as needed	35, 36
Obtain Lightning Conductor test	105 and Addendum
Repair and repaint or replace W sign	114

#### For completion within five years

Paint or block Porch N door and paint railings at basement stair	47
Retest electrical system in 2022	97 and Addendum

#### Desirable improvements

Replace water marked ceiling tiles upstairs	56
Clean between glass and protection	74, 75

#### Recommendations on Maintenance and Care

If cracking of new filling of cracks in the Porch shows it is still moving consider rebuilding it plumb on better foundation with properly aligned moulded entry	11, 44, 53
Clean all gullies at least every year	27
Vacuum clean stone inner window cills	58
Wash Nave walls and vacuum Nave floor more frequently	66
Save for new energy efficient boiler and lag pipes	92



## **ADDENDUM to the SURVEY REPORT**

### **Required under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991**

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

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

**MAINTENANCE** Continual vigilance to guard against blockages in gutters and the rainwater system as a whole is needed. Every parish must find for itself a reliable procedure to ensure that gutters, ground gutters, gullies and drains are kept clean. It might be:

maintenance under contract by a local builder or handyman or

maintenance by church working party

Whatever system is adopted the problem remains to remember when to organise the work. Gutters and pipes should be checked at least twice a year. If the Log Book is used as a check list of action every year and kept as an up to date record this will itself act as a reminder.

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

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

To check registration with NICEIC and ECA see [www.electricalsafetyregister.com](http://www.electricalsafetyregister.com)

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

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

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

Useful advice and audit sheets are to be found in 'Widening the Eye of the Needle' published by the Church Buildings Council 1999 £10.95.

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