

**Quinquennial Inspection Report
The Church of St Stephen's, South Shields
Archdeaconry of Sunderland
Deanery of Jarrow
Diocese of Durham**



Report prepared by

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1.0 BACKGROUND

- 1.1 The Parish Church of St Stephen's, South Shields
Mile End Road
The Lawe
South Shields, NE33
- 1.2 Client:
The Parochial Church Council of The Parish Church of St Stephen's, South Shields
Mile End Road
The Lawe
South Shields, NE33
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA
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- 1.4 Date of Inspection 19 November 2024 at 1:00pm
- 1.5 Weather conditions - sunny and dry, temperature 5 degrees.
- 1.6 Previous Report 9 April 2015 Ian Ness. It is understood that there was a 2020 inspection undertaken by Tony Barnes but that the inspection report was never produced due to ill health.

2.0 EXECUTIVE SUMMARY

- 2.1 The ongoing maintenance of this buildings is currently being undertaken by a small number of people with limited funds and these people should to be applauded for their efforts.

The roof is generally watertight and it was reported that repair of a missing ridge tile over the chancel is in hand.

The decoration of the rainwater goods, with was noted as due by 2020 in the last quinquennial report, has not yet been done and is now urgent, so that the parts are just maintained, rather than having to be replaced at much greater expense.

The general maintenance issues of cleaning out the external gullies, repairs to some slates and leadwork, and decorating the external doors, require attention.

The internal paint finish to the south porch is stained and makes the entrance unattractive. The reason for the staining needs to be pinned down and sorted out before redecoration.

The Log Book is lacking recent details of regularly required inspections and it is very sparse in some areas. The Log Book needs to be kept up to date with correct information and advice could be sought from the Diocese as to how this can be better achieved.

The church buildings offer opportunities, in terms of facilities and spaces, that many other churches - often without the simplest WC and Kitchen facilities - would envy. The split of the nave and chancel also offers great opportunities in terms of how services and social events can be provided.

3.0 PREVIOUS REPORT

3.1 The Previous Report followed the inspection on 9 April 2015 by Ian Ness Architect, 26 Grosvenor Place, Newcastle Upon Tyne, NE2 2RE.

The report identified the following maintenance items and these are noted as either completed or outstanding:

For immediate action

Repair missing and broken slates at chancel and organ chamber. **Completed**

Improve clip at slipping aisle slate near vestry valley. **Completed**

Unblock outlets from Meeting Room roof. **Completed**

Replace bottom of rainwater pipe by NE door and gutter bracket N side of chancel.

Completed

Replace failed lamps. **Completed**

Obtain electrical installation test report. **Completed**

For completion within 18 months

Pin gable watertables to walls and rebuild three cracked south corners to improve bond of masonry. **Completed**

At organ gable fix new stone watertables on N side (**Completed**) and lead flashings to cover whole of upstands. **Unable to confirm as access not available**

Improve action of porch outer door by lowering floor with new lock keeps. **Completed**

Prepare and paint ironwork at outer vestry door. **Not Completed**

Obtain lightning conductor test. **Completed**

For completion within five years

Prepare and paint gutters and pipes. **Not Completed**

Desirable improvements

Remove return parapet at Vestry gable and slate over and reduce gable upstand if practical.

Not Completed

Replace peak of porch gable with single stone. **Completed**

At porch entry renew whole moulded arch and reveals in durable stone. **Completed**

Reinstate extract fans at kitchen, WC and lounge. **Unable to confirm**

Recommendations on Maintenance and Care

Clear the lead gutters S of the organ roof at least every two years. **Unable to confirm**

Clear the Meeting room roof outlets, eaves gutters and all gullies once a year. **Unable to confirm**

Clean out tower interior and reduce storage. **Not Completed**

Keep Meeting Room vents open. **Unable to confirm**

Work carried out since the last report:

2014-2015

Painting and decorating of Community Hall, Sanctuary and Chancel, paid by grant from Sita Trust of £6,000.

Replacing and making good of flooring in the Community Hall, in North and in South entrances and in Passageway by TSUK Interiors Ltd, paid by grant from Port of Tyne Authority of £5,000.

2015-16

Redecorating Church and Community Hall.

June 2017

Installation of 36kw Intergas combi boiler to Vicar's vestry by Flame of Team Valley.

New lectern supplied by Luminati (www.luminati.co.uk).

Drainage and removal of radiator by Westoe Plumbing Ltd, South Shields.

2018

New LEDs installed by Ring Ready, paid for by grants from Brigham and Cowan Social Club and by Ecclesiastical Insurance.

Lightning Protection Inspection & Test by Stone Technical Services Group Ltd.

May 2018

Stabilising crack to East Gable of Chancel, by David France Masonry of Darlington.

November 2018

Installation of air 'bubble' in Vestry Heating system, by Lowes Plumbing and Heating.

Church interior lights replaced, by Paul Douglas Electrical Services Ltd.

December 2018

Release of thermostats on Vestry radiators, by F. Lowes Plumbing and Heating.

January 2019

Electrical Appliance Tests, by Sunderland PAT Testing.

New LED light fitting installed in Clergy Vestry, by Paul Douglas Electrical Services Ltd.

March 2019

Annual maintenance of church alarm system, by AWM Alarms Ltd.

November 2019

Electrical installation Report by NIC EIC Approved Contractors.

January 2020

Gas Safety Certificate issued by J. Shipley & Co Heating Ltd.

April 2021

New sound System installed by Quantum Electrics.

February 2022

Fire Alarm System installed by James Colman of Dunelm Security.

Gas Safe Certificate Issued by J Shipley & Co Heating Ltd.

March 2023

Fire extinguishers services by Safe and Sure.

2023

New kitchen installed.

