QUINQUENNIAL INSPECTION REPORT

OF

GRANGETOWN, SUNDERLAND, ST. AIDAN

DIOCESE OF DURHAM

ARCHDEACONRY OF SUNDERLAND

DEANERY OF WEARMOUTH

INSPECTION OF CHURCHES MEASURE 2018 (AS AMENDED 2019)

CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1999

DURHAM DIOCESESAN SCHEME FOR THE INSPECTION OF CHURCHES 2021

QUINQUENNIAL INSPECTION AND REPORT

JUNE 2025

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BBA Beaumont Brown Architects LLP

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REPORT ON THE 2025 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION

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This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 27th February 2025. Cold, windy and bright

Date of report: June 2025

Report prepared by: David S Beaumont RIBA AABC

2.0 LOCATION AND SITE

Address: Ryhope Rd, Sunderland SR2 9RS

Location: Grangetown is a suburb of Sunderland 2 miles south of the city and north of Ryhope. It was developed to provide worker housing for the growing local heavy industries. It is renowned for its style of worker houses called Sunderland Cottages which began to appear in the middle 19th century in greater numbers. There is a view that the area (a grange- a farm- might have seen Roman occupation as there is a road reputed to be under St Aidan's Terrace- cobbles having been found there. But the presumption has yet to be proved.

The church is accessed from Ryhope Road which connects Ryhope to Sunderland, and it is opposite the local authority Grangetown cemetery.

National Grid Reference: NZ407 545

3.0 CHURCH AND LISTING DESCRIPTION

Listing Description:

NZ45SW RYHOPE ROAD 920-1/7/190 (East side) 08/05/50 Church of St Aidan (Formerly Listed as: RYHOPE ROAD, Grangetown (East side) Church of St Aidan)

Parish church. 1910-11. By C Hodgson Fowler, with the help of anonymous gifts from Matilda Miller; completed in 1930 with addition of S aisle, chancel, sanctuary and vestries to original designs and in matching materials, through gifts from George and Dorothy Short. Red brick with ashlar red sandstone dressings; roof of plain tiles with red ridge tiles, with stone gable copings; shingle roof on bellcote. Gothic style with plinth, stepped buttresses and perpendicular tracery. Aisled nave with N porch and vestries.

***EXTERIOR**: gabled nave has 5-light E window flanked by gabled aisles. 5 nave bays defined by buttresses with continuous sill string; 4-light pointed-arched aisle windows recessed in chamfered surrounds of high pointed-arched panels springing from buttresses at sill string. N gabled porch has steps up to pointed arch with hollow-moulded chamfer; large band hinges on boarded door; side buttresses below gabled kneelers and stone gable coping. Similar door in W bay of S aisle. 3 E gables, separated by high buttressses, have sill strings, the central higher, to 6-light nave and 3-light aisle windows with intermittent ashlar blocks supporting coping with gabled kneelers; cross finials on aisles.*

3 steeply pitched roofs; bellcote near W end of nave has tall pyramidal spirelet of shingles with swept eaves over louvres on shingle-covered plinth; gabled covering to brick-sided vent of chimney at E end of N aisle.

***INTERIOR** light and spacious; plaster above high panelled wainscot; sandstone arcades; no formal chancel division. 4-bay nave arcades have octagonal piers with brattished capitals and double-chamfered pointed arches; narrow W baptistry bay; 2-bay chancel with compound piers; no chancel arch, but paired 2-light roof lights over E bay of nave. Corbelled arch-braced roof trusses have struts and king post on high collar; aisle roof trusses on wall posts.*

***FITTINGS:** side chapels have high-quality wood screens; low choir screen with linenfold panelling; oak choir stalls, communion rail and pulpit with perpendicular tracery; painted tryptych reredos in sanctuary and in Lady Chapel. Octagonal font of fine-grained red sandstone on compound shaft has low relief religious scenes and inscription saying it was gift of the children in 1911. High quality painted glass in E and W windows. (Corfe T: The Buildings of Sunderland 1814-1914: Newcastle: 1983-: 23; Milburn GE and Miller ST: Sunderland River, Town and People: Sunderland: 1988-: 158).*

Listing NGR: NZ4082654568

CHURCH LISTING - Grade II

Entry from the Pevsner guide to County Durham, the Buildings of England edited by Martin Roberts 2021.

