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Church of St Nicholas
Durham City

Diocese of Durham
Quinquennial Inspection Report 2026
St Nicholas Church, Durham City

Inspection of Churches Measure 1955
(Current version)
Architects Report inspected February/March 2026

Archdeaconry of Durham
Incumbent: Rev'd Dr Will Foulger

Inspection Architect
J M White BA(Hons) PG Dip RIBA

This Report has been prepared on the basis of the 'Model Diocesan Scheme' recommendations for inspecting Parish Churches as published in 1995 by the Council for the Care of Churches 'CCC' in conjunction with the Ecclesiastical Architects & Surveyors Association 'EASA'.

Inspection of Churches Measure 1955 (As Amended 1995) Index

Index

- 1.0 Background and General
- 2.0 Scope of Report
- 3.0 Works Carried out Since Previous Report
- 4.0 General Condition of Church

External inspection

- 5.0 Roof Coverings
- 6.0 Exterior Doors
- 7.0 Exterior Windows
- 8.0 Rainwater Goods and Drainage
- 9.0 External Walls and Structure

Internal inspection

- 10.0 Roof Structure and Ceilings
- 11.0 Internal Doors and Panelling
- 12.0 Ground Floor Structure
- 13.0 Tower
- 14.0 Fittings, Fixtures and Furniture
- 15.0 Toilets
- 16.0 Heating
- 17.0 Electric
- 18.0 Fire Precautions
- 19.0 Accessible Provision

20.0 Security

Curtilage

21.0 Churchyard and Environs

22.0 Church Log Book

23.0 Previous Reports

Recommendations

Where work is recommended a code number in brackets is entered in the right hand side page margin to indicate the priority: as follows:

- (1) Urgent works requiring immediate attention.
- (2) Work recommended to be carried out during the next 12 months.
- (3) Work recommended to be carried out during the Quinquennial period.
- (4) Work needing consideration beyond the Quinquennial period.
- (5) Work required to improve energy efficiency of the structures and services.
- (6) Work required to improve accessibility.

Appendix A

Church Log Book

Appendix C

General Terms

1.0 Background and General

1.1 The Church occupies a prominent site at the northern side of the Market Place, with its adjoined two storey hall between the Church and Leazes Road (A690) to the north.

1.2 Ordnance Survey Map reference NZ2741842587

General Description of the Church

1.3 The Church only has a very small paved curtilage to the north and west of the Nave above stone retaining walls.

1.4 The original Church is thought to have been founded in the early 12th Century at which point the north wall formed part of the City walls and to the south was a Church yard with the Market Place beyond.

1.5 In 1854 a competition was held to secure an Architect to renovate the Church which was won by 24 year old Architect James Pigott Pritchett from Darlington. However, it was later established that the Church was beyond repair and Mr Pritchett was engaged to design a new Church.

1.6 The original Church was demolished in 1857, although it is thought that the 5no. bells (1687) and font (1700) were saved. Pritchett's new Church was constructed and opened in December 1858. The octagonal spire did not form part of the original design but was added at the behest of the Incumbent; and it is understood paid for by him.

1.7 The Church consists of a Nave with two side aisles, Chancel with south porch and south tower.

1.8 Parish Church. 1857-8 by J.P. Pritchett. Snecked sandstone with ashlar dressings; graduated Lakeland slate roof with stone gable copings. Aisled Nave and Chancel; south porch and south tower. Decorated style. 5-stage tower in second bay from west has angle buttresses with gabled offsets; double door with ornate iron hinges in shafted and moulded surround with ballflower decoration; arms of City of Durham and Church in blind quatrefoils at either side under quatrefoil band and sloped coping, imitating Kepier Hospital gatehouse (q.v.). Elaborate canopied niche above contains statue of St. Nicholas, flanked by blind cross-slits. Tall third stage has 2 high windows. Mask brackets support clock under pinnacled gable; paired 2-light belfry openings above under battlemented parapet on ballflower- and-mask brackets. Gabled corner pinnacles; tall octagonal stone spire with lucarnes. 3-light aisle windows in bays defined by buttresses with gablets and pinnacles; 4-light Chancel window in first bay. Clerestory has rounded triangular windows. East front has shallow gabled porch in south aisle and 2-light window in north, with gabled buttresses; large 5-light east window; 4-light west window.

Interior: painted plaster with arch-braced collar and king-post roof. 4-bay north arcade and 2-bay south arcade have leaf-carved capitals to

shafted columns; high Chancel arch in similar style. Re-ordered, with Chancel arch and aisles filled with glazed screens forming Chapel. Tower has 8-ribbed vault with heraldic and floral corbels; central boss carved ST.N. and dated 1858. Traceried stone screens in chancel commemorate Ralph Dixon and are gift of the proprietors of Durham Waterworks in 1858. Glass by L.C. Evetts in south aisle, 1963.

- 1.09 In the period between 1975 to 1982 George Carey, later Archbishop of Canterbury was Incumbent Vicar of St Nicholas; during which time period he led with Ecclesiastical Architect Ronald Sims a project to re-order the interior of the Church. As part of which the pews and the majority of Victorian features were removed to allow the Church to be used more flexibly for workshop and community activities. The work involved the installation of glazed screens within the Chancel arch and aisle to form, Chapel and office space.
- 1.10 Part of the south side aisle is occupied by 'Gateway Crafts' as a Fair Trade gift shop with its own external access within the eastern gable and an internal access from the Church.
- 1.11 Heating is provided by gas fired boilers in the basement plantroom which supplies an early underfloor heating system which is thought to date from approximately 1980. The boilers were replaced within the last quinquennium and various other repairs were carried out to the heating system at that time. The boilers also supply hot water to the convector heaters in the Lower and Upper Halls.
- 1.12 Dates of inspection: the interior of the Church including the Tower was inspected on 27th February 2026, with the external elevations and roofs inspected on 11th March 2026 weather on each occasion was generally dry and bight.

2.0 Scope of Report

- 2.1 All areas accessible were inspected from ground level and a view of the pitched and leaded roof areas was gained from the Tower roof. Floor voids were not opened up for inspection or carpets lifted. High-level internal wall areas and roof timbers were not accessible for close inspection. Binoculars were used for roof inspections externally. Access onto the Chancel roof was not possible as ladders were not available.
- 2.2 There were no roof voids in the Church as construction is open to the underside of the roof boarding.
- 2.3 The extent of the Churchyard is shown on the location plan in the appendix.
- 2.4 Although manhole covers were visible no drains were checked.
- 2.5 See appendix 'c' in this report for a fuller description of the report limitations.

3.0 Works Carried out Since Previous Report

- 3.1 The Church log book confirms that the following works have been undertaken since the last Quinquennial Inspection.
- 3.2 See Appendix A for Church log book.
- 3.3 The previous log book between October 2017 and August 2021 was incomplete. Furthermore, the current log book dates from January 2023 to date so there remains a gap in the recording from October 2017 to January 2023. Moving forward the log should be fully maintained.