4.0 BRIEF DESCRIPTION OF BUILDING

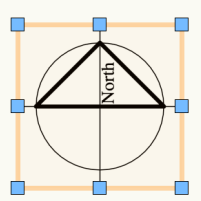
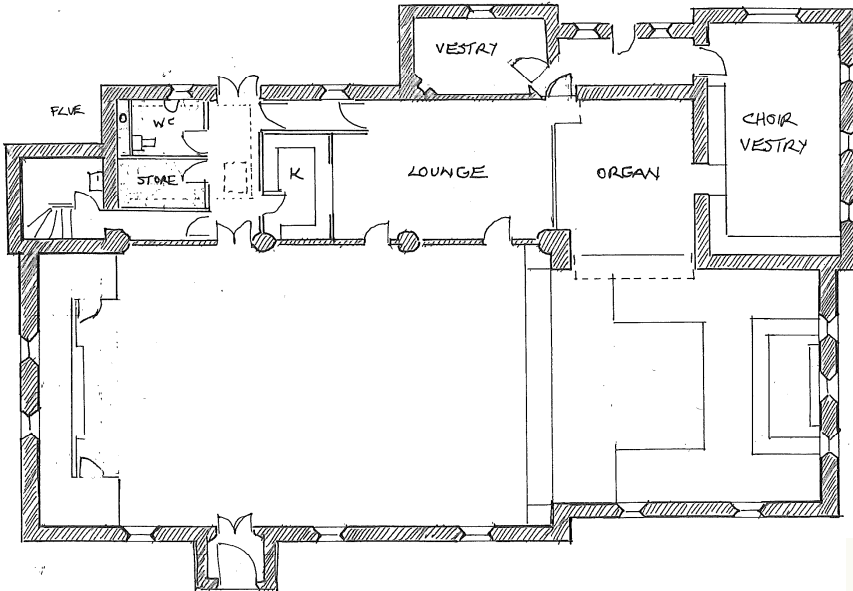
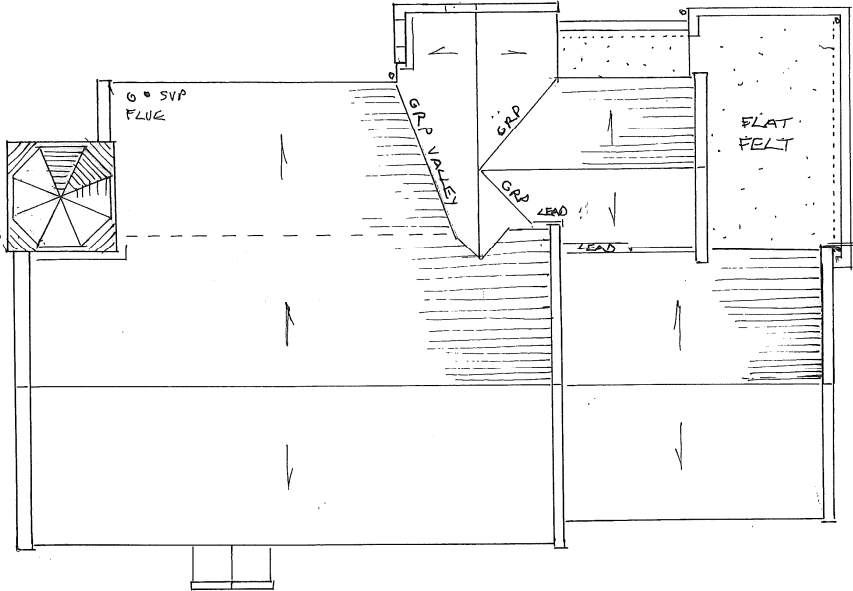
4.1 Early English design by Salvin, built 1845-6 with nave, chancel and north aisle. Unusually high walls, high arcade and steep open roof originally including a south porch, north east organ chamber, vestry and lobby. At the north west corner there is a stone spirelet on an octagonal bell turret on a low tower base. A door from the tower landing, the nave side of which is plastered over, may have served a planned or former balcony. There is a former basement heating chamber reached by floor hatch in the north west lobby.

The later flat roofed north east choir vestry, now a meeting room and lobby are more ornate. The meeting room cuts across a former window in the organ chamber gable. The upper part is bricked up and the lower part houses the organ motor. A former chimney at the vestry gable has been reduced and capped.

The nave is in both worship and social use with a simple character since the blocking of the tall arcade, the removal of fixed furnishings and the installation of a high glass and folding screen across the chancel arch.

There is a large flat exposed churchyard overlooking the mouth of the Tyne which is grassed and treated as park land.

5.0 PLAN OF CHURCH



6.0 LISTING GRADE

The Church is a Grade II Listed Building and the following description is taken from the Listed Buildings Register:

1844-46. Anthony Salvin architect. Stone, rendered, rusticated quoins, slate roofs. Modest simple building in the E E style. At the north-west corner small square tower with octagonal ball turret coped by spire. The church consists of nave and chancel with a gabled south entrance porch. An aisle, transept and vestry etc on the north.

Listing NGR: NZ3617867828

7.0 MAINTENANCE

Responsibility for maintenance of the Church lies with the PCC. The Churchwarden reports that maintenance of the churchyard and its boundaries and footpaths lies with the local council.

8.0 LIMITATIONS OF THE REPORT

The inspection of the church was visual and made from ground level. Only selected areas were examined in detail. Parts of the structure which were inaccessible, enclosed or covered were not opened up and therefore I am unable to report that any such part of the building is free from defect. The inspection excluded testing of services and organ. The report is restricted to the general condition of the building and is a summary report only as it is required by the Inspection of Churches Measure. It is not a specification for the execution of the work and must not be used as such.

9.0 EXTERIOR

9.1 ROOF COVERINGS

Description

Diminishing Westmorland slates including enormous lower slates, green except mainly grey in upper north end courses. Clay ridges, lead cover flashings at abutments. North aisle is a shallower continuation of north nave with a neat swept change of pitch using small slates. The gabled vestry and organ chamber roofs have steep Westmorland slate. A stepped flat lead valley gutter remains between organ chamber and chancel with a short abutment gutter between organ and nave. These hidden gutters do not taper, showing there is almost no fall. The porch has good green Westmorland slate, lead soakers and cover flashings. Low flat roof over small vestry lobby has mineral felt with hard mastic pointing at the upstands.

Condition Church

Overall the slating appears in reasonable condition, as are the flashings and most of the ridges. A missing ridge tile to the Chancel should be replaced immediately. There are a few slipped, broken and incorrectly sized slates, notable a broken slate to the nave west end south elevation; an incorrectly sized slate to the Porch west elevation; broken and missing slates to the chancel south elevation; a chipped slate to the organ north elevation. There have been slate repairs in non-matching slates that would be better replaced with Westmorland slate. There was no access to view the flat roof to the meeting room or the hidden lead lined gutters.



North Elevation Roof



North East Corner Roofs



Missing Chancel Ridge Tile



Non-Matching Repairs to Porch

Category A, Urgent, requiring immediate attention

Replace missing ridge tile. Cost Band 1– £0.00-£1,999.

Category B, Requires attention within the next twelve months

Repair/replace all loose, broken and missing slates and arrange inspection of flat roof and hidden gutters. Cost Band 1– £0.00-£1,999.

Repair Needs, Category E, a desirable improvement with no timescale

Replace none matching slates with Westmorland slates. Cost Band 2– £2,000.00-£9,999.

9.2 RAINWATER GOODS

Description

Plain cast iron half round gutters and pipes discharging to gullies.

Condition

It was not possible to tell if everything is fully watertight as it was dry at the time of the inspection.

Rainwater goods to the church, both gutters and rainwater pipes, are in urgent need of decoration. Some joints require resealing and wooden blocks behind fittings are, in some cases, rotten and require replacement.



Rusting Gutters South Elevation



Rotten Wood Block South Elevation



Decayed Joint



Rusting Rainwater Pipe North Porch

Category B, Requires attention within the next twelve months

Redecorate church gutters and rainwater pipes and generally overhaul. Cost Band 1– £0.00-£1,999.

9.3 PARAPETS, FINIALS, TOWER, SPIRELET AND CHIMNEY

Description

The original walls are topped with yellow sandstone watertables with kneelers. The meeting room and lobby include parapets in yellow sandstone. On the nave west gable the peak watertables and all south watertables have been replaced in concrete. Most tables at the north side of the gable remain stone. A vestry chimney has been reduced to a stepped return parapet in stone and brick with concrete tables.