St. Aidan, Ryhope Road, Grangetown. 1910-11 by C. Hodgson Fowler, in perp style, completed to the original design in 1930 by W H Wood (south aisle, chancel sanctuary and vestry). Red brick with red sandstone dressings. Louvered bell turret with pyramidal cap. Triple west gables, nave and aisles each with their own double pitched roof. Stone lined interior. Original fittings. – Lady chapel reredos by Kempe, 1899 brough in 1983 from Holy Trinity, South Sheilds. Font cover by COLIN SHEWRING of the Warham Guild, London 1961. Stained glass east window, circa 1931. Lady chapel east, small light G Maile & Son, 1934.

4.0 PREVIOUS INSPECTIONS

This is the author's first inspection. But has access to the 2017 QI produced by Tone Barnes of B3 Architecture, the former inspector and the 2012 report by Ian Ness.

5.0 SCOPE OF REPORT

1) This report is made from a visual inspection from ground level. The boiler house was also inspected. The roofing and high-level rainwater goods were inspected by David Ferguson Ltd and his report is contained within the text.
2) Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
3) The report is restricted to the general condition of the building and its defects.

6.0 EXECUTIVE SUMMARY

The interior of the church is a joy. It is beautifully furnished with high-class decorative work as befits the high Anglican tradition. The decoration quality improves as you walk to the east, becoming richer as you arrive at the sanctuary. It's a very complete designed interior, in very good decorative order. There is a major repair on the horizon of the roof covering and probably the fleche at the same time. A closer inspection of the roof and fleche is recommended to enable to plan for repairs.

Due to the gas boilers coming to the end of their efficient lives, future planning for a low co2 producing heating system is recommended. Some roof valley gutter leaks and water getting through the Lady Chapel wall to attend to now. The rest of the work recommendations are routine.

Externally the height of the roofs of the building and some of its details are against it as there are long-term repair matters to attend to at the fleche, valley dormers, roof covering and flashings and this is further explained in the report.

The PCC are to be congratulated for the work they have undertaken in keeping the building in as good as condition as they can, and in combination with the Parish Hall which adjoins the site to the north, the whole arrangement creates a significant estate for the local congregation.

Repair History

Since 1990 main work recorded (list from Ian Ness 2012 report):

92 sacristy flat roof structure renewed and choir vestry joists preservative sprayed though ceiling

94 E walls of chancel and Chapel dry lined with new wall panelling because of damp penetration

95 new intruder alarm, organ blower motor repaired, damaged timbers at fleche replaced and stained, bell regreased, two coats of water sealant applied to sandstone *(where?)*

97 loose floor blocks reset, part of roof over N of organ stripped and retiled on new felt and treated battens with galvanized nails, sarking boards brushed with preservative

98 new porch gates installed by Little Newsham Forge

00 new wiring and lighting including 11 reclaimed chandeliers, new heating system, controls, boilers and flues (with regular servicing since), complete redecoration, gutters and brackets at N & S eaves renewed, base of vestry door repaired,

09 new lead flashing over sacristy roof, organ repairs

Addition to list provided by incumbent following 2018 report.

2019 Fleche- Overhaul louvres and Access hatch door, Replace bird mesh, Implement repairs from Specialist Report (Taylor Haswell)

2004 Flat roof to vestry recovered, fascias replaced and new deeper gutters

Undated- removal of rusted metal railings to west end low boundary wall and installation of new gate.

Structure:

There is no evident structural weaknesses to the building and any crackings or easings and settling cracks. It is evidently well built.

Roofs:

The roofs have their original clay plain tile coverings, albeit patched in places. Some failures. There is nail failure and some batten slippage. The roofs have been attended to but they are really showing their age now. The PCC should carry out the recommended repairs and inspection below to keep it going and can defer a full overhaul presently but plan for it in the next 15- 20 years or so. It's in my nature to worry about the fleche condition as they are so rarely inspected due to location. It still has its (redundant) bell inside it and its louvres are incomplete suggesting possible dereliction inside it and perhaps rot to timberwork (a falling bell would be incredibly dangerous). The PCC need to find their most recent repair records (from Taylor Hastwell 2019?) and make a risk assessment of condition. And prudently plan for a refurbish at the time of the roof covering repairs.