4.0 General Condition of Church

- 4.1 The Church continues to be well maintained in an overall good condition. The hard work of the Church Wardens and Church members is to be acknowledged and encouraged greatly.
- 4.2 There are issues that should be addressed within the next 12 months as noted in the sections below. Furthermore, there are issues that should be addressed within the next quinquennium.
- 4.3 Of course, the on-going life of the Church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a maintenance plan that I hope will assist the Church over the course of the next quinquennium.

External Inspection

5.0 Roof Coverings

- 5.1 General: The external covering is in Westmorland slate laid in diminishing courses and appears to be generally in good condition.
- 5.2 However, on the northern elevation of the upper hall roof there are a number, 5 or 6 slates which have fallen out from under the ridge flashing. Furthermore, to the west end of the roof between the stone dormer window and the western gable a slate has dropped out of the 28th course and eaves. These should all be replaced with matching Westmorland slate. 2
- 5.3 It was recorded that the base of the cruciform finial on the west gable of the Nave has developed a large vertical crack, which has started to separate. A high-level inspection should be arranged as soon as possible in order to enable a stabilisation/conservation/repair strategy to be designed and carried out. 1

6.0 Exterior Doors

- 6.1 Entrance door in south elevation of tower: Pair of vertically boarded stained timber doors with decorative black painted ironmongery are in good condition.
- 6.2 Boiler Room: Black painted vertically boarded timber door in reasonable condition.
- 6.3 Church Hall: Pair of vertically boarded stained timber doors with decorative black painted ironmongery all in good condition.

7.0 Exterior Windows

- 7.1 Glazing is generally a mixture of clear and stained glass in leaded lights all of which appear to be in good condition.

8.0 Rainwater Goods and Drainage

- 8.1 The Tower has a masonry/concrete drainage channel around the base of the spire which is drained through 2no. vertical outlets; which have a tendency to block. The Church warden is aware of the issue and regular inspection/clearance should be maintained. The drainage channel at the time of inspection was clear.
- 8.2 The valley gutter between the Church and Church Hall was not inspected at close quarters; however, from the tower it appears to contain debris and redundant materials which should be removed to prevent the potential of blockage. 2
- 8.3 The south side of the Nave, Chapel and side aisle have lead lined parapet gutters which were repaired in July 2021.
- 8.4 The west end of the Nave (south elevation) and all north facing roofs are drained via cast iron gutters and downpipes which appear in satisfactory condition. However, the Cast Iron hopper at the west end of the Nave (south elevation) is full of vegetation. From the staining on the stonework, it can only be assumed that the outlet is blocked. The vegetation should be removed and the downpipe cleared as soon as possible. 1

9.0 External Walls and Structure

- 9.1 Generally, the stonework and pointing are in good condition.
- 9.2 The western gable of the Nave previously however, showed some signs of movement; some of which had previously been repointed. However, at the time of the previous inspection further movement was evident. Furthermore, the moulded stone string course has a significant gap within it which allowed water to pass through and mark/soak the wall beneath. This was fully repaired and repointed in 2024.

9.3 The southern elevation of the Tower, masonry wall above bell chamber and below the decorative corbeled string course has eroded such that there are voids evident between the masonry units. This area should be raked out and repointed using NHL lime: sand mortar with aggregate selected to match adjacent pointing. 2

9.4 The railings to the paved area adjacent to the western cable of the Nave have again broken the repair carried out in 2024. A mortar repair was attempted in the hope of avoiding the need for a stone replacement. A replacement stone and improved fixing for the railings should now be considered. 3

Internal Inspection

10.0 Roof Structure and Ceilings

10.1 Porch – stone vaulted roof in good condition.

10.2 South side aisle ground floor – steel framed pine clad mezzanine in fair condition.

10.3 South side aisle first floor – painted fibreboard panels between painted rafters in fair condition; however, there are signs of water ingress at high level on wall to Nave. It is thought that it could be caused by rain being driven under the abutment flashing, but this should be investigated further. 3

10.4 Office – painted fibreboard panels between painted rafters in fair condition.

10.5 Nave – painted fibreboard panels between painted rafters supported on exposed painted timber trusses; all appear in fair condition. Dampness north east corner of tower, possibly as a result of earlier tower drainage blockage to be monitored. 3

10.6 North side aisle – painted fibreboard panels between painted rafters; all in fair condition.

10.7 Chapel – painted fibreboard panels between painted rafters supported on exposed painted timber trusses; all now in fair condition. During the last quinquennium however, repair works were necessary at high level above the eastern gable truss following masonry/painting becoming loose.

10.8 Lobby to kitchen and lower hall – painted plaster in fair condition.

10.9 Kitchen – painted plaster in fair condition.

10.10 Stair to upper hall and landing – painted fibreboard panels, painted rafter/cladding boards and plastered ceilings all in fair condition. However, the area would benefit from a general clean. 3

- 10.11 Vestry – painted fibreboard panels between painted rafters in fair condition.
- 10.12 Upper hall – painted plaster between exposed timber trusses all in fair condition. Except water ingress/damage/staining, west gable. Also, valley gutter towards west end, an inspection of the valley gutter is recommended to establish cause. 1
- 10.13 Lower hall – painted plaster in fair condition.
- 10.14 Wc's – painted plaster in fair condition.
- 10.15 Storage – painted plaster in fair condition.
- 10.16 Quiet Prayer Store - painted plaster in fair condition.

11.0 Internal Doors and Panelling

- 11.1 Lobby to south side aisle – clear finished timber double doors with glazed panels, in fair condition.
- 11.2 Glazed screen and doors to storage area / quiet prayer space – clear finished glazed, and double doors with glazed panels, in fair condition. New sliding screen installed in good condition.
- 11.3 Gallery to Tower – Clear finished timber door in good condition.
- 11.4 Glazed screen and door to office – clear finished glazed timber screen and glazed door in good condition.
- 11.5 Glazed screen and doors to Nave and Chapel – tall aluminium framed glazed screen and sliding doors, in fair condition.
- 11.6 Nave to kitchen lobby new – clear finished timber fire glazed door in good condition. This fire door was wedged open at the time of inspection. The wedges should be removed and disposed of. 1
- 11.7 Lobby to Chapel new – clear finished timber fire glazed door in good condition.
- 11.8 Lobby to Kitchen – solid core painted door in good condition. The kitchen door would appear to be a fire door, however, the frame does not contain intumescent strips. Given the kitchen use adjacent to an escape route the status of the door should be confirmed, and improvements made as necessary. Furthermore, at the time of inspection this door was wedged open. On the basis the door is a fire door the wedge should be removed and disposed of. 1
- 11.9 Lobby to lower hall new – clear finished timber fire glazed double door in good condition.