The tower and spirelet have a square base of pink stone with dressings similar to all other parts under an octagonal bell stage with louvred openings, capped by a short spirelet of blackened yellow sandstone. The spirelet ashlar has very narrow joints to resist weather. There are eight louvred openings with mesh.

Finial crosses to nave east and a missing final cross to chancel east end.

Condition

Missing lead flashing to south porch east and west elevations. Misaligned coping and leadwork to nave south elevation east end. A vestry chimney has been reduced to a stepped return parapet in stone and brick with concrete tables. West end north gable coping stone displaced near peak.



Porch Missing Flashing East Elevation



Missing Aligned Copings and Flashing Nave East End South Elevation



Vestry Chimney West Elevation



West Elevation Gable and Spirelet

Category B, Requires attention within the next twelve months

Replace missing flashings to south porch. Reform lead flashing to nave east end south elevation to fully cover soakers and secure copings. Cost Band 2– £2,000.00-£9,999.

9.4 WALLING AND POINTING

Description

The original walls are coursed pink sandstone with yellow sandstone watertables, quoins, plinths and tower. It is possible the dressings were designed as ‘rusticated’ to stand forward of the walling. In any event the dressings now stand forward 25 to 50mm.

All walling has been dressed back after render was removed and in places it continues to decay. The yellow quoins and other dressings are tougher but some weaker beds are eroded. Some quoins appear edge bedded which may accelerate decay. In contrast the later meeting room and lobby are all yellow sandstone.

The pink stone was pebbledashed after the war until the 1970’s or 1980’s when it was exposed again and dressed back. The 1983 list description (which may have been out of date) says the church was rendered. The pointing of the wide joints varies. Some is pink lime with sand and may be original. Some has exposed grit aggregate and may date from the removal of the render or the 1990s.

The west end peak is a large concrete triangle with exposed gravel looking like pebbledash, probably cast to replace stone too decayed to render over.

The vestry north gable peak is well above slate level so exposed both sides. The gable to the organ chamber has rendered upstands that have been patched which may have stopped past leakage down the organ chamber wall.

Condition

The pink sandstone is generally eroding due to the severe exposure of the site, especially near the tops of the gables where stones are so deeply weathered that they are rounded like river stones. The yellow sandstone including the quoins and other dressings are tougher.

Nave east wall just below the peak appears to have some open joints.



Contrasting Pink and Yellow Sandstone



Open Joint Nave East Gable



Open Joint to Tower West Elevation



West Gable South Side Cracking

There is an open joint in the tower west elevation. There is cracking at the foot of the west gable south side.

Category B, Requires attention within the next twelve months

Repoint open joints to west wall and east gable in lime mortar. Cost Band 1– £0.00-£1,999.

Repair Needs, Category M, Routine Maintenance

Monitor existing areas of stone decay and any slightly open joints. Delaminating stones should be brushed down and washed with clean water as loose and friable stone holds water that can freeze in cold weather accelerating the de-lamination. Cost Band 1– £0.00-£1,999.

9.5 WINDOWS AND EXTERNAL DOORS

Description Church

East chancel three lights with simple hoodmoulds are joined by a string course. Stained glass by William Morris and Co: pilots memorial 1916, north light St Stephen, centre Crucifixion and Majesty, south light St Paul.

Chancel south elevation side lancets, east patterned white and coloured glass, west stained 'Crown of Life' WWI war memorial.

Nave south side lancets, east window stained St John and Saul, Brocklebank memorial, centre and west patterned clear and coloured glass. West gable two tall lancets with patterned clear and coloured glass.

North west passage and WC lancets with patterned leaded glass. The Vestry ceiling hides most of a tall lancet window including a painted Christ. Organ chamber single lancet.

North east lobby and meeting room rectangular windows with simple tracery, all cast wired glass fixed in the stone under remaining clear leaded glazing in the tracery.

All windows except organ protected by rectangles of rusting mesh fitted across the wall face.

Trefoil openings in the porch and tower are decayed and blocked with stone. A doorway at the tower remains blocked and pebbledashed.

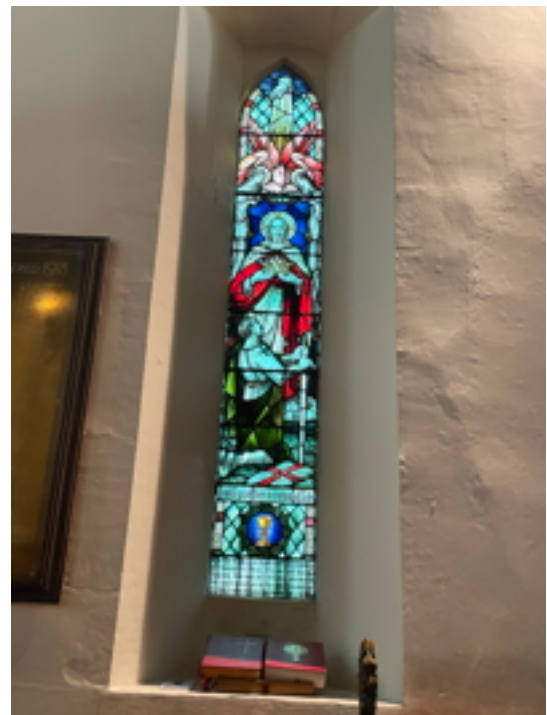
South porch lancet arch with hoodmould and single oak door with oak boards, iron strap hinges, bolts and weatherboard with stained finish and painted frame rebated into the masonry.

North lobby single oak door again with single oak door with oak boards, iron strap hinges, bolts and weatherboard with stained finish and painted frame rebated into the masonry.

North Elevation modern timber doors in lancet arch with hoodmould and aluminium handles.



East End Windows



Chancel South Window West End



West End Windows



North Aisle Windows and Door



Meeting Room East Windows



Blocked Trefoil



Typical Mesh Protection



Blocked Tower Door North Elevation



South Porch Door



North Lobby Door

Condition

All windows are in fair condition. Exterior doors are in need of decoration.

Category B, Requires attention within the next twelve months

Redecorate exterior doors. Cost Band 1– £0.00-£1,999.

Category E, a desirable improvement with no timescale

Replace any cracked window panes. Cost Band 1– £0.00-£1,999.

9.6 BELOW GROUND DRAINAGE

Rainwater pipes all discharge over gullies. Two gullies on the north side may connect to the modern drainage. Elsewhere they seem to run to soakaways.

Foul water from the WC and kitchen connects to an inspection chamber to the north of the tower and then to Northumbria Water drainage.

Condition

Gullies generally blocked with leaves. Gully surround at chancel south elevation west end needs to be remade. Missing grating south porch west elevation.



Blocked Gully



Broken Gully Surround



Missing Gully Grating



Inspection Chamber

Category A, Urgent, requiring immediate attention

Clear out all gullies. Cost Band 1– £0.00-£1,999.

