

Inspection and Repair of Churches

Care of Churches Measure 2018

QUINQUENNIAL REPORT

For the Parish Church of
Church of the Holy Spirit, Crawcrook

Report Date: 14th July 2026



Inspecting Architect:
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xsite architecture
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Diocese of Durham
Archdeaconry of Sunderland
Deanery of Gateshead West

OVERVIEW:

Date of Inspection & Weather Conditions:

Thursday 7th May

Dry, clear and sunny day.

Date of report: 14th July 2026

Date of previous report: 13th May 2021

Executive Summary:

Following a recent transition in parish personnel, the church are actively updating logbooks and ensuring mandatory compliance certificates are sought / undertaken. The parish demonstrates a high standard of care for the building and its environment and evidently maintain a proactive approach to property maintenance.

Key areas to review which were identified during the inspection include:

Entrance Elevation:

The parish demonstrated its commitment to safety by removing dangerous slate cladding from the entrance elevation which was an issue raised in the previous Quinquennial Inspection (undertaken by others). A replacement scheme proposed by the previous architect were initially not well received by the Local Authority Pre-App submission. Following the previous architect's retirement the drawings have been transferred to the current inspecting architect. The church now intends to develop a revised proposal which should be submitted with urgency to prevent further deterioration of the core brickwork.

Boundary & Neighbouring Properties:

Encroachment from neighbouring properties poses several challenges. Trees in the park to the east, owned by Gateshead Council are overhanging the church hall roof causing excessive debris accumulation and water retention. Following the site inspection the church submitted a formal request to the local authority to request they be pruned. To the west of the site drainage issues within the boundaries of neighbouring properties is a concern.

Light well Void:

A light well void located between the original church building and the later hall extension was not included within the previous inspection report. Significant self-seeded vegetation and debris have accumulated in this area. This requires immediate clearance alongside the installation of more robust bird-proofing measures.

Accessibility & Emergency Egress:

The inspection highlighted that none of the current emergency exit routes offer step-free access, preventing independent evacuation. To comply with Building Regulations Part M and Equality Act 2010 at least one step-free escape route should be provided. The church should consider integrating a suitable ramp / level access solution into the front elevation and entrance redesign.

Previous repairs undertaken since the previous report:

The previous report was carried out by Christopher Blackburn of Christopher J Blackburn RIBA Architect Ltd.

Log Book Record:

The church was in the process of updating the Log Book at the time of the initial site survey due to a change of personnel over recent years.

Following the initial site inspection it was confirmed that:

EICR & PAT Testing had been booked in and was expected to be complete within the month.

Fire Risk Assessment was being reviewed by the PCC.

Gas Safety Certificate was going to be complete within the month.

Fire Extinguishers check was complete 12th March 2026 – awaiting certificate.

Brief Description of the Building:

The church was constructed on a new site next to the park and near the centre of Crawcrook in 1966. It was dedicated by the Bishop of Jarrow in 1967. This was followed in October 1975 by the dedication of a Clergy Vestry and a Memorial Chapel. These were located at the south end of the Nave where the Office and Creche are now located. In 1977, the hall was dedicated, again by the Bishop of Jarrow.

The main body of the church is housed under a duo pitched roof finished with clay tiles and supported by rafters, exposed purlins and laminated timber portal frames. External cavity walls are faced in brickwork externally and generally plastered internally. Curtain walling on the south gable and windows on the west and south walls comprises anodized aluminium frames with single glazing.

The hall block is constructed with a flat roof finishes in single ply PVC membrane on a timber structure supported by exposed steel beams. External cavity walls are faced in brickwork externally and finishes internally with plaster, with the exception of the east wall of the Hall which has fair faced brickwork.

Floors are of solid concrete construction throughout.

Externally there is a grass area to the rear of the building and tarmac and concrete footpaths on the west and east sides. The site is enclosed by stone boundary walls (and rear walls of adjacent properties) on the west boundary; vertical boarded fence on the north boundary; metal palisade and timber boarded fences on stone dwarf walls on the east boundary. At the front of the church (on land partly owned by Gateshead Council) is a looped tarmac drive with raised central garden enclosed by dwarf stone walls.

Listing Grade:

Unlisted

Previous Inspections:

This is the first time the architect has inspected this church.

LIMITATIONS OF THE REPORT:

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with access to the tower and tower roof. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, and the external store have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

The Architect is not competent to inspect or test the heating or electrical installations. Recommendations are made in this report for their inspections by qualified and competent persons on a regular basis. The inspection was carried out in dry weather when it was not possible to ascertain whether rainwater goods, gullies or surface water drains were watertight and free flowing.

Damp meters and probes were not used. Any part of the building which may require further investigation is referred to in the appropriate section of this report. Where it is suggested that some part of the building be kept under observation this is intended as guidance for a future monitoring process which will need to be set up by the Church Council with advice from a competent Engineer.

We have not inspected or are competent to inspect trees. Trees protected by a tree preservation order (or within the curtilage of a listed building) must be inspected by a specialist professional adviser. They should consider whether further professional advice on trees should be commissioned, for instance in relation to safety concerns, the impact of trees on the church itself, the importance of the trees themselves.

We have not been made aware of any nature conservation issues such as protected species, mosses, lichens, grassland or bats which might inhabit the building or churchyard. If works are carried out to the building or church consideration should be given as to whether these (or others) may be present and where necessary professional surveys commissioned before works start.

It is possible that concrete used in any construction alterations or repairs of the Church between 1923 and 1975 could contain High Alumina Cement and/or Calcium Chloride additives. No investigation has been carried out to determine whether these substances are actually present and it is not possible to report that such parts of the building are entirely free of risk in this report. Where concrete of that period is persistently damp the risk of failure is significant and signs of failure should be reported to the Church Architect.

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect 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 advisor on problems with the building if these are outside the experience of the PCC. The repairs recommended in this report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance of whether particular work is subject to faculty can be obtained from the DAC. Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

ADVICE TO THE PCC:

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website:

<https://www.churchofengland.org/more/church-resources/churchcare/advice-andguidance-church-buildings/disaster-prevention-and-management>

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 logbook. PAT testing of appliances should be carried out at recommended intervals.

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 Logbook.

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 Logbook.

Asbestos:

The management of asbestos in buildings is regulated by law. A suitable and sufficient assessment (a management survey) should be made as to whether asbestos is or is likely to be present in the premises. Further details of making an assessment are available on the HSE website.

The 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 and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

Equality Act:

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010.

Health and Safety:

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and the 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. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this includes subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for clients. <http://www.hse.gov.uk>

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 the below link and Natural England.

<https://www.churchofengland.org/more/churchresources/churchcare/advice-and-guidance-church-buildings/bats-churches>

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 the Church care website. One link is:

<https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-andclimate-change/how-you-can-act/sustainable-buildings>

One copy of this report should be kept with the Church Logbook and records for future reference. The Architect will send additional copies of the report to the Archdeacon and to the Diocesan Office.

Maintenance

Maintenance of the Church is the responsibility of the PCC.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or after a period of bad weather.

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Appendix

APPENDIX A – Net Zero

REPORT MAIN SECTION

The exterior of the church was inspected first, followed by the interior spaces. Access was gained to the hall roof via ladders for inspection of the light well void, roof and rainwater drainage systems.

Where works are required these have been ascribed a category depending on the urgency of the repair/work required. These are set out below:

1	Urgent – requiring immediate attention
2	Requires attention within 12 months
3	Requires attention within the next 18-24 months
4	Requires attention within the quinquennial period
5	A desirable improvement with no timescale
M	Routine Maintenance (i.e, clearing leaves from a gutter). This can generally be done without professional advice or a faculty.

Image & Location	Description	Condition	Repair Needs	Category
Roof				
<u>Roof</u>  	Church: Clay single-lap interlocking pantiles. Hall Block: Single ply roof membrane with 3 no. roof lights Boiler House: Mineral felt roof External Store: Mineral felt roof.	West Slope: Overall condition difficult to ascertain due to limited visibility from ground level. However, evidence of missing/slipped pantiles to the eaves at the rear of the church. East Slope: 1no. Cracked tile and 1no. Slipped tile. Some broken fragments of previously replaced tiles visible on flat roof. Evidence of significant number of replacement tiles which are mismatched in colour, tone and alignment, particularly around lower level of roof and pitched dormer areas. Chimney appears ok from ground level however felt covering has some visible gaps around. Boiler House: There is heavy moss, lichen and algae growth to a large portion of the roof felt. External Store: Roof appears in satisfactory condition.	Carefully refix/replace the slipped / missing slates to match existing in size, colour and texture and fix securely. Carefully repair the slipped / missing slates to match existing in size, colour and texture and fix securely. Fix felt covering to chimney. Inspect chimney fully whilst undertaking repairs. Carefully remove all moss and organic debris. Once clean thoroughly inspect all laps, seams and upstands and carry out any repairs required.	1 1 3 3

Image & Location	Description	Condition	Repair Needs	Category
Roof				
<u>Light well Void between Church & Hall</u>  	Full height voids forming light wells between the main church and the later single ply flat roof extension building. The opening has protective steel safety grilles at flat roof level spanning the voids to prevent falls whilst maintaining light penetration.	There are significant mature self seeded saplings and invasive weeds growing aggressively from within the light well voids. There are no photos included within the previous QI (undertaken by others) to ascertain whether this vegetation was growing at the time of the previous QI. The expanding root system and moisture retaining vegetation present a risk to the building fabric and structure.	Remove protective safety grilles to access the light well voids to clear out all vegetation, ensuring roots are completely eradicated. (Alternatively could access be obtained via the window)	2
		There appears to be significant quantities of debris (leaves etc) within the void. There are several pieces of timber on top of the grilles and within the void which have likely been left from previous repair works.	Ensure all soil, leaves and debris are cleared from the base of the light well voids. Once area is completely clear a close inspection of the condition of the building fabric to this area should be undertaken.	2 then M.
		The protective steel safety grilles are showing signs of significant rust and corrosion of the protective coating.	Brush back corroded steel grilles and treat with rust-inhibiting primer and apply durable topcoat.	3
		The spacing between the existing steel bars does not provide an adequate barrier for bird access. This currently has the potential for nesting which could lead to guano and additional debris within the light well voids.	Securely fix wire mesh/ stainless steel bird netting across the underside of the grilles to permanently prevent bird access whilst still maintaining ventilation and natural light transmission. This should also help reduce leaf debris build up.	3