- 11.10 Vestry, store new – clear finished timber screen door in good condition. The Vestry door given it is accessed from a means of escape should be a fire door. It should therefore include intumescent strips. These should be installed. 1
- 11.11 Upper Hall new – Clear finished timber fire glazed door in good condition. This fire door was wedged open at the time of inspection. The wedge should be removed and disposed of. 1
- 11.12 Staircase to lower hall new – paint finished glazed screen and glazed double doors in good condition.
- 11.13 Entrance lobby to lower hall – clear finished glazed timber door in good condition.
- 11.14 Accessible and female wc – painted solid core doors in fair condition.
- 11.15 Male wc – painted solid core doors in fair condition.

12.0 **Ground Floor Structure**

- 12.1 Church – The Church generally has a solid floor containing underfloor heating. There are no visual signs of degradation.
- 12.2 Lower hall – has a hardwood strip floor which has been repaired previously.

13.0 **Tower**

- 13.1 The Tower contains several levels of accommodation and is accessed internally from the ground floor entrance porch and first floor gallery.
- Ground floor – entrance porch
 - First floor – store room for gateway crafts
 - Second floor – bell ringing chamber
 - Third floor – clock chamber
 - Fourth floor – belfry
 - Fifth floor – gallery
 - Spire above

The porch, store room, clock chamber and belfry are served by a stone spiral staircase which is generally in good condition. There is a vertical crack in the level beneath and above the clock chamber which should be monitored, consider installation of monitor gauges. 2

However, there is a broken pane in a window to the stair which should be repaired. 3

The staircase would benefit from a general clean to remove debris. 3

The areas above the belfry are both accessed by a mixture of a movable aluminium ladder and fixed timber stairs which are in satisfactory condition. These provide access at high level to a timber

door which provides access out onto the external gallery around the base of the spire.

The bell ringing chamber is accessed via a timber stair within the first floor store room.

- 13.2 Store Room: has a stone floor, whitewashed stone walls and timber joisted ceiling all of which appear to be in fair condition. The room contains timber shelving for storage and a timber stair to provide access to the bell ringing chamber.
- 13.3 Bell Ringing Chamber: has a carpeted timber floor, whitewashed stone walls and a timber joisted/boarded ceiling through which passed the bell ropes. In the south west corner, there is a floor to ceiling timber boxing which is thought to contain the weight mechanism for the clock above. Within the chamber there are a number of padded timber benches and a plaque to commemorate "Durham City Freeman Contributed to the Restoration of St Nicolas' Bells in Memory of Alan Atkinson 1926 – 2007".
- 13.4 Clock Chamber: has a timber boarded floor, pointed sand stone walls and a recently replaced steel framed timber joisted and boarded ceiling which forms the floor to the belfry above. The bell ropes pass vertically through this space from the ringing chamber below to the belfry above, adjacent to the south wall is the clock mechanism with electronic auto wind unit. The clock was manufactured in 1871 by Dent. It is understood that the auto wind equipment is currently working.
- There is an amount of debris and redundant objects on the floor which should be cleaned and tidied. 3
- The north elevation contains a door access the Nave roof; however, no key was available. Stonework around door eroded allowing light and vent into chamber, repairs should be considered. It would also be beneficial for the Architect to be able to inspect the tower to Nave roof abutment if the door can be opened. As this may assist in understanding further the dampness noted in 10.15 above. 3
- 13.5 Belfry: The bells are supported on a relatively recent steel framework which appears to be in good condition. The walls are pointed sandstone and above the bells is a timber joisted and boarded galley which is also supported on steel framing. Above this timber gallery is the base of the stone spire.
- 13.6 The Spire: the timber floor was previously covered to a large degree with pigeon droppings and other nesting materials which has largely been cleared.
- This should be monitored and removed by a Contractor. 3

Above head height there has been a galvanised mesh screen installed. The masonry inside the face of the spire has previously been pointed using a cement rich mortar which has since exacerbated the erosion of the stone.

Consideration should be given to removing the cement mortar and repointing using NHL lime sand mortar. 3

14.0 Fittings, Fixtures, Furniture and Moveable Articles

14.1 Most furnishings are relatively new, designed within the re-ordering in 1982 and are in good condition.

14.2 There are 2 monuments, both was memorials, within the Nave on the south wall either side of the original entrance at the base of the tower:-

- 1914 – 1918 marble
- 1939 – 1945 bronze

14.3 The original stone 17th Century font stands adjacent to the main entrance door in the south east corner of at the lobby beneath the tower.

15.0 Toilets

15.1 Accessible wc and baby change non slip vinyl floor part tiled/part painted plaster walls and painted ceiling, all in reasonable condition. External wall shows signs of moisture and flaking paint, would benefit from redecoration. 3

15.2 Female wc has a wc cubicle and a wash basin area, non-slip vinyl floor part tiled/part painted plaster walls and painted ceiling, all in reasonable condition.

15.3 Male wc has a wc cubicle and a wash basin area, non-slip vinyl floor part tiled/part painted plaster walls and painted ceiling, all in reasonable condition.

15.4 Entrance lobby is suffering from flaking paint; consideration should be given to removing the paint finishes to allow drying. If a paint finish is required a lime-based paint should be used to ensure breathability. 3

16.0 Heating Installation

16.1 The heating is provided by gas fired boiler with underfloor heating to the main Church (and also the Chapel) area and traditional radiators to other areas which is reported to work well. The upper and lower halls are heated by convector heaters, with electric fans and hot water supplied by the boilers. The two IDEAL Evomax 60 boilers were installed in 2017 and have been serviced regularly thereafter.

16.2	The boiler room has stone walls, a brick vaulted ceiling and a brick floor; all of which are in reasonable condition. However, the lower portions of the stonework and pointing are showing signs of erosion. Consideration should be given therefore to repointing these areas.	3
16.3	The boiler room had a number of items stored within it; these should be checked to ensure that they are not flammable, and removed if so. It would be good practice for the boiler room to be kept clean and tidy.	1
17.0	Electrical Installation	
17.1	All electrical installations should be tested every 5 years and immediately if not done within the last 5 years, by a competent electrical engineer. The engineers report should be kept with the Church log book.	3
17.2	Any lighting conductor should be tested every year by a competent person. The record of the test should be kept with the Church log book.	2
18.0	Fire Precautions	
18.1	Fire extinguishers and blankets are installed as follows:- <ul style="list-style-type: none"> i. Boiler room – powder 6kg – needs to be replaced/service out of date ii. Side aisle ground floor – foam 6 litre – service due 03/26 iii. Side aisle first floor – foam 6 litre – service due 03/26 iv. Parish office – Co² 2kg – service due 03/26 v. Nave – Co² 2kg (x2) – not on brackets, service due 03/26 vi. Kitchen lobby – foam 6 litre, service due 03/26 vii. Kitchen – fire blanket, Co² 2kg – service due 03/26 viii. Upper landing – foam 6 litre – service due 03/26 ix. Upper hall – Co² 2kg – service due 03/26 x. Lower hall lobby – foam 6 litre – not on bracket, service due 03/26 xi. Lower hall – Co² 2kg – service due 03/26, required mounting on bracket/stand, Fire Blanket, ok <p>All fire extinguishers should be inspected annually in line with BS5306 and fully discharged tested in line with current regulations. Record of testing should be kept with the Church log book.</p>	1 2
18.2	In considering 11.8 above needing to be a fire door due to the kitchen use being accessed from an escape route. It would appear that there is a large servery hatch which links the same spaces. The construction/operation of which is not fully understood, however, it should be checked and certified as being fire resistant.	1
18.3	The fire alarm system should be inspected and tested every 12 months, by a competent person. The record of the test should be kept with the Church log book.	2