Category B, Requires attention within the next twelve months

Replace missing gully cover and remake gully surround. Cost Band 1– £0.00-£1,999.

10.0 INTERIOR

10.1 TOWER

Description

Concrete steps up to timber floor, ladders to second timber floor through hatch, second ladder up to bell. A working single chiming bell and wheel on timber joists, swung by rope from ground level.

Condition

The hatch was difficult to close due to debris around the edges. The tower was generally very cluttered.



Ladder and Hatch Over



Clutter within Tower

Category B, Requires attention within the next twelve months

Generally clean out tower. Cost Band 1– £0.00-£1,999.

10.2 BELLS

Description

A working single chiming bell and wheel on timber joists, swung by rope from ground level inspected from floor level only.

Condition

The bell was reported to be in working order.



Repair Needs, Category M, Routine Maintenance

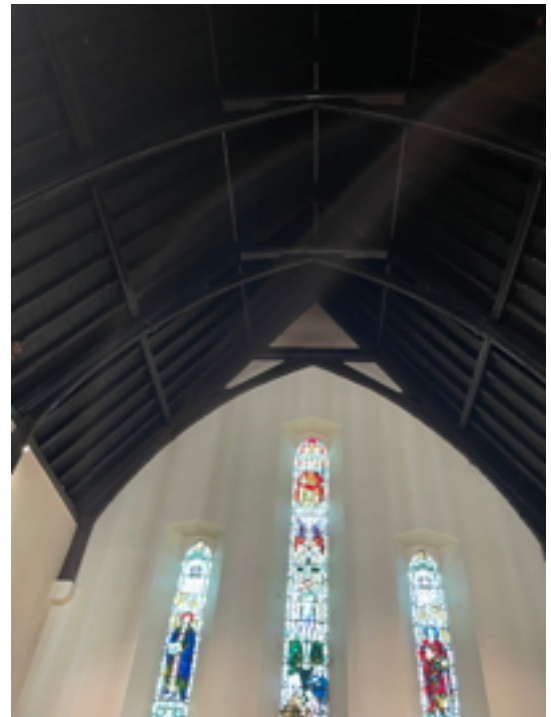
Agree a maintenance schedule based on usage with a bell maintenance company. Cost Band 1-£0.00-£1,999

Single Bell

10.3 ROOF

Description

Plain exposed softwood trusses, purlins, rafters and horizontal sarking boards with dark brown stain.



Condition

No visible defects to roof timbers when viewed from ground level.

10.4 PANELLING AND DOORS

Description

Chancel arch is infilled above spring with glazed hardwood screen on a deep beam which also holds a large folding sliding screen in a track in the extended chancel step enabling the nave and chancel to be either spilt into 2 spaces or combined as a single space.

Small painted reredos with carved tracery and stencilling to sanctuary. Grained softwood panelling around sanctuary.

At west end three Leonard Evetts stained glass panels from St Aidan's have been refixed in light boxes supported by a studwork screen with flush doors into a store and boiler space and reredos salvaged.

At social rooms and south porch hardwood doors, some glazed, some panelled, in softwood frames and aluminium hardware.

Condition

All are in satisfactory condition.



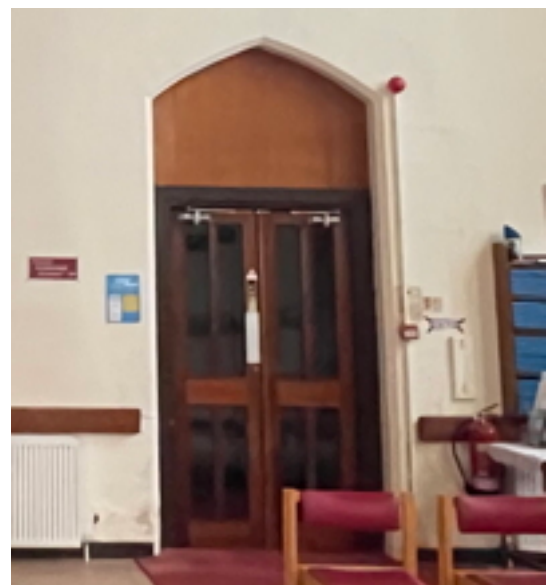
Nave/Chancel Screen



Sanctuary Reredos and Panelling



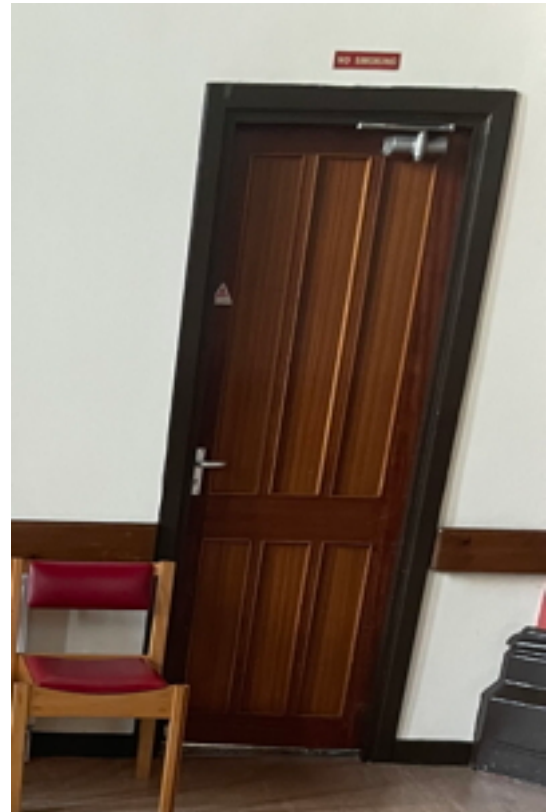
**West End Reredos and Store Doors
and 3 Leonard Evetts Stained Glass
Windows from St Aidan's in Light
Boxes**



South Porch Doors



Kitchen Corridor Doors



Lounge Door

10.5 FLOORS

Description

Plain red and encaustic tiles in the sanctuary with oak steps and a carpet runner. Painted stone step.

At the choir fitted carpet on a solid centre between suspended floors and pew platforms with former heating cast iron grill along the south wall. These platforms and the organ floor may be vented through the centre solid floor. On the north side the organ floor is only vented internally into the passage whose later solid floor is lower.

Nave now all welded vinyl sheet in good condition with a strip of carpet across the west end with loose carpet runners for some uses. The previous report states that the nave appears to be the common Victorian pattern of solid walkways (centre, aisle and cross at the east end and from the porch) between suspended floors at the former pews, below the vinyl.