Image & Location	Description	Condition	Repair Needs	Category
Roof				
<u>Rainwater Goods and Drainage</u>  	Church: Cast iron gutters, downpipes and hoppers.	Due to the dry conditions on the day of inspection it is unknown whether there are any leaks in the gutters. Evidence of flaking paint and surface rust across the downpipe sections, particularly noticeable at low level. This is applicable to most downpipes to the church.	Remove all loose, flaking paint and rust. Apply rust inhibiting primer and repaint with exterior grade paint.	3
	Hall Block: U-PVC gutters and downpipes.	East Elevation: The eaves gutters visible on the east elevation (hall) at the time of the survey are significantly blocked with organic debris. This accumulation is exacerbated by overhanging branches from trees in the adjacent park leading to heavy leaf fall. During this inspection, active wildlife nesting was observed, with birds actively clearing and retrieving debris from the gutter channels for nesting materials. The previous QI report (undertaken by others) highlighted that the gutters and downpipes were undersized for the roof area and are resulting in overspill.	Clear all vegetation and debris from the gutters. Ensure gullies are clear of debris.	1/M
		North Elevation: The downpipe terminates abruptly at ground level with no drainage outlet, gully or connection to the surface water system. Discharge pours directly onto the ground which causes a water ponding hazard against the buildings footing.	Monitor issues with overspill and consider replacement for larger sized gutters and downpipes.	5
		Light well Void (Roof): Blocked hopper head entirely.	This downpipe should be connected to a functional drainage outlet. Clear vegetation and debris from gutters.	2 1/M

Image & Location	Description	Condition	Repair Needs	Category
External Walls & Structure				
<u>North Elevation</u>				
  	Hall Elevation: Brickwork with pebble dash.	Some loss of pointing to lower 1-2 courses of brickwork. Pebble dash area appears sound.	Rake out loose and decayed mortar to joints and repoint in a traditional, lime mortar mix matching original profile.	3
	Boiler House Elevation: Brickwork	The elevation appears to be saturated and is showing efflorescence. Possibly partially due to termination of downpipes with no connection to drainage system.	It is suggested that no repairs are undertaken until downpipe is connected to a functional drainage outlet and any other causes are identified and addressed. Once brickwork is dry brush away surface salts, rake out and repoint lower joints with a lime mortar.	2
	Central Church Elevation: Brickwork	Generally appears ok. Some surface staining.		
	Right Side of Church Elevation: Brickwork	Loss of pointing to lower 6 courses of brickwork. The brickwork shows localised surface saturation and dampness which may be being exaggerated by dense accumulation of stored gardening tools, equipment and vegetation directly against the wall base.	Clear all stored gardening tools, equipment and vegetation away from the wall base. Carefully rake out loose and decayed mortar joints and repoint in a traditional, lime mortar mix matching original profile.	M/3
	Window Return: Brickwork	Localised area of graffiti to central area of elevation. Spalling to concrete cill under window around old fixing hole. Cracking extends from left corner down through area to bottom of lintel. Black paint coating is showing signs of wear.	Clear graffiti from wall. Remove all loose and crumbling stone to lintel and patch the void. Recoat entire cill with breathable, weather-resistant external masonry paint to match existing.	4 3

Image & Location	Description	Condition	Repair Needs	Category
External Walls & Structure				
<u>East Elevation</u> 	Brickwork	Brickwork: There is widespread loss of pointing to the lower courses of brickwork. There are missing areas of pointing in various scattered locations across the middle and upper sections of the elevation, particularly around down pipes, window jambs and window cills. Note: See Rainwater Gutters & Gullies Section for information regarding the mature trees outside of the church boundary and owned by Gateshead Council.	Carefully rake out all loose, failing and missing mortar. Repoint using a lime mortar mix matching the original profile.	2
	Steps: Concrete steps, painted metal handrails.	Steps: There are cracks visible to the concrete steps, particular to the bottom step around the fixings of the handrail. This door forms one of the fire escapes identified from the internal fire escape signage. These steps consist of three steps and lacking a compliant ramp which means this escape does not meet current accessibility guidelines for a designated exit.	Rake out lose debris from the cracks and repair. As part of the comprehensive review of escape routes to establish directional clarity during emergency evacuation (described within the Internal Report Section) the emergency exits should be reviewed to consider which may be able to be upgraded to suit a compliant accessible exit. This should be considered within the programme of works the church are intending to undertake to the entrance elevation.	3 M

Image & Location	Description	Condition	Repair Needs	Category
External Walls & Structure				
<u>South Elevation</u>  	Church: Brickwork. Original slate cladding between windows was removed on recommendation of the previous QI (undertaken by others) as risk of slates falling was identified. This has left exposed brickwork. Main Entrance: Floor: Terrazzo tiled Walls: Brickwork & Stone Ceiling: Tounge & Groove Timber Soffit Hall Extension & Rear Access: Stonework	Church: Following the emergency removal of vertical slate cladding due to an identified health and safety hazard the underlying masonry substrate remains entirely exposed. This brickwork is in a highly vulnerable state. The mortar joints are degraded, porous and poorly pointed. As this wall section was historically detailed to be sheltered by cladding it does not posses weatherproofing capabilities and therefore will potentially allow moisture to transmit through the wall. Main Entrance: Floor: Some cracking visible to terrazzo flooring. Walls: Loss of pointing to lower courses of stonework. Ceiling: Flaking, peeling and blistering evident to protective paint finish. Stonework: Some loss of mortar pointing at the lower masonry courses with some minor hairline cracking to a small number of individual stones. Loss of pointing to coping stones and between stone and brickwork connection.	A permanent protective external finish or cladding solution should be designed to prevent water ingress. Solutions have previously been submitted to the DAC / Planning Pre-App however these were not well received. The church are currently looking to revisit this scheme urgently within some minor amendments. Floor: A monitoring programme should be established to identify whether movement is ongoing. Photographs with dates recorded should be taken at 6-month intervals at representative locations initially over the next 18-24 months to determine whether the cracking is indicative of continuing movement. Opening up may be required to establish whether cracking extends into the slab below. Repairs to be undertaken when reasons for cracking understood. Rake out open and defective joints at lower levels. Repoint using a matching lime mortar mix. Investigate whether potential water ingress to roof area in ongoing. Once resolved, remove all failed paint, sand timber substrate and apply new paint system. Rake out open and defective joints at lower levels. Repoint using a matching lime mortar mix. Monitor cracks during quinquennial period to ensure no progressive movement occurs. Repoint coping stones.	2 Monitor/ Investigate 1-2 Repair 3 3 3 3

Image & Location	Description	Condition	Repair Needs	Category
External Walls & Structure				
<u>West Elevation</u>  	Facing brickwork	Stepped cracking across approximately six brick courses evident to lower north end of wall. Loss of pointing to lower courses of brickwork across whole elevation. Concrete cill below windows are showing significant surface spalling, delamination and loss of face.	Advice from a Structural Engineer should be sought with a visual monitoring programme undertaken using photographs in the meantime. Photographs with dates recorded should be taken at 6-month intervals at representative locations initially over the next 18-24 months as a minimum to determine whether the cracking is indicative of continuing movement. If monitoring confirms the movement to be historic the joints should be carefully raked out and repointed using a matching, lime based mortar. Rake out and repoint using a matching, lime based mortar. Dress back loose, friable concrete to a sound base. Rake out all perimeter joints and repoint using a breathable, lime mortar mix.	Monitor/ Advice 2 3 3

Image & Location	Description	Condition	Repair Needs	Category
External Spaces:				
<u>External Store:</u> 	Brick built with mineral felt roof.	Brickwork: There is some missing pointing and open joints to the upper courses of brickwork below the fascia. Some green staining across the face.	Rake out loose and failing mortar joints and repoint with a lime based mortar mix to prevent future water ingress.	4
		Roof Fascia: Timber is showing signs of weathering with localised areas of flaking paint across the fascia and bottom edge.	Inspect fascia and scrape back failing coatings, cut out sections of rotten timber, piece in new treated softwood where necessary and recoat to match existing.	3
		Internally: Generally in ok condition.		
		Immediate Context: There has been localised collapse of the stone retaining wall section adjacent to the store. Loose, displaced stones and exposed soil is clearly visible. Currently blocked off with warning cones.	Investigate area to identify cause and identify repair need and carry out repairs.	2
<u>Boiler House:</u> 	Brick built with mineral felt roof.	Boiler house was inaccessible at the time of survey and therefore the internal area was not inspected.		
		In the previous QI (undertaken by others) it was identified that a Gas Fired Ideal Concord Boiler served the fanned convectors and radiators.	Ensure boiler is serviced annual and gas meter and pipework are tested annually.	M
		It was highlighted that the boiler was over 30 years old at the time of the last survey and therefore the PCC should begin to plan for a new replacement heat source and this should ideally be carbon zero (ground / air-source / solar, electric) ahead of failure, as any new application will require the PCC to show that they have considered options.	Begin considering future heat source options. See Church of England guidance on Heating for more information.	4

Image & Location	Description	Condition	Repair Needs	Category
External Doors & Windows				
<u>Doors</u> 	Entrance Doors (South Elevation): Hardwood doors with glazed panels.	Overview: There are 3 doors which provide access/escape from the church. There is currently a lack of level access entrance to the building which means the building does not currently meet accessibility standards under the Equality Act 2010 or Building Regulations Part M.	Until a permanent solution is sought review the management of the temporary ramp. Ensure it is clearly signposted, regularly inspected for slip resistance and that a formal management plan is in place for staff to deploy it safely and quickly if necessary.	M
		There is one temporary ramp located within the storage area which appears to be for the entrance (however this could not be confirmed on the day of inspection). However, relying on temporary ramps presents a barrier to independent access for wheelchair users and those with limited mobility as the main entrance is directly off a vehicle access route any temporary ramp is unlikely to be able to be left out when required while anyone in a wheelchair is in the building.	Consider a long term solution to have at least one permanent, compliant, gently sloping ramp installed. The preparation of plans would be required for a permanent access solution and would be required to be submitted for DAC Consent. This should be considered within the programme of works the church are intending to undertake to the entrance elevation.	5 (ideally 3)
		Doors appear ok. The surface coating to the doors is failing.	Strip doors, sand frame and apply exterior wood stain.	4
		Some loss of pointing around door frames.	Rake out loose mortar and repoint with lime mortar.	4