19.0	Accessible Provision	
19.1	The Church is generally level access from the Market Place and an accessible wc is provided with other facilities via a wheel chair lift in the lower hall.	
19.2	The Church should commission and 'Access Audit' under the terms of the Equality Act 2010.	6
20.0	Security	
20.1	The Church is protected by an intruder alarm system which is understood to be in working order.	
21.0	Churchyard and Environs	
21.1	The Church has no Churchyard as such. However, there is a stone paved area to the north of the Nave. This area has no access to it other than through a locked gate at the west end of the Nave. The pointing in the paving is in poor condition and although access is prevented, consideration should be given to repointing to reduce plant growth and water ingress.	3
21.2	The stonework beneath the railing noted in 9.4 is in poor condition. Consideration should be given to a small quantity of replacement stone and repointing.	3
21.3	The retaining walls which support the paved area noted in 21.1 above are showing signs of degradation and plant growth. Consideration should be given to the removal of vegetation and repointing.	3
22.0	Church Log Book	
22.1	The log book should be kept up to date at all times to record works that have been carried out, by whom and at what cost.	
22.2	The log book was not completed between October 2017 and January 2023. It would be good practice to complete where possible and records exist, see Appendix A for Church log book.	
23.0	Previous Quinquennial Reports	
	Dennis H Jones – 21 st August 2015	
	J M White Padgett White Architects 17 th August 2021	

RECOMMENDATIONS

URGENT WORKS REQUIRING IMMEDIATE ATTENTION: Category 1

- | | | |
|-------|--|-------|
| i) | It was recorded that the base of the cruciform finial on the west gable of the Nave has developed a large vertical crack, which has started to separate. A high-level inspection should be arranged as soon as possible in order to enable a stabilisation/conservation/repair strategy to be designed and carried out. | 5.3 |
| ii) | The west end of the Nave (south elevation) and all north facing roofs are drained via cast iron gutters and downpipes which appear in satisfactory condition. However, the Cast Iron hopper at the west end of the Nave (south elevation) is full of vegetation. From the staining on the stonework, it can only be assumed that the outlet is blocked. The vegetation should be removed and the downpipe cleared as soon as possible. | 8.4 |
| iii) | Upper hall – painted plaster between exposed timber trusses all in fair condition. Except water ingress/damage/staining, west gable. Also, valley gutter towards west end, an inspection of the valley gutter is recommended to establish cause. | 10.12 |
| iv) | Nave to kitchen lobby new – clear finished timber fire glazed door in good condition. This fire door was wedged open at the time of inspection. The wedges should be removed and disposed of. | 11.6 |
| v) | Lobby to Kitchen – solid core painted door in good condition. The kitchen door would appear to be a fire door, however, the frame does not contain intumescent strips. Given the kitchen use adjacent to an escape route the status of the door should be confirmed, and improvements made as necessary. Furthermore, at the time of inspection this door was wedged open. On the basis the door is a fire door the wedge should be removed and disposed of. | 11.8 |
| vi) | Vestry, store new – clear finished timber screen door in good condition. The Vestry door given it is accessed from a means of escape should be a fire door. It should therefore include intumescent strips. These should be installed. | 11.10 |
| vii) | Upper Hall new – Clear finished timber fire glazed door in good condition. This fire door was wedged open at the time of inspection. The wedge should be removed and disposed of. | 11.11 |
| viii) | The boiler room had a number of items stored within it; these should be checked to ensure that they are not flammable, and removed if so. It would be good practice for the boiler room to be kept clean and tidy. | 16.3 |
| ix) | Fire extinguishers and blankets are installed as follows:- | 18.1 |

- i. Boiler room – powder 6kg – needs to be replaced/service out of date.
- x) In considering 11.8 above needing to be a fire door due to the kitchen use being accessed from an escape route. It would appear that there is a large servery hatch which links the same spaces. The construction/operation of which is not fully understood, however, it should be checked and certified as being fire resistant. 18.2

Indicative cost for the works in Category 1 would be £10,000 excluding VAT and fees.

WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS: Category 2

- xi) However, on the northern elevation of the upper hall roof there are a number, 5 or 6 slates which have fallen out from under the ridge flashing. Furthermore, to the west end of the roof between the stone dormer window and the western gable a slate has dropped out of the 28th course and eaves. These should all be replaced with matching Westmorland slate. 5.2
- xii) The valley gutter between the Church and Church Hall was not inspected at close quarters; however, from the tower it appears to contain debris and redundant materials which should be removed to prevent the potential of blockage. 8.2
- xiii) The southern elevation of the Tower, masonry wall above bell chamber and below the decorative corbeled string course has eroded such that there are voids evident between the masonry units. This area should be raked out and repointed using NHL lime: sand mortar with aggregate selected to match adjacent pointing. 9.3
- xiv) The Tower contains several levels of accommodation and is accessed internally from the ground floor entrance porch and first floor gallery. 13.1
- Ground floor – entrance porch
 - First floor – store room for gateway crafts
 - Second floor – bell ringing chamber
 - Third floor – clock chamber
 - Fourth floor – belfry
 - Fifth floor – gallery
 - Spire above

The porch, store room, clock chamber and belfry are served by a stone spiral staircase which is generally in good condition. There is a vertical crack in the level beneath and above the clock chamber which should be monitored, consider installation of monitor gauges.

- xv) Any lightning conductor should be tested every year by a competent person. The record of the test should be kept with the Church log book. 17.2

- xvi) Fire extinguishers and blankets are installed as follows:- 18.1
- i. Side aisle ground floor – foam 6 litre – service due 03/26
 - ii. Side aisle first floor – foam 6 litre – service due 03/26
 - iii. Parish office – Co² 2kg – service due 03/26
 - iv. Nave – Co² 2kg (x2) – not on brackets, service due 03/26
 - v. Kitchen lobby – foam 6 litre, service due 03/26
 - vi. Kitchen – fire blanket, Co² 2kg – service due 03/26
 - vii. Upper landing – foam 6 litre – service due 03/26
 - viii. Upper hall – Co² 2kg – service due 03/26
 - ix. Lower hall lobby – foam 6 litre – not on bracket, service due 03/26
 - x. Lower hall – Co² 2kg – service due 03/26, required mounting on bracket/stand, Fire Blanket, ok

All fire extinguishers should be inspected annually in line with BS5306 and fully discharged tested in line with current regulations. Record of testing should be kept with the Church log book.