Rainwater Goods:

Seemingly a nave and perhaps chancel gutter overhaul in 2000 which should have these at a good standard. Probable that the gutter hangers were replaced (the aisle eaves tiling is all irregular now). The downpipes are all solid and appear to be running. The roof valley gutters and their outlets are a concern as there are leaks, and recommendations are made in the section below. The valleys used to be lead but are now Sarnafil type plastic membrane. They don't adequately connect to the hoppers at the gables, and the hoppers aren't perfectly fixed to the walls. Fallen tiles may have punctured the membrane in places.

Walls:

Hard red bricks are a feature of this building and most of these walls are in excellent condition, there is some wear on the surface of some of the earlier brickwork underneath windows causing the faces of the bricks to come away and at the places where there has been rainwater washing down the face, particularly at the west end there is some green marking to the stonework. The church has seen its pointing renewed which was no doubt originally in lime but is now in cement and this grey material doesn't seem to be affecting the potential erosion of the brickwork suggesting that the church may be constructed in cavity construction (the problem with cement pointing is mostly manifest on solid wall construction).

The windows are all sound and there are some open joints to tracery of the earlier windows but there is nothing to worry about and the glass within them is generally plain glazing apart from two pictorial at the east end with polycarbonate protection.

The doors all need redecorating and some easing.

Inside:

The interior surfaces are all in very good decorative order as are the furnishings. There's only a couple of areas where water penetration: valley gutter leak at west end of north aisle/nave valley junction and the water penetration through walling at east wall of the Lady Chapel have damaged ceiling and wall finishes.

Externals:

The site has lost its glebe land to the east which is now allotments and the fencing between them is rather heavy stockade fencing but it is acceptable. The south is onto housing and the adjoining vicarage and the paling is broken down in some places and it would be worthwhile establishing ownership of all of the boundaries to understand repair responsibilities. The west is to the highway on Ryhope Road and there is an area of planting within paving slabs which are the principal paving surfaces on the east, south and west. The church has a low wall with intermediate brick piers with concrete caps which had originally featured railings, but these are now gone. To the north boundary is the church hall and its small garden and the boundary walls lead on to the back lane of the adjoining houses.

Net Zero

The major issue facing all churches is the cost of running heating, power and lighting. The church has a gas fired heating system. The boilers are now getting close to end of life and the PCC should begin to examine what their future heating plans might be. Co2 savings can be had with more efficient gas boilers but the alternatives should be examined. Guidance is provided in the appendix.

There are two years' worth of Co2 figures at the rear of the report showing that the church does have a large footprint, which is not surprising considering its large volume.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention, B- Within 1 year, C- Within 2 years, D- Within 5 Years, E- A possible improvement or item to note, M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

E **Water:** Service reported to enter at the sacristy where there is a tap serving a sink and the supply is underground from the church hall. It is not known if it has been tested but it is known that the lead pipework in the street has been replaced.

Recommendation: Establish records to see if pipework on the church land has been replaced.

- **Foul drainage:** None.

Recommendation: None.

- **Surface water drainage:** Is unknown, there is evidence of manholes at the west so it's likely to be piped to the highway system to the highway.

Recommendation: None.

C **Lightning conductor:** Terminal mounted on the fleche on the west side, down to the ground in tape, which is protected at the bottom, though it disappears into shrubs at the foot, so unable to see its termination in the ground. Last tested in 2022 and all reported to be ok, by Andrew Gibson of Taylor Hastwell. Inspection report not seen at the QI.

Recommendation: Carry out five yearly test and recommendations of the test report.

- **Electricity:** Underground service from the highway to the church independent of the church hall, unknown where it comes in. Last tested in 2024 and the system was satisfactory though some emergency lighting fittings required repair.

Recommendation: none

- **Lighting:** Wiring was reported on in 2024 and thought to be good for another 20 years as the present installation is of high quality. Light levels are reported to be adequate and there is partial LED lamps installed. Part of the aisle light fittings are old and at height and it is wanted to change these to LED. The light fittings themselves are very attractive. Some emergency lighting fittings required repair at the 2024 test.

Recommendation: None.

- **Sound system**: unknown

Recommendation: None.

B **PAT**: The test was done in 2024.

Recommendation: Carry out 2025 test.

E **Heating:** Gas fired wet system. Two gas boilers in the below ground boiler room, 25 years old at least and they do look ancient and these feed small sized pipework to panel radiators.