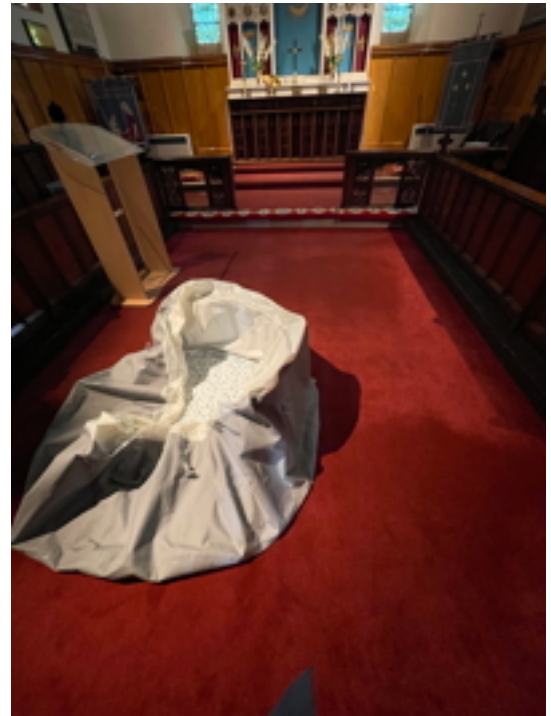
A boxing in front of the chancel step takes the screen track.

Condition

All are in satisfactory condition.



Sanctuary Flooring



Chancel Carpeting



Nave Flooring

10.6 INTERNAL WALL FINISHES

Description

Painted plasterwork to chancel and nave generally.

Condition

There is crack above the south wall west end window. Slight damage by rising damp at the door to the south porch east end.

All others areas are satisfactory.



South Wall Cracking Over Window



South Wall Rising Damp at South Porch Doorway

Repair needs, Category M, Routine Maintenance

Monitor crack and damp to south wall. Cost Band 1– £0.00-£1,999.

10.7 MEMORIALS

Description

There are two internal memorials to commemorate the fallen in the 1914-18 war, one on the south wall of the chancel, in brass, for St Stephen's and one, in marble, in the south porch for St Aidan's. A third memorial stands in the remembrance garden to the men of Wellington Street. There is a South Shields Normandy Veteran's Association flag and brass plaque.

There are various other memorial plaques.



1914-1918 St Stephen's



1914-1918 St Aidan's



1914-1918 Men of Wellington Street
in Remembrance Garden



Normandy Veteran's Association Flag



Memorials to James Walker and Samuel Brasher Sutcliffe



Memorial to Thomas Sutcliffe



Commemoration of St Stephens's Re-Dedictaion 13/10/1977



Memorial to Joseph Wood

Condition

All memorials are in good condition and well cared for.



Memorial to the Pilots of the cutter 'Protector' 31/12/1916



Memorial to the Pilots of the Tyne Lifeboats



Memorial to William Purvis



Memorial to H Chamberlain



Memorial to Isabella Lawson and Her Son Joseph Lawson



Memorial to Jane and George Lawson

10.8 VESTRY

Description

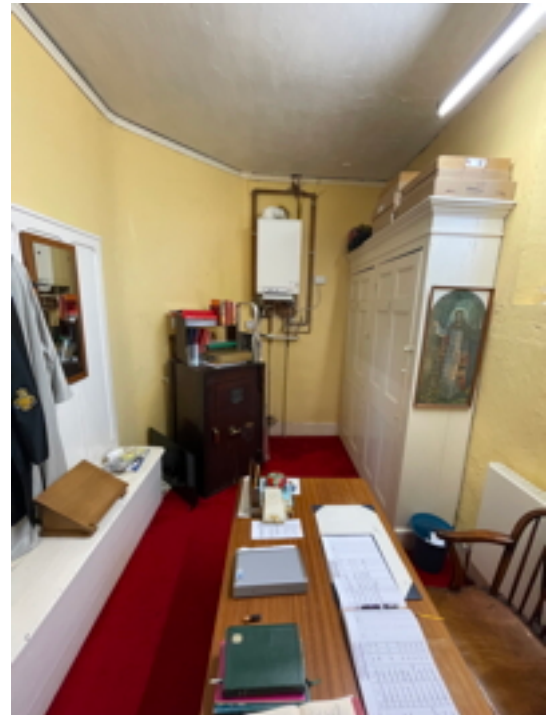
The Vestry has carpet over a suspended floor. The walls are part painted stonework and part painted timber panelling. The ceiling is painted plaster and includes a hatch. Very heavy framed battened door reinforced with steel sheet.

Condition

The Vestry is all in fair condition.



Vestry Looking East



Vestry Looking West

10.9 CHOIR VESTRY/MEETING ROOM

Description

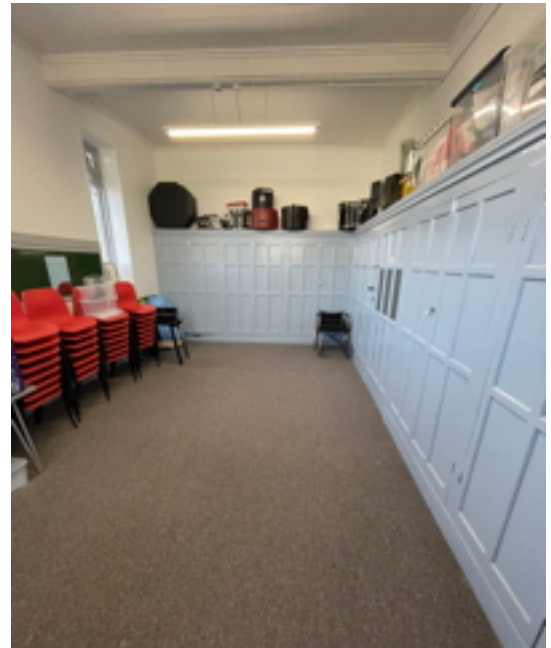
The choir vestry/meeting room has carpet over a solid floor. The walls are painted and have timber cupboards to the south and west walls. The ceiling is painted matchboards and cornices. Very heavy framed battened door.

Condition

The Choir Vestry/Meeting Room is all in fair condition.



Choir Vestry/Meeting Room Looking North



Choir Vestry/Meeting Room Looking South

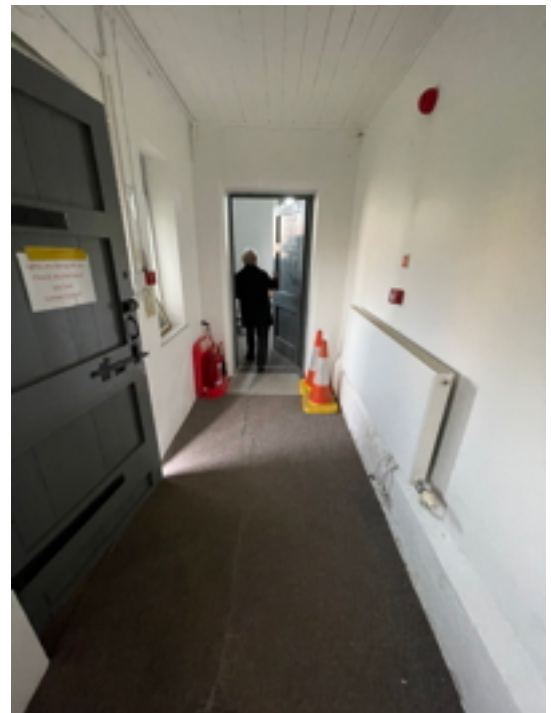
10.10 VESTRIES LOBBY

Description

The vestries lobby has carpet over a solid floor. The walls are painted. The ceiling is painted matchboards.