Image & Location	Description	Condition	Repair Needs	Category
External Doors & Windows				
<u>Doors</u>				
	Boiler House Door: (North Elevation)	Blue paint finish to door is heavily weathered and faded with some damage to timber to central area of door.	Sand doors and repaint with weather resistant paint coating.	3
		Timber door frame is showing some signs of areas of rot with flaking paint to full frame.	Rake and clean and failing mortar and splice repair timber where required.	3
		Ironmongery is showing surface rust and flaking paint.	Scrape loose rust and flaking paint and repaint.	3
		Central vent slot is unsealed and grilled do not prevent bird or insect access into the space.	Install mesh to opening to ensure birds and insects are not gaining access to the internal space.	3
	Door leading from Kitchen / WC's (East Elevation) Hardwood Door with Side Panel and Glazed Panels to door and side panel.	Deterioration and flaking paint is evident to the doors.	Strip all loose, flaking finishes down to a sound, clean timber substrate. Any areas of localised rot should be cut out and repaired with timber splice repairs. Apply new wood stain.	3
		The surface mounted security grilles are rusting which is causing staining to the timber.	Remove security wire mesh, treat rust and repaint with rust-inhibiting metal paint and re-fix using non-ferrous fixings.	3

Image & Location	Description	Condition	Repair Needs	Category
External Doors & Windows				
<u>Doors</u>				
	Door leading from Foyer / Storage (East Elevation) White painted timber door.	Some minor damage to centre of door. Some flaking paint to timber surround. Flaking paint to the door threshold. Door hinges are showing rust staining.	Scrape flaking paint to door and surround and repaint. Clean off rust to hinges, apply rust inhibitor and lubricate.	3 3
	External Store:	Door showing some signs of blistering paint. However appears ok.	Monitor blistering of paint and repaint when required.	M

Image & Location	Description	Condition	Repair Needs	Category
External Doors & Windows				
<u>Windows:</u>				
<u>North Elevation</u>				
	NW1 (Meeting Room) Timber framed window with metal security grille.	Flaking paint and rust evident to metal grille security cover. Some loss of paint to frames and loss of sealant in various locations. One pane of glass in a yellow colour.	Remove all grilles to this elevation, clear debris, brush down rust, treat, repaint and reinstate with new non-ferrous fixings.	4
	NW2 (Return of Nave Left) Metal single glazed window.	Not visible from ground level, visible from hall roof area. Some of window is concealed by roof covering edge. Difficult to ascertain whether this was providing adequate waterproofing into boiler house area. The window is generally tired and weathered however functioning ok. There is a loss of protective finish and some widespread dulling.	Maintenance: Carefully clean back metal frames and apply metal primer followed by high durability weather resistant external paint system. Rake out and replace perimeter mastic joints where necessary.	4
	NW3 (Return of Nave Right) Metal single glazed window.	The large multi-light aluminium window is generally tired and weathered. The metal framing displays widespread dulling, loss of paint finish and surface wear. Additionally, this large window as many others within the nave are entirely single-glazed. This creates a large area of high heat loss and poor acoustic insulation from external traffic noise. The lack of thermal performance across the large surface area acts a major energy drain.	Replacement: Consider future replacement (especially if a new energy efficient heating system is installed) which provide high-performing double/triple glazing. Solar-control glass would additionally assist with excessive overheating during summer months.	5

Image & Location	Description	Condition	Repair Needs	Category
External Doors & Windows				
<u>Windows</u> <u>East Elevation:</u> (in order from rear garden of church to entrance) 	Timber framed windows with metal grilles.	Flaking paint and rust evident to all metal grille security covers on this elevation. Missing bolt from top right of EW1.	Remove all grilles to this elevation, clear debris, brush down rust, treat, repaint and reinstate with new non-ferrous fixings.	4
	EW1 (WC)	Debris behind grille. Some flaking paint to timber frame, more obvious at window head. Glass appears ok.	To EW1, EW2, EW3, EW4, EW5, EW6, EW7 & EW8:	2/3
	EW2 (WC Sink)	Debris behind grille. Some evidence of flaking paint to frame. Glass appears ok. Some missing sealant around frame.	Remove all loose, flaking and failing paint. Carefully remove all rotten timber and splice in new treated timber sections where rotting or missing. Rake out and replaced failed or cracked putty and sealants. Prepare, prime and apply new paint system to all frames and cills.	
	EW3 (Kitchen)	Significant areas of flaking paint to window frame. Rot and areas of timber cill missing. Loss of paint. Loss of putty to window surround. Rot of timber to upper window. Glass appears ok.		
	EW4 (Hall)	Loss of paint to upper openable window and missing section of timber. Flaking paint and loss of paint to frame and cill. Cracked putty to window frame.		
	EW5 (Hall)	Some flaking paint to cill and frames. Cracked putty to windows. Glass appears ok.		
	EW06 (Acc. WC)	Metal cill. Some flaking of paint to frame. Evidence of rotting to head and significant paint flaking. Glass appears ok.		
	EW07 (Acc. WC)	Metal cill. Some flaking of paint to frame. Evidence of rotting to head with missing elements of timber and significant paint flaking. Glass appears ok.		
	EW08 (Acc. WC)	Metal cill. Some flaking of paint to frame. Rust staining and flaking of paint to head. Glass ok.		

Image & Location	Description	Condition	Repair Needs	Category
External Doors & Windows				
<u>Windows - South Elevation:</u> 	Anodized aluminium curtain walling with single glazing in mixture of opaque and clear glass.	The large multi-light aluminium window is generally tired and weathered. The metal framing displays widespread dulling, loss of paint finish and surface wear. These windows are entirely single-glazed which creates a large area of high heat loss and poor acoustic insulation from external traffic noise. The lack of thermal performance across the large surface area acts as a major energy drain.	These windows form part of a package of works the church are intending to undertake to re-clad the central brickwork and replace the windows. Therefore as part of this package significant improvements to thermal efficiency values should be sought.	2
<u>Windows – West Elevation:</u> 	Anodized aluminium curtain walling with single glazing in mixture of opaque and clear glass. WW1 WW2 WW3 WW4 WW5 WW6	To windows WW1, WW2, WW3, WW4, WW5, WW6: The large multi-light aluminium window is generally tired and weathered. The metal framing displays widespread dulling, loss of paint finish and surface wear. Additionally, these window as many others within the nave are entirely single-glazed. This creates a large area of high heat loss and poor acoustic insulation from external traffic noise. Large gap / loss of seal to right side of window Cracked pane of glass.	Maintenance: Carefully clean back metal frames and apply metal primer followed by high durability weather resistant external paint system. Rake out and replace perimeter mastic joints where necessary. Replacement: Consider future replacement which provide high-performing double/triple glazing. Solar-control glass would additionally assist with excessive overheating during summer months. Replace cracked pane of glass.	3 5 2

Image & Location	Description	Condition	Repair Needs	Category
Churchyard & Boundaries				
<u>Rear Churchyard / Garden</u> 	Paved, gravel and grass areas.	Main rear garden area is well cared for and utilised with planting beds / bench areas. Some mature trees in close proximity to boundary having an impact on boundary walls as covered in boundaries section. Some overgrown vegetation to rear of garden. Paved areas surrounding edge of church has significant moss / weed / vegetation growth which can create slippery surfaces.	See boundary walls section. Cut back vegetation. Remove moss / weeds and vegetation to pavement and clean paved areas if required.	M M
<u>Front Churchyard / Entrance</u> 	Sloped tarmac entrance towards church. Two access points creating a natural one way system for car access. Grass area to front with stone boundary walls and some mature trees. Grass area connects to park, shared ownership with Gateshead Council.	Stone Wall to Public Pavement Boundary: The top course of stones have missing and displaced stones which exposes the interior rubble core of the wall. The exposed void has become an area of collecting litter. The sharp edges and loose stones represent a hazard to pedestrians using the public path. Tarmac Road: Showing signs of age and wear with some pot holes and cracking forming with the surfaces becoming uneven. Stone Retaining Walls: Signs of mortar loss and open joints visible to all front churchyard walls with weed growth and vegetation growth visible. Central stone wall showing displacement of coping stones and upper course failure.	Clear out loose debris and litter. Re-bed sound existing stone using a matching traditional lime mortar. Fix new matching stone cappings to seal wall head. Patch localised potholes. Develop a programme of repair starting with the most urgent areas. Rake out loose, decayed mortar and repoint open joints using a lime mortar mix. Monitor walls annually for any signs of bulging or tree root induced displacement.	1-2 2-3 3-4