- xvii) The fire alarm system should be inspected and tested every 12 months, by a competent person. The record of the test should be kept with the Church log book. 18.3

Indicative cost for the works in Category 2 would be £ 7,500 excluding VAT and fees.

WORKS RECOMMENDED TO BE CARRIED OUT DURING THE NEXT 5 YEARS: Category 3

- xviii) The railings to the paved area adjacent to the western cable of the Nave have again broken the repair carried out in 2024. A mortar repair was attempted in the hope of avoiding the need for a stone replacement. A replacement stone and improved fixing for the railings should now be considered. 9.4
- xix) South side aisle first floor – painted fibreboard panels between painted rafters in fair condition; however, there are signs of water ingress at high level on wall to Nave. It is thought that it could be caused by rain being driven under the abutment flashing, but this should be investigated further. 10.3
- xx) Nave – painted fibreboard panels between painted rafters supported on exposed painted timber trusses; all appear in fair condition. Dampness north east corner of tower, possibly as a result of earlier tower drainage blockage to be monitored. 10.5
- xxi) Stair to upper hall and landing – painted fibreboard panels, painted rafter/cladding boards and plastered ceilings all in fair condition. However, the area would benefit from a general clean. 10.10

xxii)	<p>The Tower</p> <p>There is a broken pane in a window to the stair which should be repaired.</p> <p>The staircase would benefit from a general clean to remove debris.</p>	13.1
xxiii)	<p>Clock Chamber: has a timber boarded floor, pointed sand stone walls and a recently replaced steel framed timber joisted and boarded ceiling which forms the floor to the belfry above. The bell ropes pass vertically through this space from the ringing chamber below to the belfry above, adjacent to the south wall is the clock mechanism with electronic auto wind unit. The clock was manufactured in 1871 by Dent. It is understood that the auto wind equipment is currently working.</p> <p>There is an amount of debris and redundant objects on the floor which should be cleaned and tidied.</p> <p>The north elevation contains a door access the Nave roof; however, no key was available. Stonework around door eroded allowing light and vent into chamber, repairs should be considered. It would also be beneficial for the Architect to be able to inspect the tower to Nave roof abutment if the door can be opened. As this may assist in understanding further the dampness noted in 10.15 above.</p>	13.4
xxiv)	<p>The Spire: the timber floor was previously covered to a large degree with pigeon droppings and other nesting materials which has largely been cleared.</p> <p>This should be monitored and removed by a Contractor.</p> <p>Above head height there has been a galvanised mesh screen installed. The masonry inside the face of the spire has previously been pointed using a cement rich mortar which has since exacerbated the erosion of the stone.</p> <p>Consideration should be given to removing the cement mortar and repointing using NHL lime sand mortar.</p>	13.6
xxv)	<p>Accessible wc and baby change non slip vinyl floor part tiled/part painted plaster walls and painted ceiling, all in reasonable condition. External wall shows signs of moisture and flaking paint, would benefit from redecoration.</p>	15.1
xxvi)	<p>Entrance lobby is suffering from flaking paint; consideration should be given to removing the paint finishes to allow drying. If a paint finish is required a lime-based paint should be used to ensure breathability.</p>	15.4
xxvii)	<p>The boiler room has stone walls, a brick vaulted ceiling and a brick floor; all of which are in reasonable condition. However, the lower</p>	16.2

portions of the stonework and pointing are showing signs of erosion. Consideration should be given therefore to repointing these areas.

- | | | |
|---------|--|------|
| xxviii) | All electrical installations should be tested every 5 years and immediately if not done within the last 5 years, by a competent electrical engineer. The engineers report should be kept with the Church log book. | 17.1 |
| xxix) | The Church has no Churchyard as such. However, there is a stone paved area to the north of the Nave. This area has no access to it other than through a locked gate at the west end of the Nave. The pointing in the paving is in poor condition and although access is prevented, consideration should be given to repointing to reduce plant growth and water ingress. | 21.1 |
| xxx) | The stonework beneath the railing noted in 9.4 is in poor condition. Consideration should be given to a small quantity of replacement stone and repointing. | 21.2 |
| xxxi) | The retaining walls which support the paved area noted in 21.1 above are showing signs of degradation and plant growth. Consideration should be given to the removal of vegetation and repointing. | 21.3 |

Indicative cost for the works in Category 3 would be £ 4,500 excluding VAT and fees. (This does not include for the cost of items 13.6 and 21.3 as this will require costing by specialist masonry contractor)

WORK TO BE CONSIDERED BEYOND 5 YEARS: Category 4

None

WORK RECOMMENDED TO IMPROVE ENERGY EFFICIENCY: Category 5

WORK REQUIRED TO IMPROVE ACCESSIBILITY: Category 6

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|--------|---|------|
| xxxii) | The Church should commission and 'Access Audit' under the terms of the Equality Act 2010. | 19.2 |
|--------|---|------|

Appendix A

Church log book

St Nicholas Durham

Log book

Quinquennial Period

2023 - 2028

St. Nicholas Church, Durham
Record of repairs/maintenance contracts – Quinquennial period 2023-2028
Index by area/date – for full details please see the following pages by date

Roofing:	Church guttering clean and roof repairs, October 2022 Church specialist repairs internal and external, window and roof June 2022
Lighting	New church lighting upgrade June/July 2022
Fabric:	Church Clock repair July 2022 Mason defects cable end March 23 Crack inspection June 2023 Architectural services investigation, mason defect in the western gable, March 2024 West Wall work September 2024
Heating:	Church Boiler Repair, December 2022 Heating Controls and 3 ports January 2022 Supply and install wall heaters January 2022
Fire Safety/	Fire Alarm maintenance charge Feb 2025 Emergency Lighting maintenance, Feb 2025 Fire Door Replacement March 2024 Church & YC Fire Extinguishers check March 2025
Alarm system/ 2025	Emergency Lighting: Church Intruder Alarm, Fire Alarm and Emergency Lighting Checks February
Plumbing:	Gas Boiler and Gas Appliance Checks Nov 2024
Organ:	Copeman Organ, repair of faculty speakers May 2023 Piano Tuning Dec 2024
Lift:	Stair Lift & LOLER certificate October 2024 – due March 2025
Electrics	Installation of water heater January 2023 New hand dryer in ladies toilets February 2023 Installation of fly catcher in Café June 2023 Portable Appliance Testing July 2024 Smart Meters installed in Church September 2024 Smart Meters to be installed in YC April 2025 Church oven new fan fitted December 2024 New AV installation April 2025
Guttering/Roof:	

Guttering/Windows:

Door Locks/closures: Back door yale lock repair March 2023

Youth Centre:

H&S tree survey carried out January 23

Fire Alarm Maintenance July 2024

Portable Appliance Testing July 2024

Description and date of works:
Shelves up in Church for flowers 6 January 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance 3 Hexham Gardens, Consett DH8 8LQ
Cost
£37.10
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
H&S tree survey carried out – Old Cemetery Churchyard, Providence Row 6 January 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Olivers Tree Services Ltd, Unit 3, Langley Park, Industrial Estate, Witton Gilbert, Durham DH7 6TX
Cost
£384.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Supplied and installed water heater in ladies toilet and flexed light in shop from cupboard 13 January 2023
Date of Faculty/Archdeacon's Certificate

Reference to Quinquennial Report if appropriate
Contractor's details
Harvey Electrical Services (Northern Limited) 80 Eastmont Road, Darlington DL1 1LA
Cost
£294.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Maintenance Charge for Fire Alarm System to BS 13 January 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire Services Ltd, Units 8&9 Dragonville Industrial Estate, Gilesgate DH1 2XH
Cost
£394.80
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Maintenance Charge for Emergency Lighting 13 January 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire Services Ltd, Units 8&9 Dragonville Industrial Estate, Gilesgate DH1 2XH
Cost
£169.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Removed and replaced new ladies toilet hand dryer and to check shop lighting and switch. Second Visit – Moved scissor lift in Church and set up next to organ and replace faulty light with new fittings 15 February 23
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Harvey Electrical Services (Northern) Limited, 80 Eastmont Road, Darlington DL1 1LA
Cost
£748.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Parts replaced (Fire Alarm System to BS) 1 February 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security & Fire Services Ltd, Bowburn North Ind Estate, Durham DH6 5PF
Cost
£76.94
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Seal off rat holes in boiler house 3 March 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£57.10

Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
PAT Tests 13 April 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Lightfoot Electrical and Alarm Engineers, The Derby Yard, Westgate Road, Bishop Auckland DL14 7AX
Cost
£78.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Repair Yale Lock on back door; repair of piano 13 April 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£34.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Maintenance charge for Intruder Alarm System 31 March 2023 (paid 13 April)
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate

Contractor's details
CDS Security & Fire Services Ltd, Systems House, Bowburn North Ind Estate, Durham DH6 5PF
Cost
£177.60
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Call out to Fire Alarm System resetting issue 31 March 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security & Fire Services Ltd, Systems House, Bowburn North Ind Estate, Durham DH6 5PF
Cost
£102.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Architectural services in relation to inspecting and preparation of a schedule of works in relation in the mason defects in the western gable, including full liaison with Client 31 March 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details: Padgett White Architects Ltd, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook DL15 0JS
Cost
£456.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Piano Tuning Yamaha Grand Piano 13 April 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
David O'Donnell, Garden Cottage, Market Place, Brampton, Cumbria CA8 1RW
Cost
£80.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Copeman Hart organ repair of faculty speakers 11 May 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Rob Dalkin, 14 Carisbrooke, Bedlington, Northumberland NE22 7LB
Cost
£136.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Architectural services in relation to administration of a competitive tender process. 17 May 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details: Padgett White Architects Ltd, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook DL15 OJS
Cost

£798.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Repair of ladies' toilet 30 May 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£17.10
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Various maintenance jobs: Box in cupboard under the stairs; Repair leak in disabled toilets; fit video door bell; fit studs to side door hinges 30 June 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£174.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:

Fire Extinguishers maintenance and replacements March 2023 (invoice received July 2023)
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Safe and Sure Protection Ltd, Unit 2, Mill Lane, Langley Moor Ind Est. Durham DH7 8HE
Cost
£298.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
YC Fire Extinguishers maintenance and replacements March 2023 (invoice received July 2023)
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Safe and Sure Protection Ltd, Unit 2, Mill Lane, Langley Moor Ind Est. Durham DH7 8HE
Cost
£164.22
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Installation of fly catcher 9 June 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
Harvey's Electrical Services, (Northern Limited) 80 Eastmont Road, Darlington DL1 1LA
Cost
£171.12
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
PAT testing In Church 17 July 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Lightfoot Electrical Alarm Services, The Derby Yard, Westgate Road, Bishop Auckland DL14 7AX
Cost
£698.40
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
PAT testing Youth Centre 17 July 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Lightfoot Electrical Alarm Services, The Derby Yard, Westgate Road, Bishop Auckland DL14 7AX
Cost
£291.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Architectural services in relation to administration with client and preparation and issue of cost schedules for client to use in applying for funding. 2 August 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Padgett White Architects Ltd, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook DL15 OJS
Cost
£285.00

Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Lift contract charges 1 September 23 to 31 August 2024 inclusive
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
Excel Elevator Limited, Elevator House, Unit 3, Albany road, Gateshead T&W NE8 3AT
Cost
£120.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Renew toilet seat in disabled toilet; unblock toilet seat in the YC; hang pictures in café, stick loose carpet on stairs.30 September 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Services, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£75.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Work in vestry fitting shelves and associated works 30 October 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Services, 3 Hexham Gardens, Consett DH8 8LQ

Cost
£796.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Engineer call out to replace new emergency lighting /wrong light/parts replaced given 2 October 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
CDS Security and Fire Services Ltd' Systems House, Bowburn North Ind Est, Durham DH6 5PF
Cost
£234.70
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Maintenance Charge for Fire Alarm 31 October 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire Services Ltd' Systems House, Bowburn North Ind Est, Durham DH6 5PF
Cost
£264.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Architectural services in relation to post tender assistance, liaison with Structural Engineer 31 October 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Padgett White Architects Ltd, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook DL15 OJS
Cost
£798.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Remedial repair for Boiler. Ideal Evomax 60. Supply and install 1x ionisation probe and lead 22 Nov 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
Compac Services NE Ltd, 88 Westoe Road, South Shields, South Tyneside NE33 4NA
Cost
£232.49
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Carpet Cleaning 20 November 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Platinum Clean North East Ltd, 1 Wyatt Court, Blagdon Estate, Newcastle Upon Tyne NE13 6BF
Cost
£450.00
Details of Grant Aid if any

Paperwork?
In invoices file

Description and date of works:
Architectural services in relation to post tender assistance, liaison with Structural Engineer 31 October 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Padgett White Architects Ltd, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook DL15 OJS
Cost
£798.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
CDS engineer call out to emergency lighting; parts replaced 8 November 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
CDS Security and Fire Services Ltd' Systems House, Bowburn North Ind Est, Durham DH6 5PF
Cost
£174.12
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery strimmed grass 23 November 2023
Date of Faculty/Archdeacon's Certificate

Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes 119 Carr House Drive; Newton Hall, Durham DH1 5XG
Cost
£580.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Work at Youth Centre renew taps to both basins in the gents WC; Clean spouts out at Youth Centre 30 November 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Services, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£125.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Piano Tuning 7 December 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
David O'Donnell, Garden Cottage Market Place, Brampton, Cumbria CA8 1RW
Cost
£80.00
Details of Grant Aid if any