Condition

The vestries lobby is all in fair condition.



10.11 LOUNGE

Description

The lounge has carpet over a solid floor. The walls are painted. The ceiling is painted plasterboard. Doors are hardwood. Hatch through to kitchen.

Condition

The lounge is all in good condition.



Lounge Looking East



Lounge Looking South

10.12 KITCHEN

Description

The kitchen has a vinyl floor. The walls are painted. The ceiling is painted plasterboard. Doors are hardwood. Hatch with roller shutter through to lounge. Good range of units with gas stove, sink and drainer and water boiler.

The kitchen is all in good condition.



Kitchen Looking East



Kitchen Looking West

10.13 WC

Description

The WC has vinyl on a suspended floor. The walls are panelling. The ceiling is suspended ceiling tiles. Door is flush painted timber. The WC is wheelchair accessible and has the full current equipment except it lacks the recommended audible and visible alarm.

Condition

The WC is all in reasonable condition.



WC Looking West



WC Looking East

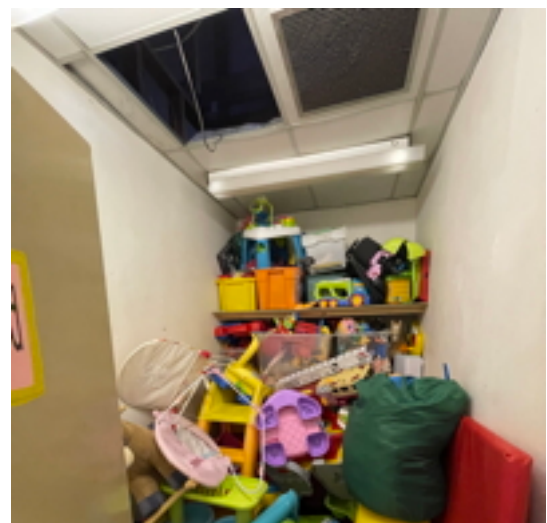
10.14 STORE

Description

The store has vinyl on a suspended floor. The walls are painted plaster. The ceiling is suspended ceiling tiles. Door is flush painted timber.

Condition

The Store is all in good condition except for one missing ceiling tile.



Store Looking West

10.15 KITCHEN LOBBY

Description

The Lobby has a vinyl on a suspended floor. The walls are painted plaster. The ceiling is suspended ceiling tiles. Door is flush painted timber.



Kitchen Lobby Looking East



Kitchen Lobby Looking North

Condition

There are signs of damp around the external door. The suspended ceiling tiles are distorted and stained leading towards the lounge.

Repair needs, Category M, Routine Maintenance

Monitor damp around the kitchen lobby external door and ensure roof is watertight above and replace damaged and missing ceiling tiles including those to Store and Tower Passageway. Cost Band 1– £0.00-£1,999.

10.16 TOWER PASSAGEWAY

Description

The Passageway has a vinyl on a suspended floor. The walls are painted plaster. The ceiling is suspended ceiling tiles. Doors are flush painted timber. The passageway houses the mains electric supply.

Condition

Condition is generally fair but there are some missing suspended ceiling tiles.



Tower Passageway Looking East



Tower Passageway Looking East

10.17 WEST END STORE

Description

The store is accessed through two flush doors to the west end of the nave. The Store has vinyl tile flooring. The walls are painted plaster. The ceiling is open. The store houses the main gas boiler.

Condition

Condition is generally fair.



West End Store Looking North



West End Store Looking West

10.18 SOUTH PORCH

Description

Exposed roof boards and rafters all stained. Floor is vinyl sheet on a solid floor. Walls are painted.

Condition

There are signs of damp on the south wall and the paint is generally discoloured indicating damp.



South Porch Looking North



South Porch Looking South

Repair needs, Category C, Requires attention within the next 12 to 24 Months

Consider scheme to improve ventilation. Consider whether modern paint is trapping moisture within the walls. Check external gullies are all in full working order. Check rainwater goods and roof are all in full working order. Cost Band 1– £0.00-£1,999.

10.19 BOILER ROOM

Description

The boiler room is located through a hatch and down a vertical fixed ladder from the kitchen lobby floor. Asbestos cement flue still visible through the slate roof to a short terminal. Chamber ventilated by a large flat cast iron grating in the tarmac and old chute. Drained by floor sump without pump so the drain must be deep. Lagged water supply and plastic (heating?) pipes under the ceiling. Walls are exposed brickwork. The chamber ceiling is partly lined with mineral fibre boards under a suspended timber floor

Condition

The boiler room is inaccessible for normal purposes.



Boiler Room Viewed From Above



Boiler Room Viewed From Above

10.20 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

Description

Carved part painted oak altar moved from St Aidan's.

Simple clergy and choir stalls topped by vigorous carved flower heads.

Carved oak pulpit moved from St Aidan's installed without base.

Modern timber and perspex lecturn, tables, candle stands and other assorted small items of furniture.

Oak and brass eagle lecterns.

Linked upholstered beech chairs in nave.

Upright piano.

A black lacquered carved chest, memorial of Mrs Tate, Singapore 1942.

Loose chairs in lounge.

Condition

All are in satisfactory condition.



Altar and Brass Lectern to North Corner



Chancel Choir Stalls



Pulpit and Modern Lectern



Oak Lectern and Chest



Nave Chairs and Assorted Tables



Piano

10.21 ORGAN

Description

Two manual Harrison & Harrison pipe organ 1904. Simple grained softwood case facing the choir. The organ originally sounded through an arch into the north aisle, now blocked by the stud wall of the lounge.

It was last reported as tuned on 8 August 2023 by Brian Brighton. Further details at <https://npor.org.uk/survey/N15171>

Condition

The Organ Tuner's Book is stored beside organ and the most recent entry is 8 August 2023.



Organ Chancel North Side

11.0 CHURCH ENVIRONS

11.1 BOUNDARY WALLS AND FENCES

Description

The southern boundary is mostly a low brickwork wall with a section of green painted metal fencing towards the east end. There is access at the mid point and the eastern corner.

The eastern boundary is green painted metal fencing. There is access at the north eastern corner.

The northern boundary is hedging to the eastern end, assorted walling and fencing to the adjacent residential development and a high brickwork wall to the west end. There is access at the north western corner.

The western boundary is a low brickwork wall and incorporates a bus shelter. There is access at the south western corner and at its mid point.

Condition

All is in satisfactory condition.



Southern Boundary



South East Corner



North East Corner



Northern Boundary



North West Corner



Western Boundary

11.2 NOTICEBOARD

Description

At the south western corner is a good noticeboard behind the boundary wall.

Condition

The noticeboard is in good condition.