Image & Location	Description	Condition	Repair Needs	Category
Churchyard & Boundaries				
<u>West Boundary Access Path:</u>  	Metal gated access with narrow access path into rear of churchyard. Stone boundary wall with capping. Tarmac paving to ground floor. Housing estate adjacent.	Metal Gate: There is widespread rust showing to gate. The protective paint coating has peeled away in multiple areas leaving the raw iron exposed. Stone Boundary Wall: Vegetation growth within mortar joints of upper courses of stone. Some Large sections of the wall appear to have been repointed using a hard cement based mortar which has caused widespread spalling. There are some areas of significant mortar loss. Tarmac/Asphalt Floor: Significant growth of moss, lichen and vegetation. Some uneven areas of floor finish. Ladder stored against west boundary wall. Neighbours Outbuilding Drainage: A modern uPVC downpipe has been installed on the neighbouring's property outbuilding / shed to terminate abruptly just above the boundary line and discharged rainwater directly onto the church's stone boundary and into the church yard. Concentrated rainwater is being discharged directly onto the stone wall and tarmac which will accelerate the stone decay, cause pooling against the church foundations and create potential sheet ice during winter months.	Prepare gate surfaced by wire-brushing to remove all loose rust and failed paint layers. Treat all exposed iron surfaces with rust inhibiting primer and apply new durable, weather-resistant paint system. Carefully remove all vegetation from the stone wall to prevent further root expansion. Carefully rake out all loose and decayed mortar ideally remove all hard non-breathable previous cement repointing. Consolidate the internal structural voids and re bed any loose or shifting stones. Repoint entire wall face using a breathable lime based mortar. Remove all moss, lichen and vegetation. Remove and relocate ladder as currently a trip hazard. The PCC should discuss this with the neighbouring property and there should be immediate removal of the overhanging pipe and re-routing of their surface water system entirely within their own legal boundary and away from the church boundary.	3 2 4 2/M 1

Image & Location	Description	Condition	Repair Needs	Category
Churchyard & Boundaries				
<u>West Boundary to Rear Churchyard:</u>  	The West boundary continues along the path to a brick flank wall which forms the rear of a neighbouring outbuilding with a mono-pitch roof. The wall then continues in a stone boundary wall.	Brick Flank Wall: The roof over sailing the brick flank wall lacks any guttering or fascia details. Runoff from the roof slope discharged directly over the edge down the face of the brickwork and onto the church grounds.	The church should discuss with the neighbour the installation of a proper eaves gutter and downpipe system within their property boundary. Although this has been like this for a while, condition of the boundary wall is deteriorating.	2
		The top 3-4 courses are showing significant cracking, displacement and loss of mortar. The lack of controlled drainage will likely be causing heavy water pooling along the base of the wall which is accelerating moss and weed growth at ground level.		2
		Stone Flank Wall: The roof over sailing the stone flank wall lacks any guttering or fascia details. Runoff from the roof slope discharged directly over the edge down the face of the stonework and onto the church grounds. This is less visible at ground level as there is an overgrowth of vegetation to the area therefore access was limited.	The church should discuss with the neighbour the condition of this wall and the repair and the installation of a proper eaves gutter and downpipe system within their property boundary. Although this has been like this for a while, condition of the boundary wall is deteriorating.	M
		The top 2-3 stone courses have failed completely. There are multiple large stones which have slipped out of position, rotated or fallen entirely. This has resulted in a large hollow void spanning across the wall. There is significant vegetation to the base of the wall with weed growth, nettles, brambles and a tree growing immediately adjacent to the masonry.	This area should be fenced off with temporary barriers to protect from falling masonry or collapse. Rebuild wall ideally in conjunction with a suitable rainwater disposal system for the roof over (by neighbour) Clear area of vegetation of weeds to allow for access to stone wall.	2

Image & Location	Description	Condition	Repair Needs	Category
Churchyard & Boundaries				
<u>North Boundary Wall:</u> 	Vertical timber palisade fence panels fixed to timber posts.	The timber has weathered significantly over time losing its original protective finish. There are many saplings, ground weeds and mature tree stems growing directly through, behind and against the fence line. There are trees which are positioned extremely close to the fence which may eventually cause damage to the fence.	Consider recoating with new stain / protective coating. Carefully cut back and clear and self-seeded trees, saplings immediately adjacent to the fence line which you are not intending to allow to grow to mature trees (check any local guidance on sizes).	4 2
<u>East Boundary Wall:</u> 	Low stone wall to boundary with coping stone. Modern green painted metal palisade security fence is installed directly behind stone wall, assumed to be ownership of Local Authority. South end of East Boundary Wall is vertical timber palisade fence panels fixed to timber posts.	There are areas along this stone boundary wall where there is loss of stone and fractured capping which is evidence in areas where there has been what are heavily rusted historic iron fixing installed into the top of the wall – assumed to support a previous fence. There are significant areas of loss of pointing which appears to be a hard, non-breathable pointing. The existing mortar joints show cracking and detachment from the stone faces. The farthest north section of this stone wall is showing significant cracking due to position of tree directly in front of wall from pressure. Fence to South end of East Boundary wall is fenced and showing evidence of rot.	Carefully remove the loose, fractured pieces of stone and concrete to prevent them from falling. Cut out / treat the corroding historic iron fixing to stop further rust-induced splitting. Reinstate the missing capping section. Carefully rake out all loose, decaying mortar and if possible remaining hard non-breathable pointing to a depth equal to twice the width of the joint using manual tools. Repoint the stonework using a lime mortar. Consult a qualified arborist to assess the trees health, stability and root spread. Consider whether this tree may need to be felled (subject to whether tree is covered by TPO). Carry out repairs to wall. Replace rotten timber panels to this area.	3 4 2 3 3

Image & Location	Description	Condition	Repair Needs	Category
Internal Spaces				
<u>Foyer / Storage Area</u> 	Floor to Foyer: Terrazzo tiled. Floor to Storage Area: Carpeted Walls: Majority plaster painted. One area of exposed stonework. One wall of timber panelling with glazed elements. Ceiling: Plaster painted.	Flooring: Cracking is evident within the floor finish, comprising of a series of interconnected cracks extending across a number of floor tiles. The previous QI Inspection (undertaken by others) identifies some fine cracks to flooring, however no photographic evidence of this is included. This assumed same area around entrance matting is more pronounced than would be typically be described as hairline and appears more visible than recorded previously. Walls: Generally appear ok. Some minor grazing of paint. Ceiling: Generally appears ok.	A monitoring programme should be established to identify whether movement is ongoing. Opening up may be needed to establish whether cracking extends to the subfloor / slab to inform repair proposals. Advice from a Structural Engineer may be required to establish repair requirement. Monitor visually (photos taken at recorded intervals) in the meantime. To be addressed during next period of decoration.	3 5
<u>Accessible WC</u> 	Floor: Laminate Walls: Tiled to full height. Ceiling: Plaster painted.	Generally appears in sound condition.		

Image & Location	Description	Condition	Repair Needs	Category
Internal Spaces				
<u>Nave</u>  	Floor: Carpeted. Walls: Brickwork & Plaster Painted. Ceiling: Timber Boarded.	Walls: Brickwork to high level of nave generally appears ok. Plaster painted walls generally appear ok. Some minor blistering of paint to areas. Windows: Large expanses of single glazing throughout the nave limit thermal efficiency and offer poor acoustic insulation against external traffic noise. Generally, metal frames are showing loss of protective finish and metal looking dull indicating age of windows. Debris is building up to some frame edges. Temporary white boarding used for privacy are deteriorating, showing active signs of damp and warping. WW4: Fractured glass pane and loss of metal facing to frame. A visible crack runs up the window surround. Water staining on the right side indicates active or historic water ingress. WW1 & WW2: Visual evidence of mould growth on the window heads and frames suggesting moisture retention. Carpet: Some areas of staining but generally appears ok. Area to rear of Nave for audio controls has raised floor area with significant drop towards window which is a health and safety hazard. Stepped access to various locations (crèche, office) requires more clarity.	Blistering of paint to be addressed during next period of redecoration. Clean and clear corner joints and accumulated dirt. Sand, treat with rust inhibitor and repaint metal frames. Consider possible future glazing improvements as discussed in Windows Section. Remove the damp privacy boarding, treat the localised mould and improve ventilation to prevent recurrence. Consider alternatives is replacement screening is required. Investigate the water ingress, monitor the crack in the surround and repair the fractured glass. Mould to be removed from windows and monitor to ascertain whether ongoing issue. Install safety marking tape to edges of raised platform to warn users of change in level and prevent trips and falls.	5 3 2 2 1 then M 1

Image & Location	Description	Condition	Repair Needs	Category
Internal Spaces				
<u>Office</u> 	Floor: Carpeted Walls: Plaster painted Ceiling: Artex textured coating ceiling Internal Windows: Wooden frame glazed.	Floor: Generally sound condition. Walls: Generally ok condition. Ceiling: Showing some areas of wear. Internal Windows: Generally ok condition. External Windows: Timber cills are showing some evidence of paint flaking internally	To be addressed during next period of decoration.	5
<u>Creche</u> 	Floor: Carpeted Walls: Plaster painted Ceiling: Artex textured coating ceiling to most, flush finish to area with loft hatch access. Internal Windows: Wooden frame glazed.	Floor: Some minor staining but generally sound condition. Walls: Generally ok condition. Ceiling: Generally ok with some minor areas of wear. Internal Windows: Generally ok condition. External Windows: Timber cills showing some evidence of paint flaking.	To be addressed in next period of decoration. To be addressed during next period of decoration.	5 5

Image & Location	Description	Condition	Repair Needs	Category
Internal Spaces				
<u>Hall:</u>  	Floor: Wooden Laminate Walls: Exposed Brick Walls Ceiling: Plaster Painted with 3 no. Roof Lights	Floor: Generally sound condition. Some general wear and markings to skirting boards. Walls: The internal exposed brick walls appear ok. Ceiling: Showing some areas of wear and uneven finish to textured surface. Some flaking paint visible to beams. Internal Windows: Showing some dirt / paint markings to glazing. Some minor cracking around frames. Internal Doors: Double doors leading to kitchen circulation area has flaking paint and some minor areas of damage including some overpainting from previous decoration onto frames. The clear opening in front of doors into hall is insufficient for escape and accessibility provision. Whilst emergency exit signage is present, the current position lacks clarity. The complex compartmentalised layout of the surrounding area creates a labyrinthine environment. Internal Cupboards: The internal shelves to the cleaning supplies cupboard is sagging and warping across multiple shelves under load. These shelves are at risk of collapse which poses a safety hazard.	Skirting boards to be repainted during next period of redecoration. Address during next period of decoration. To be addressed during next period of decoration. To ensure the safety of occupants unfamiliar with the premises a comprehensive review of the escape routes should be undertaken to establish unambiguous directional clarity during an emergency evacuation and suitability of routes. Single swing / single leaf door would be a better solution to this opening as mentioned in previous QI. Remove all heavy items, particularly liquid cleaning chemicals. Remove existing shelving and any failing wall supports. Install heavy duty moisture-resistant replacement.	5 5 5 2 2