Paperwork?
In invoices file

Description and date of works:
Lighting Conductor Test 8 December 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
R Lightfoot Limited, The Derby Yard, Westgate Road, Bishop Auckland DL14 7AX
Cost
£195.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Youth Centre Power wash paths and paving £180.00
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden, 119 Carr House Drive, Newton Hall, Durham DH1 5XG
Cost
£180.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Cleaning work 15 December 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:

Rokill Ltd, Rossland House, Headlands Business Park, Salisbury, Ringwood, Hampshire BH24 3PB
Cost
£924.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church Clock 7 December 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Smiths of Derby Ltd, 112 Alfreton Road, Derby DE21 4AU
Cost
£319.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
YC property Maintenance in kitchen: call out to tap running; renew taps to small basin; replacement taps; replace gas box externally and secure wall 10 January 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£85.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Decoration of Church Offices 10 January 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
Dalton Decorators Ltd, 7 Dalton Way, Houghton-le-Spring DH4 7RB
Cost
£775.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Annual Maintenance Charge for Fire Alarms System to BS 29 January 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire, Systems House, Bowburn North Industrial Estate, Durham DH6 5PF
Cost
£403.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Annual Maintenance charge for Emergency Lighting (internal) 29 January 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire, Systems House, Bowburn North Industrial Estate, Durham DH6 5PF
Cost
£172.80
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Clean notice boards and repaint; Assemble furniture 31 January 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£101.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
YC Cemetery works 14 February 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Durham Wildlife Trust Limited Rainton Meadows, Chilton Moor, Houghton-le-Spring DH4 6PU
Cost
£3,616.36
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Fire Door replacement of 8 oak veneer doors in property: Door to Café, Chapel left and right; Under stairs; door leading to church café rear door, Upper Hall and vestry: 1 March 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details

The Fire Door Inspection Company West one, Asama Court, Newcastle Business Park, Elswick NE47YS
Cost
£5849.40
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
LOLER Inspection services for 6 month examination of stair lift 8 March 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
Locked Groove Ltd, Portland House, Belmont Business Park Durham DH1 1TW
Cost
£130.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Rokill Pest Control Services 14 March 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Rokill Ltd, Rossland House, Headlands Business Park, Salisbury Road, Ringwood Hampshire BH24 3PB
Cost
£648
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:

Property Maintenance: Building new filing cabinet, repair curtain track and remove shop sign, supply and fit blind 10 April 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£98.50
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Annual Maintenance charge for intruder alarm system 10 April 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
CDS Security and Fire, Systems House, Bowburn North Industrial Estate, Durham DH6 5PF
Cost
£181.20
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Valuation of silver items for insurance purposes and inventory 10 April 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Anderson & Garland Auctioneers, Anderson House, Crispin Court, New Biggin, Westerhope, Newcastle NE5 1BF
Cost
£120.00
Details of Grant Aid if any

Paperwork?
In invoices file

Description and date of works:
Engineer attended site to investigate gents toilet water heater and light in main church 17 April 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Harvey Electrical Services 80 Eastmont Road, Darlington DL1 1LA
Cost
£90.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery continuation of strimming and clearing of graves site. 27 April 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
English Garden Landscapes 119 Carr House Drive, Newton Hall, Durham DH1 5XG
Cost
£360.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Various works in Church take down wood panels in main hall; take wood to recycle centre; paint back wall and 2 nd coat ; take rubbish to recycle centre plus parking. 9 May 2023
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate

Contractor's details
Kel's property maintenance, 3 Hexham Gardens, Consett. DH8 8LQ
Cost
£265.50
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery continuation of strimming and clearing of graves site. 6 May 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor details:
English Garden Landscapes 119 Carr House Drive, Newton Hall, Durham DH1 5XG
Cost
£180.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Supply of new water heater for gents toilets in Church 9 May 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Harvey Electrical Services 80 Eastmont Road, Darlington DL1 1LA
Cost
£189.19
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Outline Design and Costing for upgrade to AV System 17 May 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Sound Source 71 Roseberry Crescent, Great Ayton, Middlesbrough TS9 6EW
Cost
£200
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Youth Centre Service of Fire Extinguishers 17 May 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Safe and Sure, Unit 2, Mill Lane, Langley Moor Ind Est, Durham DH7 8HE
Cost
£103.02
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church Service of Fire Extinguishers 17 May 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Safe and Sure, Unit 2, Mill Lane, Langley Moor Ind Est, Durham DH7 8HE
Cost
£153.84
Details of Grant Aid if any

Paperwork?
In invoices file

Description and date of works:
YC Maple tree pruning 17 May 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Olivers Tree Services Ltd, Unit 3, Langley Park Industrial Estate, Witton Gilbert, Durham DH7 6TX
Cost
£168.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Removal of cord hook and refix lower down the wall in Church; repair handle on disabled toilet door; check downpipe for repair in passage; Repair back door lock. Dismantle and remove section of staging 5 June 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£60.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery strim site and tidy up (for 28 May -1 June and 6 -10 June) 20 June 2024
Date of Faculty/Archdeacon's Certificate

Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall, Durham DH1 5XG
Cost
£36.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church Intruder Alarm replacement battery 11 July 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire, Systems House, Bowburn North Ind Est, Durham DH6 5F
Cost
£38.47
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
PAT Testing Youth Centre 24 July 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Lightfoot Ltd, The Derby Yard, Westgate Road, Bishop Auckland Durham DH14 7AX
Cost
£348.48
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
PAT Testing Church 24 July 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Lightfoot Ltd, The Derby Yard, Westgate Road, Bishop Auckland Durham DH14 7AX
Cost
£698.40
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Various repairs, material and fittings: YC ladies WC syphon, build pool for baptism, Repair YC leaking gutter, Renew tap in kitchen. 14.08.24
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£322.30
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery Garden: strimming, pruning and clearing of graves on site 14.08.24
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall DH1 5XG
Cost

£540.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery Garden: strimming and maintenance of the site 23.08.24
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall DH1 5XG
Cost
£360.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church: Sand down and apply first and second coat of notice board, paint wall in church to the left of the main double doors 6 September 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£65.60
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery Garden: strimming, pruning and clearing of graves 25.08.24

Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall DH1 5XG
Cost
£180.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery Garden: strimming, pruning and clearing of graves 25.08.24
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall DH1 5XG
Cost
£913.50
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery Garden: continuing to prune shrubs, cut down brambles, holly, remove ivy, strim and tidy up site. 11 October 24
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall DH1 5XG
Cost
£540.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church: Architectural services and work carried out 16 October 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Padgett White: architects Ltd, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook DL15 0JS
Cost
£300.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church: West Wall work 16 October 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
MGM Construction, 333 Dukesway Court, Team Valley Trading Estate, Durham DH1 3NJ
Cost
£16634.87
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery Garden: continuing to prune shrubs, cut down brambles, holly, remove ivy, strim and tidy up site. 18 October 24
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall DH1 5XG
Cost
£1,782.40

Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Chair Lift Inspection for LOLER certificate 18.10.24
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Locked Groove Ltd, Portland House, Belmont Business Park, Durham DH1 1TW
Cost
£161.40
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Survey of Land Lanchester Road SH1 5XZ 28 October 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Rook Matthews Sayer, Ground Floor, Newcastle House, Albany Court, Newcastle Business Park NE4 7YB
Cost
£494.40
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Emergency Lighting additions 28 October 2024
Date of Faculty/Archdeacon's Certificate

Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security, Systems House, Bowburn North Industrial Est. Durham DH6 5PF
Cost
£138.96
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Various work in Church, build desks, remove timber and rubbish, renew lock to lower hall, build baptism poo, rebed manhole cover 31 Oct 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens Consett DH8 8LQ
Cost
£329.90
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery Garden Work pruning, removing ivy, cut down brambles 8 November 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall Durham SH1 4XG
Cost
£720.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church Clock service 8 November 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Smith of Derby 122 Alfreton Road Derby DE21 4AU
Cost
£351.60
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Youth Centre Fire Alarm Maintenance 18 November 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security, Systems House, Bowburn North Industrial Est. Durham DH6 5PF
Cost
£270.60
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church Boiler annual service 25 November 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Compac Services NE Ltd, 88 Westoe Road, South Shields South Tyneside NE33 4NA

Cost
£49.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church gas oven and 2 x ideal evomax 60 service 25 November 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Compac Services NE Ltd, 88 Westoe Road, South Shields South Tyneside NE33 4NA
Cost
£216.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery continued work of pruning, removal of ivy cutting down brambles etc 27 November 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes, 119 Carr House Drive, Newton Hall Durham SH1 4XG
Cost
£90.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:

Church Piano annual tuning 4 December 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
David O'Donnell Garden Cottage, Market Place, Brampton Cumbria. CA8 1RW
Cost
£80.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Lighting Conductor Annual check 11 December 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Lightfoots Electrical and Alarms Engineers, The Derby Yard, Westgate Road, Bishop Auckland DL14 7AX
Cost
£234.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Various jobs in church office and Youth Centre 11 December 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance, 3 Hexham Gardens, Consett DH8 8LQ
Cost
£87.50
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
New fan fitted for Church Office 19 December 2024
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Norwoods Electricals, 14 Sandbach, Gear Lumley, Chester-le-Street, Co Durham DH3 4LL
Cost
£119.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Youth Centre Cemetery strim and tidy up 31 January 2025
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscaping, 119 Carr House Drive, Newton Hall Durham DH1 5XG
Cost
£675.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Church: removal of shelves from kitchen cupboard, supply and build table, fit blinds. Youth Centre check heating and cooker knobs. 5 February 2025.
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Kel's Property Maintenance 3 Hexham Gardens, Consett DH8 9LQ

Cost
£122.10
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Quote 6541 v4 Audio Visual Upgrade in Church 5 February 2025
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Noiseboys Technologies Ltd Unit 10, Cosford Business Park, Central Park, Lutterworth Leics LE17 4QU
Cost
£27,471.15
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Churchyard architectural services 12 Feb 2025
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Padgett White Architects Ltd, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook, Durham DL15 0JS
Cost
£1,436.58
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Annual Maintenance contract 25 February 2025

Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire Systems House, Bowburn North Industrial Estate Durham DH6 5PF
Cost
£776.14
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
New laptops 14 February 2025
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Aero Networks Ltd, 7&8 delta Bank Road, Metro Riverside Park, Gateshead NE11 9DJ
Cost
£4,716.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery removal of tree stumps and suckers from graves. 26 February 2025
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes 119 Carr House Drive Newton Hall Durham DH1 5XG
Cost
£720.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
CDS Annual Maintenance Payment 20 February 2025
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
CDS Security and Fire, Systems House, Bowburn North Ind Estate, Bowburn Durham DH6 5PF
Cost
£776.14
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Cemetery: Removal of tree stumps and suckers from graves 26 February 2025
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Gardens Landscapes, 119 Carr House Drive, Newton Hall, Durham DH1 5XG
Cost
£720.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Noise boys sound system fitting

Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Unit 10 cosford business park
Cost
£21,976.90
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Loler lift inspection
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Portland house Durham
Cost
£161.40
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Staging being removed
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Richard Major
Cost
£80
Details of Grant Aid if any

Paperwork?
In invoices file

Description and date of works:
Architectual services
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
The dovecoat Durham
Cost
£120
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Pest control
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Nurture pest services
Cost
£324.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Mammoth stairs instillation
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details

Noiseboys
Cost
£225.62
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
General maintenance for cemetery
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English garden landscapes 119 Car house drive
Cost
£180.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
Graveyard upkeep
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
The dovecot 4 Hunwick Hall Farm
£600.00
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:

Fixing water tank
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
Andy Bosomworth
Cost
9.19
Details of Grant Aid if any
Paperwork?
In invoices file

Description and date of works:
St Nics Graveyard maintenance
Date of Faculty/Archdeacon's Certificate
Reference to Quinquennial Report if appropriate
Contractor's details
English Garden Landscapes
Cost
£405.00
Details of Grant Aid if any
Paperwork?
In invoices file

Appendix C

a) General

This report is not a specification for the execution of works and must not be used as such. It is a general report as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications, he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council to complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certification.

b) Priorities

Where work has been specified as being necessary in the preceding pages a code number from 1 to 6, has been inserted in the margin indicating the degree of urgency of the relevant works as follows:

- 1 Urgent works requiring immediate attention.
- 2 Work recommended to be carried out during the next 11 months
- 3 Works recommended to be carried out during the Quinquennial period.
- 4 Work needed consideration beyond the Quinquennial period.
- 5 Work required to improve energy efficiency of the structure and services.
- 6 Work required improving disabled access.

c) Scope of Report

The report is based on the findings of an inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this report.

d) Cleaning of Gutters etc.

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

e) Pointing and Masonry

Wherever pointing is recommended it is absolutely that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

f) Heating Installation

Subject to any comments to the contrary in Section 16.0 of this report, the remarks in this report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightlines.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church log book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contact.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'on' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decoration.

g) Electrical Installation

Any electrical installation should be tested every Quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this report) by a competent electrical engineer or by the supply authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church log book. Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the list of approved contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

h) Lightning Conductors

As a defective conductor may attract lightning, the lightning conductor should be tested every Quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church log book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod of finial. If the conductor tape is without a test clamp, one should be provided above ground level.

i) Maintenance Between Inspections

Although the measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between survey if minor defects such as displaced slates and leaking pipes are left unattended.

j) Fire Insurance

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least two Class A fire extinguishers per floor, these should comply with BSEN3 and should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam or CO² (Class B) type where heating apparatus is oil fired, all fire extinguishers should be in a stand or attached to a wall.