Noticeboard

11.3 PATHS AND LANDSCAPING

Description

Various tarmaced paths cross the site and there is a tarmaced hardstanding to the north of the church. The grounds are all grassed and cleared of headstones. There is a Remembrance Garden to the north west corner, fenced in, with standing headstones in the Commonwealth War Grave Commission shape, but in granite rather than the usual limestone.

Roman finds have been made in the churchyard which is close to the Arbeia Roman fort. The local authority archaeologist indicates that the church and its site are of archaeological importance and they should be consulted should significant works be considered.

Condition

All is in satisfactory condition.



Looking North



Looking North West



Looking West



Remembrance Garden

11.4 TREES

Description

There are a significant number of deciduous trees on the site including a large number of cherry trees and some ash.

Condition

All in satisfactory condition .



Trees to South West



Trees to Eastern Boundary

11.5 VIEWS

Description

From the north east corner of the site you can see across the Tyne to the High Lights above the fish quay in North Shields.



12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

12.1 HEATING

Description

Two separate gas fired systems. A combi boiler in the vestry with flue through the wall for hot water and panel radiators with thermostatic valves in the lounge, vestry, meeting room, lobbies and WC.

A Vaillant wall mounted boiler in the west end store with balanced flue through the gable, pressure vessel and auto-fill pump, two circuit pumps, insulated heat exchanger and circuit pipes with Nest thermostat. Pipe circuit under suspended nave floor. Two fan convectors in chancel and two in the west end partitions. Large double convector radiators with thermostatic radiator valves in nave.

The incoming mains gas supply and meter was not located but is assumed to be in the vicinity of the main church boiler.

Condition

The most recent Gas Safety Certificate that was available shows both boilers and the cooker serviced on 3 February 2022.

Repair Needs, Category A; Urgent, requiring immediate attention

Confirm 2023 and 2024 boiler and cooker services in log book or arrange immediate servicing if not already carried out. Cost Band 1– £0.00-£1,999.

12.2 ELECTRICAL INSTALLATION

Description

Three phase intake at base of tower, 440V main switch and meters. Two distribution boards in tower passage, one for 13A sockets, one for lighting, fans, convectors, organ etc. Emergency light switch. Concealed wiring except conduits in meeting room and north east passage.

Nave and chancel lighting replaced 2018. Nave light switching is two-way from tower passage and organ.

Recessed downlights in lounge and also 2 in kitchen.

Strip lights in light boxes to vestry, kitchen, store, WC, basement, north west lobby, porch, meeting room. Batten holders in north east lobby and behind organ. Light outside porch.

Recessed and surface plastic 13A sockets. Floor sockets with brass covers in middle of nave.

Condition

The Log Book shows the system last inspected 13 November 2019. The system should be inspected every 5 years.

Repair Needs, Category A; Urgent, requiring immediate attention

Arrange immediate inspection of electrical system if not already carried out. Cost Band 1– £0.00-£1,999.

12.3 INSULATION AND AIR LEAKAGE

Description

There is no insulation to the Church. The entrance Porch to the church provides a draught lobby.

Repair Needs, Category E, a desirable improvement with no timescale

Consider whether insulation could be provided. Cost Band 1– £0.00-£1,999.

12.4 WATER SUPPLY

Description

The incoming mains supply was not located.

Category B, Requires attention within the next twelve months

Establish position of water supply pipe and confirm that it is blue alkathene. Cost Band 1– £0.00-£1,999.

12.5 SOUND SYSTEM AND HEARING LOOP

There is a sound system in the choir with facilities for radio microphones and speakers in the nave mounted either side of the arch. Induction loop at the chair rail and part under the floor.

Condition

All appears to be in working order.

12.6 FIRE PROTECTION

Description

Fire protection is provided by fire extinguishers which appear to be serviced annually by inspection of the extinguishers, most recently 31 March 2022. There is emergency lighting and fire detection to the building. There is no maintenance noted in Log Book.

A secondary means of escape is provided through the 2 doors on the north elevation leading to the outside.

Condition

The service of the fire extinguishers and the emergency lighting and fire detection appears to be overdue. The doors to the north elevation must be fitted with locks that can be opened from the inside without the use of a key.

Repair Needs, Category A; Urgent, requiring immediate attention

Arrange immediate servicing of fire extinguishers and emergency lighting and fire detection system if not already carried out. Cost Band 1– £0.00-£1,999

Repair Needs, Category B; Urgent, Requires attention within the next twelve months

Fit locks to north elevation doors that can be opened from the inside without the use of a key. Cost Band 1– £0.00-£1,999.

Repair Needs, Category M, Routine maintenance

Fire extinguishers and the emergency lighting and fire detection system should be serviced annually and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

12.7 LIGHTNING CONDUCTOR

There is a lightning conductor with a rod on spire with copper tape down the tower and west gable. All appears complete but the lack of low level protection risks theft. The system was last serviced 16 November 2021 by inspection of the Log Book.

Repair Needs, Category M, Routine maintenance

Lightning Conductor should be serviced every five years and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

12.8 SECURITY

The locks to church all appear satisfactory. The porch door has a huge original shoot bolt. The inner pair of doors have a mortice deadlock but no floor bolts. The north external doors have mortice deadlocks, with added steel bar at the pair of doors. The steel faced vestry door has a mortice roller deadlock and rim lock. Safe in vestry.

Condition

All appears to be in working order.

12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES

Description

At the main south porch entry has one outside step then level floors at porch, nave and all parts except the chancel and vestry. At double doors to north elevation a step has been removed by tilting up the path tarmac. The same might be done at the Porch. The meeting room has level access from outside only.

Some internal doors are not helpful to the disabled being narrow or narrow pairs with closers.

The one WC is wheelchair accessible. Full current equipment except it lacks the recommended audible and visible alarm.

The internal decor to the church provides some contrasting colours which is helpful for the visually impaired. The doors generally contrast well with the walls which is helpful for the visually impaired. The artificial lighting is satisfactory so that those who are visually impaired should not experience too much difficulty in this area. Large print copies of service sheets and hymn books should be provided for the visually impaired.

13.0 SUMMARY OF REPAIRS WITH APPROXIMATE COSTS

Repair Needs, Category A, Urgent, requiring immediate attention

Replace missing ridge tile. Cost Band 1– £0.00-£1,999.

Clear out all gullies. Cost Band 1– £0.00-£1,999.

Confirm 2023 and 2024 boiler and cooker services in log book or arrange immediate servicing if not already carried out. Cost Band 1– £0.00-£1,999.

Arrange immediate inspection of electrical system if not already carried out. Cost Band 1– £0.00-£1,999.

Arrange immediate servicing of fire extinguishers and emergency lighting and fire detection system if not already carried out. Cost Band 1– £0.00-£1,999

Repair Needs, Category B, Requires attention within the next twelve months

Repair/replace all loose, broken and missing slates and arrange inspection of flat roof and hidden gutters. Cost Band 1– £0.00-£1,999.

Redecorate church gutters and rainwater pipes and generally overhaul. Cost Band 1– £0.00-£1,999.

Replace missing flashings to south porch. Reform lead flashing to nave east end south elevation to fully cover soakers and secure copings. Cost Band 2– £2,000.00-£9,999.