Image & Location	Description	Condition	Repair Needs	Category
Internal Spaces				
<u>Kitchen</u> 	Floor: Non-slip vinyl floor finish. Walls: Plaster painted walls with tiled splashback. Ceiling: Plaster painted ceiling. Facilities: Wall & Base units, sink, drainage, separate inset hand wash, roller shutter to servery. Gas cooker and oven.	Generally well presented and modern. Crack to tile next to door / kitchen hatch. Internal Doors: Crack to vision panel in fire door between kitchen and access to hall an ad-hoc repair using a timber member across the face of the glazing. This could compromise the integrity of the fire compartmentation and is a health and safety issue. The door stop should be removed. Fire door must be kept shut at all times. The door leafs are showing some cosmetic wear and tear.	Replace with matching tile. Monitor and replace sooner if it becomes loose and a hazard. The entire vision panel requires replacement with certified fire-rated safety glass and intumescent bedding materials by a suitably accredited contractor. To be addressed during next period of decoration.	4 1 5
<u>Meeting Room</u> 	Floor: Carpeted. Walls: Plaster painted. Ceiling: Plaster painted.	Generally in satisfactory condition. Some minor blistering to cupboard doors. Internal Windows: Generally ok. One glazed panel yellow in colour – possible later replacement.	To be addressed in next period of decoration.	5

Image & Location	Description	Condition	Repair Needs	Category
Internal Spaces				
<u>WC's Foyer & Fire Escape</u> 	Floor: Terrazzo floor finish with entrance matting. Walls: Plaster painted with ceramic tiling to 3/4 height Ceiling: Plaster painted.	Crack in floor below entrance matting.	Monitor to establish if historic or ongoing movement.	Monitor
<u>WC's</u> 	Floor: Terrazzo floor finish. Walls: Plaster painted with ceramic tiling to 3/4 height Ceiling: Plaster painted.	Generally appears ok.		

SUMMARY OF REPAIRS

A summary of repairs has been given in order of the urgency of repair. This report is neither a specification for works nor a costing however a summary of estimated likely costs within broad bands has been given as per the CBC guidance.

The cost estimates provided are indicative and intended for budgetary guidance only. These figures do not include professional fees, VAT, access requirements (scaffold) or site preliminaries. For accurate costs a QS should be involved. By grouping similar types of works or works in a similar area this may bring economies of scale.

Band 1	£0 - £1,999
Band 2	£2,000 – £9,999
Band 3	£10,000 - £29,999
Band 4	£30,000 - £49,999
Band 5	£50,000 - £249,999
Band 6	£250,000 +

SUMMARY OF REPAIRS:

Category Scale	Area	Works Summary	Cost Band
1	All	Update & Maintain Logbooks & Testing Records.	N/A
1	External	Gateshead Council to prune trees to East Boundary.	N/A
1	External	Discussion with Neighbouring Properties regarding re-routing drainage within own boundary.	N/A
1	S. Elev	New entrance elevation scheme to re-clad exposed brickwork, new access to include accessibility and new glazing.	4/5
1	Kitchen Door	Replace cracked glazing to fire door vision panel.	1
1	Nave	Install safety marking tape to edges of raised platforms and level changes to prevent trips and falls.	1
M-3	External	Cut back vegetation and remove weed growth. Patch repairs to front entrance pot holes.	1
1-2	Boundary Walls	Clear out debris to boundary wall to public pavement and undertake repairs to surrounding stones and wall. Plan for a repair and repointing / painting programme to all stone, brick and timber boundary walls.	3
2-3	Roof	Undertake repairs to slipped / missing roof slates to both roof slopes. Fix felt covering to chimney and undertake visual inspection whilst repairing. Removal of moss and debris to boiler house roof and inspect.	1-2
1-2	Light well Void	Clear vegetation, inspect internal wall conditions, treat grilles and install additional bird proofing system.	2
M/2/3	Gutters	Clear all vegetation and debris from gutters. North Elevation downpipe to be connected to functional drainage outlet. Remove all loose, flaking paint and rust to rainwater goods to church and repaint.	2
2	Repointing Scheme	Repointing scheme to all external elevations.	3
3	S. Elev	Investigate whether water ingress to roof area and repairs to underside ceiling finish.	1/2
M	W.Elev	Establish monitoring programme to identify if cracking is historic of ongoing.	N/A
4	Boiler House	Exploration of future heat source options responding to Net Zero targets.	5

SUMMARY OF REPAIRS:

Category Scale	Area	Works Summary	Cost Band
2	Timber Windows	Remove grilles, treat and repaint. Repairs to timber windows and cills and repaint / reseal.	3
2	Aluminium Windows	Maintenance – Clean back frames, prime and repaint. Replace mastic seals. Repair crack. Replacement – Consider future replacement of all metal windows with high-performing glazing (double / triple)	2/3 5 (all)
2-3	Entrance Doors	Review Management approach to temporary ramp.	2
3	Doors	Entrance Doors: If not replaced as part of new elevation scheme repair door frames and repoint. Boiler House: Repair doors and install mesh for bird and insect prevention. East Door: Repair and treat security mesh.	2
M	Access	Comprehensive review of escape routes and directional clarity in emergency evacuation situation.	N/A
3	Foyer	Structural Engineer monitoring programme of cracking to floor entrance.	1-2
2	Nave	Remove damp privacy boards, remove mould and dirt and improve ventilation to prevent recurrence.	N/A
2	Internal Cupboards	Remove heavy items, remove shelving and install heavy duty replacements.	1
3	Kitchen	Replacement of cracked tile.	1

REFERENCE PHOTOS:

The following section are photographic references to issues identified within the main report.

External:

- 01 – Roof Coverings
- 02 – Rainwater Goods and Drainage
- 03 – External Walls & Structure – North Elevation
- 04 – External Walls and Structure – East Elevation
- 05 – External Walls and Structure – South Elevation
- 06 – External Walls and Structure – West Elevation
- 07 – External Store / Boiler House
- 08 – Doors
- 09 – Windows
- 10 – Churchyard & Boundaries

Internal:

- 11 – Foyer / Storage Area
- 12 – Nave
- 13 – Office
- 14 – Creche
- 15 – Hall
- 16 – Kitchen
- 17 – Meeting Room
- 18 – WC's Foyer & WC

01 ROOF:



Roof Overview



Evidence of replacement non matching slates.



Lightwell Void Roof Area



Slipped Slate

01 ROOF:



Vegetation to Lightwell Void



Overview of Hall Roof and Rooflights



Moss growth to Boiler House Roof

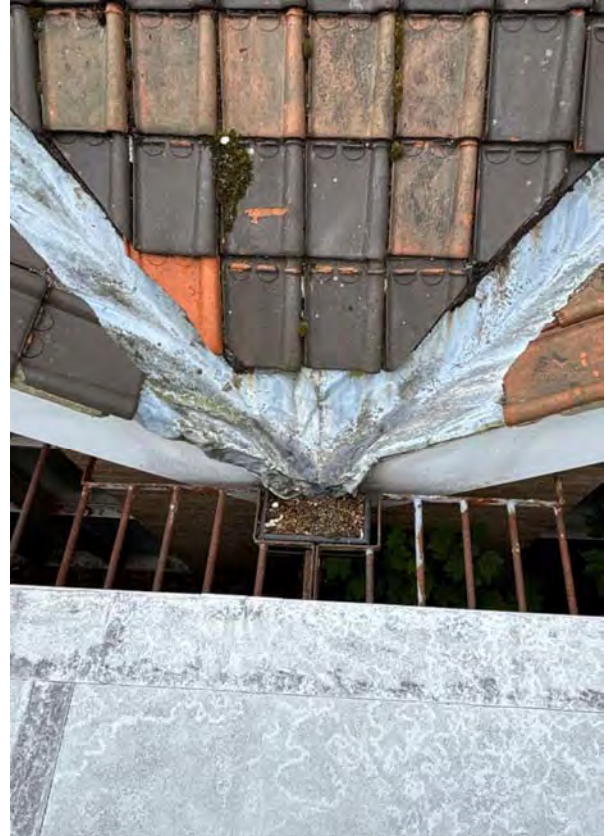


Debris and Staining to Roof from Overhanging Trees

02 RAINWATER GOODS:



Example of flaking / rust to downpipe on West Elevation.



Blocked hopperhead to lightwell void



Birds gathering nesting materials from gutters – require clearing.



North Elevation terminates onto ground.

03 NORTH ELEVATION:



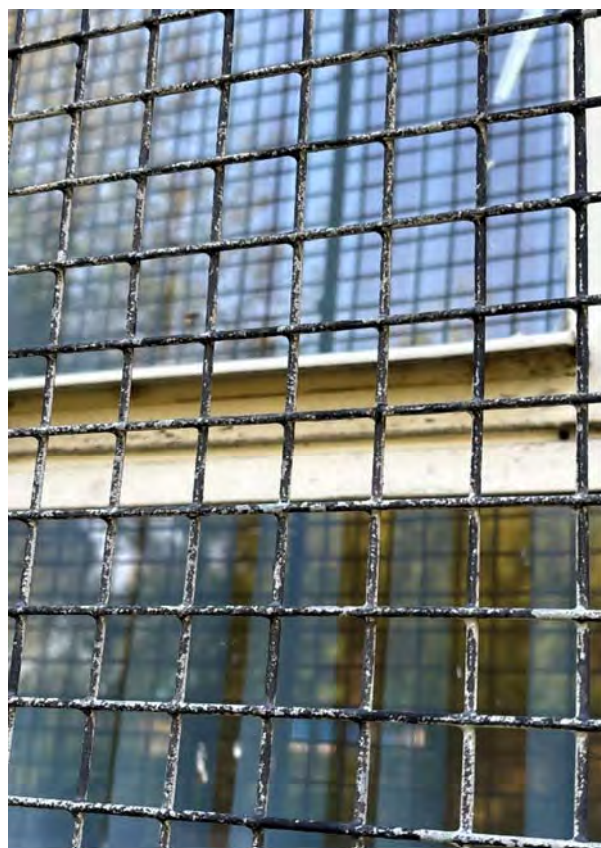
Overview of Hall North Elevation



Area of loss of pointing to lower left wall



Metal covering to window



Loss of paint to metal covering

03 NORTH ELEVATION:



Downpipe to Boiler House Elevation discharges directly onto ground.



Efflorescence visible on this section of the elevation.



Areas of loss of pointing behind downpipe.



Area to top of boiler house elevation.

03 NORTH ELEVATION:



Overview of return north elevation for window.



Evidence of spalling to concrete lintel.



Overview of right area of elevation with graffiti shown to centre.



Items stored in front of elevation.

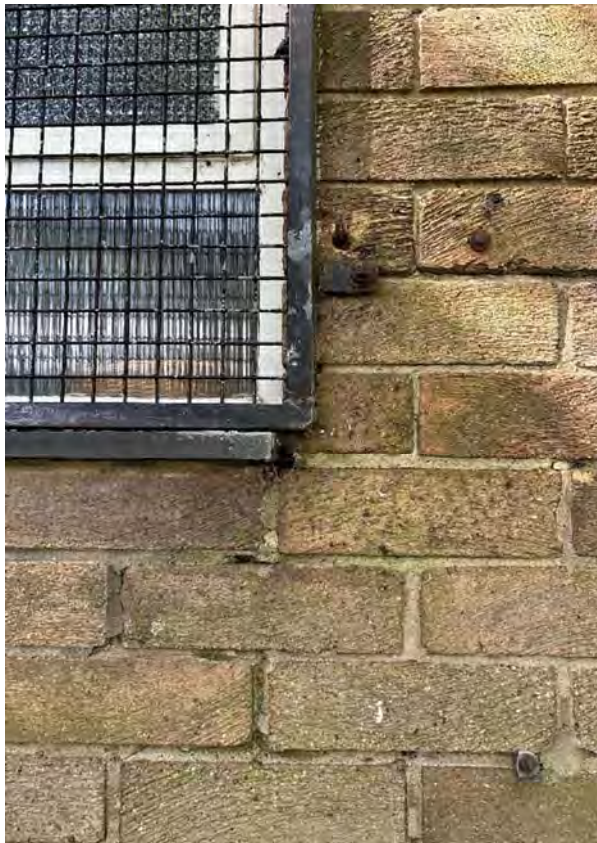
04 EAST ELEVATION:



Overview of East Elevation



Example area where loss of pointing occurs around pipe



Example area of loss of pointing around cill



Example area of loss of pointing around pipes

04 EAST ELEVATION:



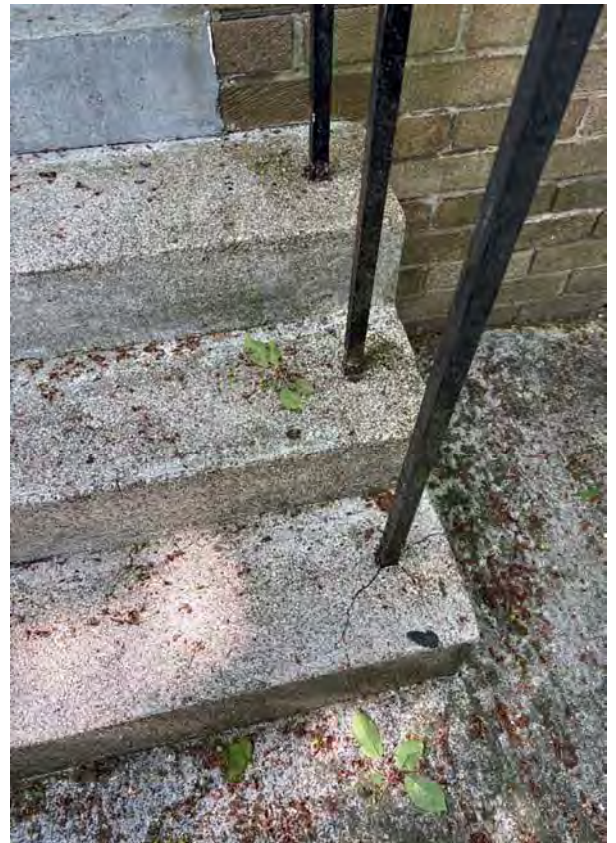
Example area of loss of pointing around downpipe.



Overview of concrete steps.



Evidence of cracking around handrail fixing.



Evidence of cracking around handrail fixing.

05 SOUTH ELEVATION:



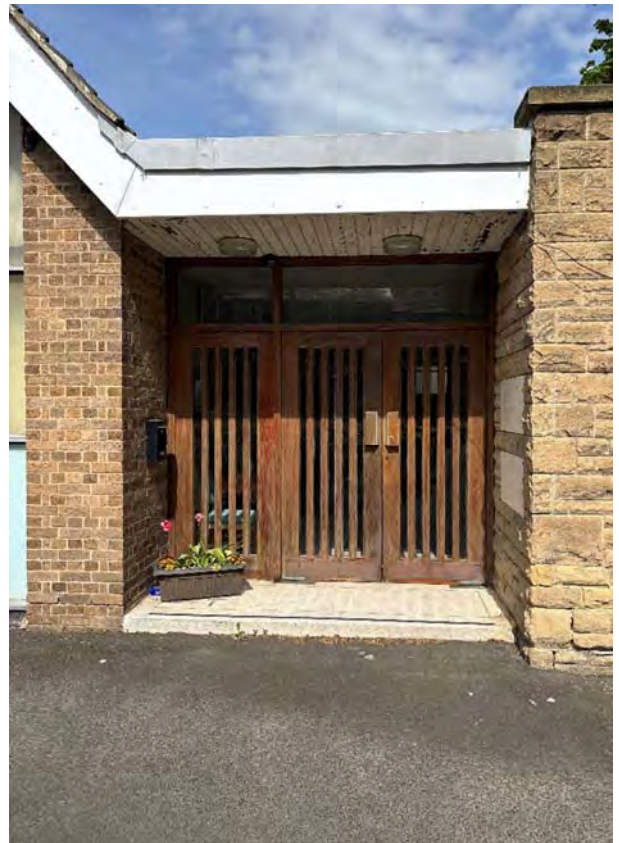
South Elevation overview



Area of exposed brickwork where slates previously were.



Example quality of brickwork



Overview of Entrance Area

05 SOUTH ELEVATION CONT:



Cracking to terrazzo flooring



Loss of pointing to entrance area of stone wall.



Loss of paint to ceiling area of entrance.



Loss of pointing to coping stones and between stone and brick connection.

06 WEST ELEVATION:



Overview of West Elevation



Area of stepped cracking



Deterioration of concrete cill



Other example area of deterioration of cill and loss of pointing.

07 EXTERNAL STORE / BOILER HOUSE:



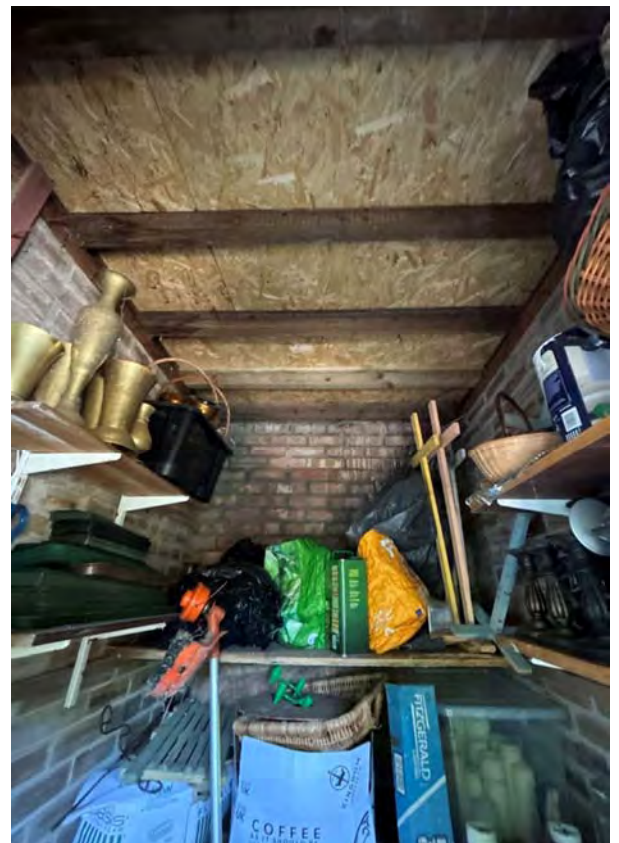
Overview of External Store



Overview of External Store



Internal Overview of External Store



Internal Overview of External Store

08 DOORS:



Overview of External Entrance Doors



Loss of finish to doors



Loss of seal around door edge



Overview of Boiler House Door

08 DOORS:



Rusting to grilles



Open Vent Area



Example of Door leading from Kitchen & WC



Area of flaking paint to doors

08 DOORS:



Rusting of metal security grilles



Overview of door leading from foyer / storage area.