Repoint open joints to west wall and east gable in lime mortar. Cost Band 1– £0.00-£1,999.

Redecorate exterior doors. Cost Band 1– £0.00-£1,999.

Replace missing gully cover and remake gully surround. Cost Band 1– £0.00-£1,999.

Generally clean out tower. Cost Band 1– £0.00-£1,999.

Establish position of water supply pipe and confirm that it is blue alkathene. Cost Band 1– £0.00-£1,999.

Fit locks to north elevation doors that can be opened from the inside without the use of a key. Cost Band 1– £0.00-£1,999.

Repair needs, Category C, Requires attention within the next 12 to 24 Months

In South porch consider scheme to improve ventilation. Consider whether modern paint is trapping moisture within the walls. Check external gullies are all in full working order. Check rainwater goods and roof are all in full working order. Cost Band 1– £0.00-£1,999.

Repair Needs, Category E, a desirable improvement with no timescale

Replace none matching slates with Westmorland slates. Cost Band 2– £2,000.00-£9,999.

Replace any cracked window panes. Cost Band 1– £0.00-£1,999.

Consider whether insulation could be provided. Cost Band 1– £0.00-£1,999.

Repair Needs, Category M, Routine Maintenance

Monitor existing areas of stone decay and any slightly open joints. Delaminating stones should be brushed down and washed with clean water as loose and friable stone holds water that can freeze in cold weather accelerating the de-lamination. Cost Band 1– £0.00-£1,999.

Agree a maintenance schedule based on usage with a bell maintenance company. Cost Band 1– £0.00-£1,999.

Monitor crack and damp to south wall. Cost Band 1– £0.00-£1,999.

Monitor damp around the kitchen lobby external door and ensure roof is watertight above and replace damaged and missing ceiling tiles including those to Store and Tower Passageway. Cost Band 1– £0.00-£1,999.

Fire extinguishers and the emergency lighting and fire detection system should be serviced annually and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

Lightning Conductor should be serviced every five years and a copy of the test certificate kept with the Log Book. Cost Band 1– £0.00-£1,999.

14.0 ROUTINE MAINTENANCE PLAN

General maintenance should be carried out on a seasonal basis following the list below. Further advice is available in *SPAB Property Maintenance Guide* at http://old-iwight.onthewight.com/living_here/planning/images/2SPABMaintenanceGuide.pdf.

14.1 RAINWATER GOODS AND DRAINS

Gutters and Downpipes

Clear away leaves and debris regularly
Consider fitting bird/leaf guards.

Gullies

Clean gullies regularly and remove any silt and debris.
Clear any blockages using drain rods.
Empty any silt traps every three months.

Soakaways

Check for silting or contamination every few months or so.
Remove any silt deposits when the soakaway chamber is empty.

14.2 ROOFS

Natural Slate

Record the location of slipped slates and tiles before having them replaced.

Ridges

Use mastic or repair tapes as an emergency measure until a proper repair can be carried out.
Consider having heating tapes fitted in inaccessible gutters.

Roof Valleys and Parapet Gutters

Clear debris from roof valleys and parapet gutters at least twice a year.
Clear away snow from parapet and valley gutters in the winter.

Flashings

Remove leaves and other debris that has become trapped underneath duckboards.

Bellcote

Consider commissioning a steeplejack to inspect the bell tower once every five years.

14.3 WALLS

Structural Issues

Note down the position of any existing cracks, bulges or other such defects in your logbook. Take advice from your architect or surveyor about whether monitoring is required.
Report significant changes in any cracks to your architect or surveyor.

Masonry

Clean gullies regularly and remove any silt and debris

Clear any blockages using drain rods

Empty any silt traps every three months

Timber

Ensure that the integrity of paint finishes is maintained by repainting external timberwork every few years

Plants

Clear away plant growth from around the building

Consider removing ivy and other climbing plants

Ground levels, Air Bricks and Ventilators

Clean air bricks or ventilators if necessary

Consider fitting fine mesh behind the ventilator to exclude rodents and insects

14.4 DOORS AND WINDOWS**Doors**

Lubricate door ironmongery

Check the security of any locks

Timber Windows

Ensure that the integrity of paint finishes is maintained by repainting timber windows every few years

Make sure that windows can be opened easily so that the building can be ventilated

Lubricate window ironmongery

Check the security of any locks

Metal Windows

Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years

Make sure that windows can be opened easily so that the building can be ventilated

Lubricate window ironmongery

Check the security of any locks

Leaded Windows

Make sure that windows can be opened easily so that the building can be ventilated

Clear away any dirt from condensation drainage channels

Ferramenta

Check for silting or contamination every few months or so

Remove any silt deposits when the soakaway chamber is empty

External Joinery

Ensure that the integrity of paint finishes is maintained by repainting external joinery every few years

14.5 INSIDE THE BUILDING**Bells and Bell Frames**

Consider preparing and implementing a maintenance plan for the bell and bell frame

Ceilings

Consider carrying out an inspection of the roof covering if you observe any new stains

Internal Walls

Identify and address the cause of any dampness indicated by patches of staining or peeling paint
Open windows and doors on dry days during the summer months, to allow water vapour to escape

Organs

Consider keeping a Tuner's Logbook.

14.6 SERVICES

Plumbing

Fix dripping taps and leaks immediately to prevent moisture seeping into nearby timber or masonry and causing decay

Electrical Systems

Commission an electrical inspection by a qualified person at least once every five years

Heating Systems

Shut down the heating system once a year and have the boiler serviced

Fire Safety

Test and clean smoke alarms regularly

Arrange for fire extinguishers to receive an annual maintenance check and service

Consider having your lightning conductor system tested at least once every five years

15.0 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 should be made 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 any particular work is subject to faculty can be obtained from the DAC.
- **Fire Safety Advice** can be found at <https://www.ecclesiastical.com/risk-management/church-fire-articles/>.
- **Electrical Installation**
Any electrical installation should be tested at least once every five years, in accordance with the recommendations of the Church Buildings Council. Inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, with an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book. For further details please see <https://www.ecclesiastical.com/risk-management/church-electrical-wiring/>.
- **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 once every five years, in accordance with the current British Standard by a competent engineer. A 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 asbestos are available at <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>. Such an assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.
- **Equality Act 2010**
The PCC should ensure that they have understood their responsibilities under the The Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/guidance-advice/making-changes-to-your-building/detailed-advice/disabled-access>
- **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/churches/guidance-advice/looking-after-your-church/bats>.

Trees, Bells and Organs

The Church Building Council has prepared the following factsheets:

Trees

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/eafeb641c40a88e3e20e70d2e2d254c9a6f6ac28.pdf>

Bells

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/5d956a7eef3eb6e41cfed5690363b0b16d63935e.pdf>

Organs

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/ab01e8a6f0f019e8282fcc2f09aa7b7ab16a9b23.pdf>

- **Sustainable Buildings**
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of their 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 at <https://www.churchofengland.org/about/church-england-environment-programme>.