Flaking paint to door threshold



Overview of Door to External Store

09 WINDOWS (NORTH ELEVATION):



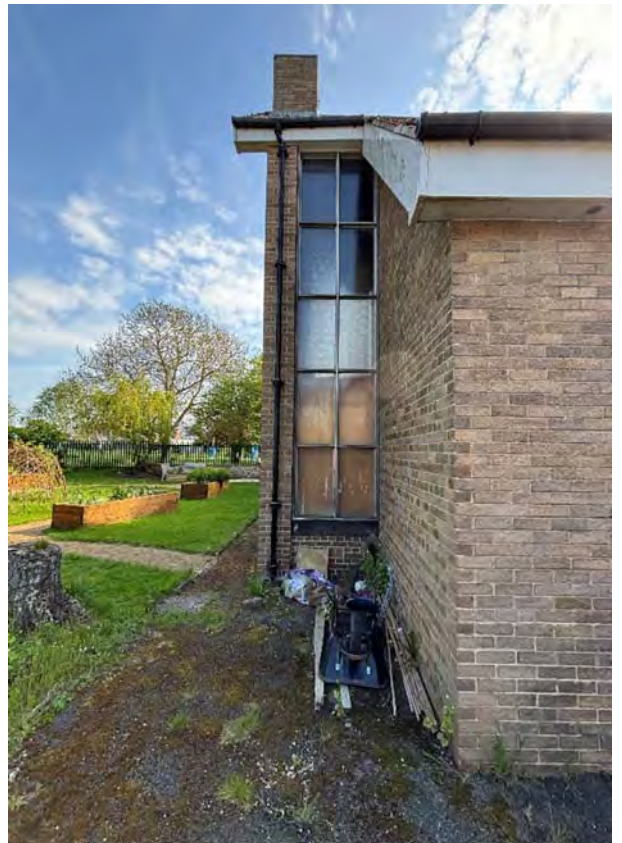
NW1 Overview (Left Side)



NW1 Overview (Right Side)



NW2 Overview (from Hall Roof)



NW3 Overview

09 WINDOWS (EAST ELEVATION):



Overview of EW1 (WC Window)



Overview of EW2 (WC Sink Area)



Overview of EW3 (Kitchen Window)



Overview of EW4 (Hall Window)

09 WINDOWS (EAST ELEVATION CONT.):



Overview of EW5 (Hall Window)



Overview of EW6 (ACC. WC Window)



Overview of EW7 (Acc. WC Window)



Overview of EW8 (Acc. WC Window)

09 WINDOWS (SOUTH & WEST):



SW1 – Left Side Curtain Wall (South)



SW2 – Right Side Curtain Wall (South)



West Elevation Window Overview



Cracked pane of glass.

10 CHURCHYARD ENTRANCE:



Overview of Church Entrance



Overview of Church Entrance



Area of missing stone to public pavement boundary wall.



Close view of missing stone area.

10 CHURCHYARD ENTRANCE CONT:



Areas of open joints to stone wall. Monitor to establish if any movements to wall.



Areas of cracking and open joints visible to stone retaining walls.



Poor condition of coping stones and upper courses.



Potholes and vegetation growth to tarmac.

10 REAR CHURCHYARD/GARDEN:



Rear Churchyard / Garden area overview.



Moss / Weed growth to paved area surrounding church.



Rubbish and debris to be cleaned from rear churchyard/garden.



Changes to floor finish around garden creating some uneven surface finishes.

10 WEST BOUNDARY WALLS:



Overview of gate access to West Boundary



Evidence of flaking paint and rusting to gate.



Deterioration of stone boundary wall.



Neighbour draining rainwater over stone boundary wall.

10 WEST BOUNDARY WALLS CONT:



Overview of Brick Wall and Roof



Significant cracking to brick wall



Areas of stone boundary not accessible due to vegetation overgrowth



Significant deterioration to stone boundary wall.

10 NORTH BOUNDARY WALL:



Example of tree in close proximity to fence boundary



Example of tree in close proximity to fence boundary



Significant weathering to fence posts and panels



Overgrowth of vegetation to rear boundary

10 EAST BOUNDARY WALL:



Tree roots impacting on stone boundary wall.



Example of loss of stone from iron fixing (occurs across whole wall)



Example of loss of stone from iron fixing (occurs across whole wall)

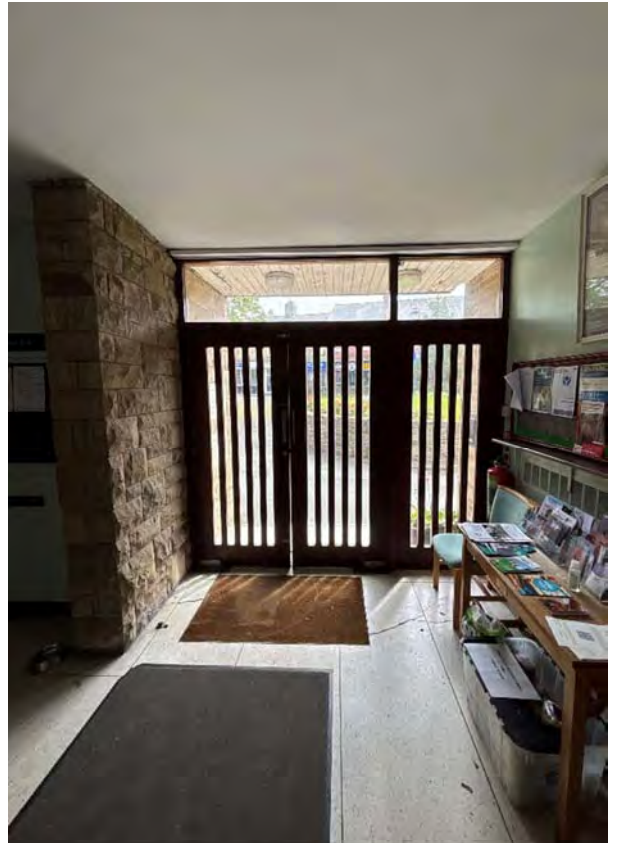


Rotten sections of timber fence.

11 FOYER:



General overview of foyer



Entrance doors with cracking visible to floor area.



Cracking to right side of door.



Cracking to left side of door.

11 FOYER & STORAGE AREA:



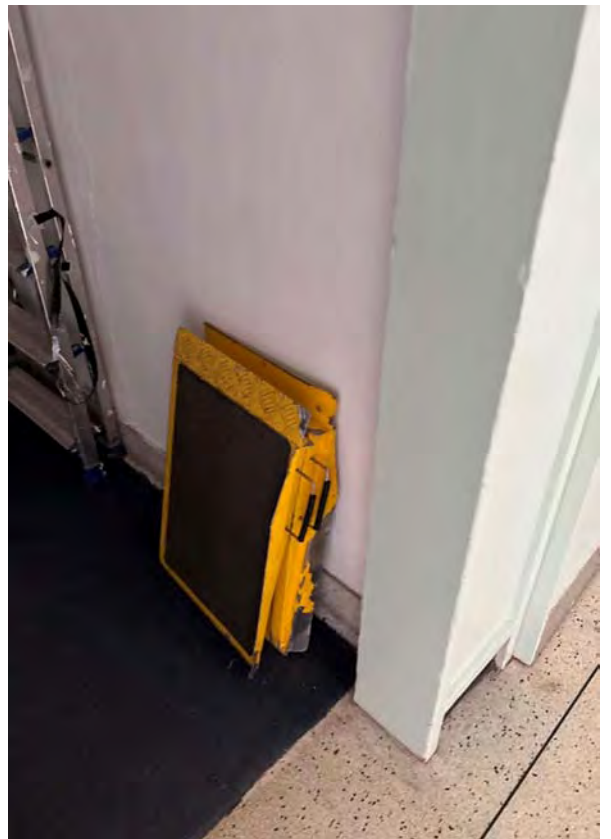
Hairline cracking continues beyond entrance doors



Access to storage area



Storage Area from Foyer

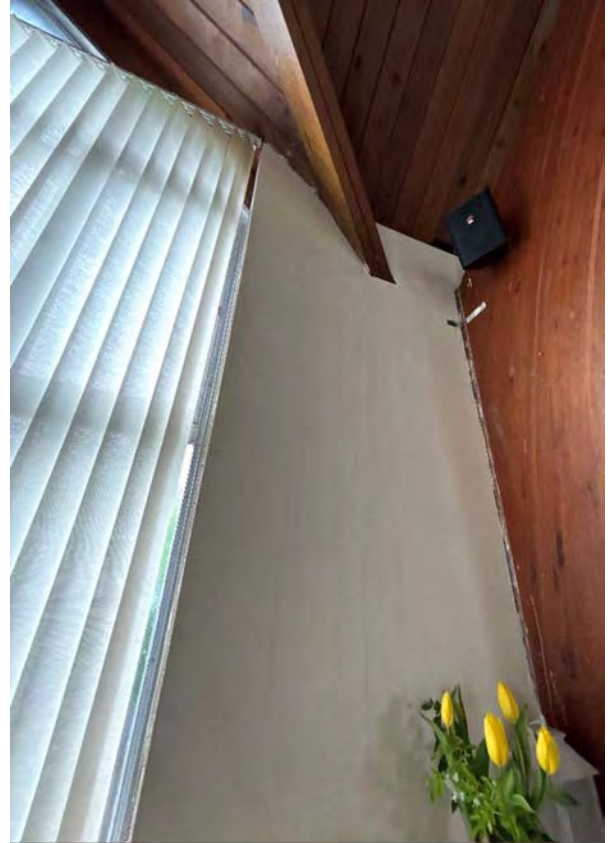


Ramp (assumed to be for accessible access to entrance)

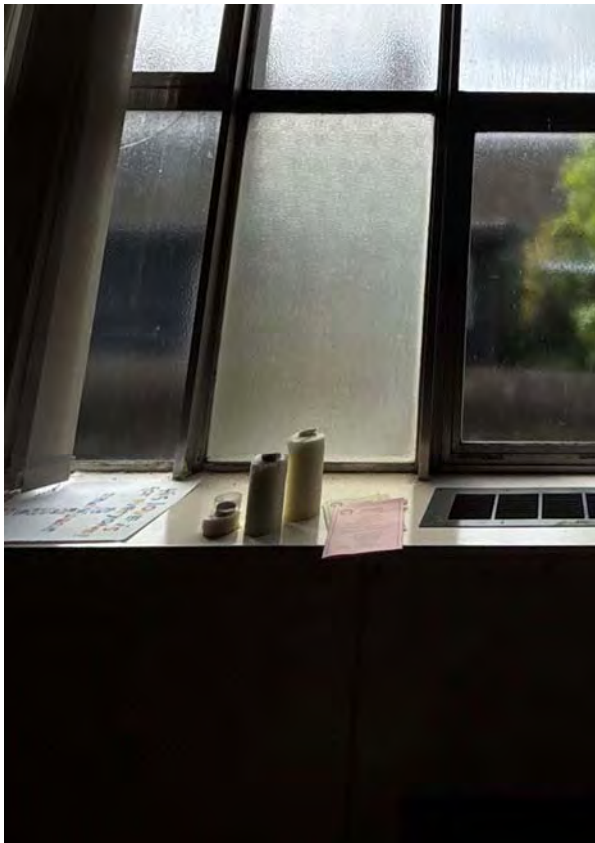
12 NAVE:



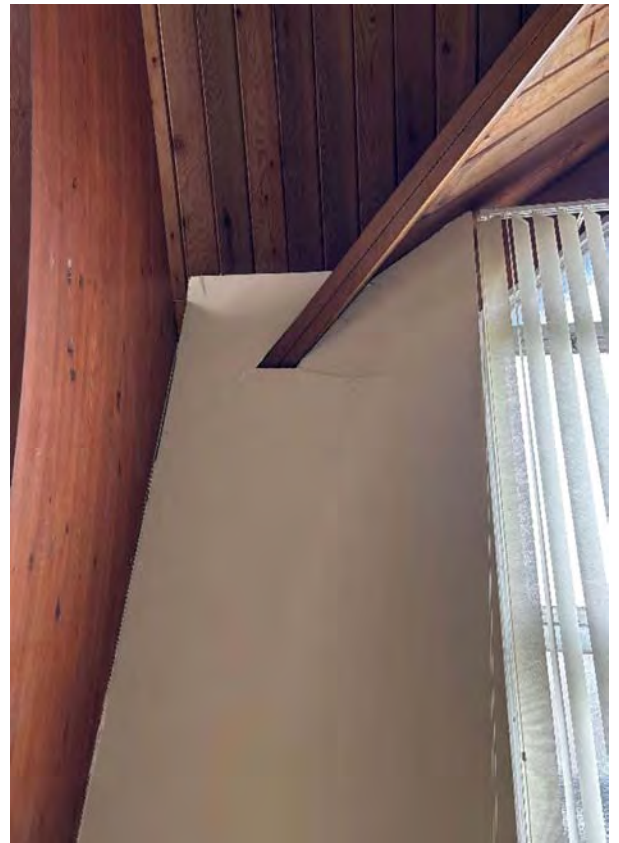
Overview of Nave



Evidence of Water Staining to **Window 15**



Cracked glass pane to lower left window



Some cracking to ceiling / window surround

12 NAVE:



Example deterioration to frames



Areas of staining to ceiling of windows.



Vegetation growth visible to void in centre of church. Refer to Roof Coverings for info.

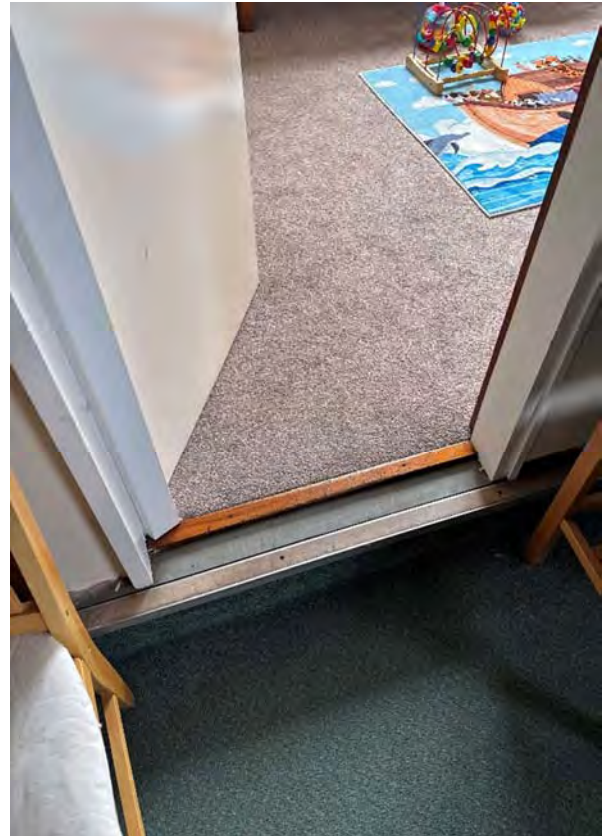


Raised platform to rear of nave with drop on both sides.

12 NAVE:



Threshold step into office. Should be clearer to prevent trips.



Threshold step into office. Should be clearer to prevent trips.



Step up should be identified more clearly to prevent trips.



Nave overview

13 OFFICE/CRECHE:



Overview of Office



Overview of Office



Creche Overview.



Creche Overview

15 HALL:



Overview of Hall



Example of uneven finishes to textured ceiling surface.



Dirt / paint markings to frames.



Storage cupboard shelving warping

15 HALL:



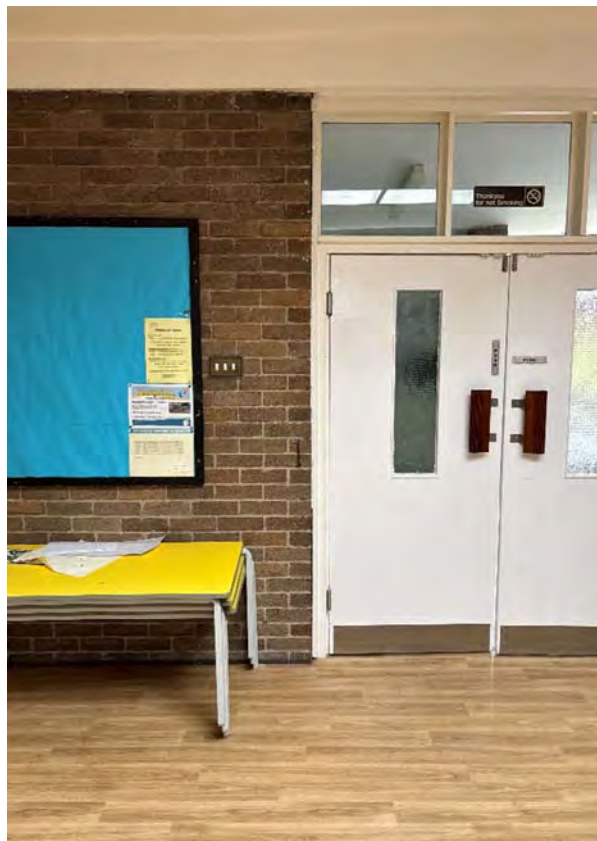
Clearance of double doors inadequate for fire escape doors.



Inadequate clearance in front of fire escape doors.



Example flaking paint / minor damage to doorset.



Example doors where fire escape strategy is unclear

16 KITCHEN:



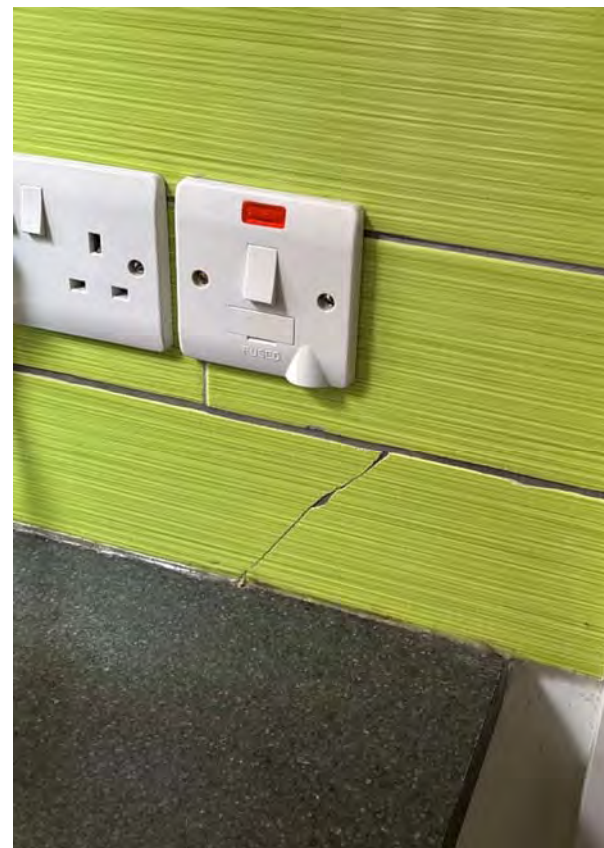
Crack to Fire Door vision panel with ad hoc repair.



Overview of kitchen area.



Door Stop use visible to fire door.



Cracked tile to kitchen splashback.

17/18 MEETING ROOM & WC:



Overview of Meeting Room



WC Foyer.



Overview of WC Sink Area.



Overview of WC Area.

APPENDIX A – NET ZERO

A practical path to “net zero carbon” for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?	These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back. They are a good place for churches to start, when trying to move towards ‘net zero’.
The building itself: - A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping. - A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss. - A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area. - A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*. - A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs. Heating and lighting: - A6. Switch to 100% renewable electricity, for example through Parish Buying’s energy basket, and “green” gas. - A7. Match heating settings better to usage, so you only run the heating when necessary*. - A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*. - A9. If you have radiators, add a glycol based “anti-freeze” to your radiator system and review your frost setting. - A10. Replace lightbulbs with LEDs, where simple replacement is possible. - A11. Replace floodlights with new LED units. - A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating. - A13. If your current appliances fail, then replace with A+++ appliances. People and policies: - A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results. - A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed. - A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances. - A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating. Offset the rest: - A18. For most low usage “Sunday” churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be “net zero” is offset the small remaining amount of energy through Climate Stewards or other reputable schemes. - A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?	
B. Where do we go next?	These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them. Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for those churches with the time and resources to move on further towards ‘net zero’.
The building itself: - B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*. - B2. If you have problematic draughts from your door, and a door curtain wouldn’t work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*. - B3. Consider creating one or more smaller (separately heatable) spaces for smaller events. - B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls. Heating and lighting: - B5. Learn how your building heats/cools and the link to comfort, by using data loggers (with good guidance). - B6. Improve your heating zones and controls, so you only warm the areas you are using. - B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.	