The heating is only on for services and special occasions. The heat level is reported as acceptable though the church needs an hour to warm up. I think it would be worthwhile for the church to consider building a war chest for replacing the boilers in due course.

Recommendation: Plan for replacing the boilers and in doing so to review what their heating requirements are and see what alternatives there might be.

- **Gas meter**: This was replaced in 2023/24.

Recommendation: None.

E **Bells:** There is still a bell in the fleche (is it firmly in place or should it be removed in case it's fixings are forgotten about and it falls?) and its provenance is unknown, that bell is no longer used and has been substituted by an electronic sounder within the fleche which hasn't been tested because of its remote location. Installed in 2018/19 with controller in the south porch.

Recommendation: Check the bell fittings for soundness, consider removal, check electronic system.

- **Clock:** None.

Recommendation: None.

E **Organ:** Pipe organ in the chancel, last inspected in 2021 with minor repairs. Reported to play acceptably.

Entry from the Pipe Organ Register:

Builders

- **1965/6**

  Nelson, Durham

  Rebuilt with tonal alterations; cost £3,500; organ moved into gallery at East end of South aisle;

- **1930's**

  Organ, said to have been acquired second hand, by an unknown builder but

some B&H weights; organ said to have replaced a 1905 organ by Brindley &
Foster which might have been acquired secondhand (but unattributed).

Recommendation: continue routine inspections

E **Rainwater goods:** No formal inspection in place.

Recommendation: Make arrangement with an Ecclesiastical roofer to carry out annual inspections.

7.2 GENERAL

Churchyard: None.

Recommendation: None.

E **Trees:** None on the church site. There is a large tree beside the Vicarage drive whose roots are undulating the church paving and could affect foundations/drainage pipework if left unchecked.

Recommendation: inspect and put in place a management of the tree

E **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. An access audit has been carried out in the past though its date is unknown with no written record retained in the Parish records.

Recommendation: Establish date of last review of policy and carry out review if required.

- **Wheelchair access:** There is a wheelchair ramped entrance by the secondary door by the Lady Chapel on the south side though this does rather feel like the back doorway in, for more organised occasions a temporary aluminium ramp is placed at the south west porch. There are steps at the sanctuary.

Recommendation: None.

B **Fire matters:** The PCC have carried out a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006.

Fire extinguishers were last tested in October 2024.

Recommendation: Carry out annual test.

E **H & S policy:** The church has a policy, but this requires updating.

Recommendation: Update health and safety policy.

- **Insurance:** The church is insured by Ecclesiastical.

Recommendation: None.

E **Asbestos:** It is not thought that there is any asbestos in the church, however there isn't an asbestos register advising this and it would be worthwhile to also include the church hall at the same time.

Recommendation: *The PCC to maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building.*

- **Bats:** None reported.

Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

Repeat of the 2018 QI Defect list with actions recorded in blue

4.1 North Elevation

1 Clean out and repair gutters these were cleaned following receipt of the Quinquennial but the repairs were not repaired.

2 Decorate gutters and fascia boards – Not actioned

2 Replace a few damaged and slipped tiles - – Not actioned

2 Remove friable stone form windows east end (stone mason) – Not actioned

2 Repair stone cap to brick flue and repoint high level brickwork (stone mason) – Not actioned

2 Rebed /Repoint nave ridge tiles to west of bellcote – Not actioned

3 Consider connecting Vestry rainwater pipe to main drain or drainage channel to discharge water away from pathway – not actioned

4.2 East Elevation

1 Inspect / repair rucked pvc covering to upstand on Choir Vestry – roof replaced 2024

1 Refix sacristy rw hopper , replace missing brickwork behind fascia, Repoint brickwork – repointing outstanding

1 Clear gutters , but see below

2 Fit deep flow gutter to Sacristy/ Choir Vestry to improve water run off – Facias, guttering and roof replaced 2024

2 Check roof void vents to Nave and Aisles for blockages/ fit stainless steel bird mesh - Not actioned

2 Repoint water tables at apex – Not actioned

2 Repoint open cill joint Lady Chapel – Not actioned

2 Realign gutters to North Porch – Not actioned

4.3 South Elevation

2 Clean out, repair guttering and paint– Not actioned

2 Overhaul door ironmongery and decorate strap work – Not actioned

2 Ease window hoppers – Not actioned

3 Consider ramped access to main South door – No space to introduce a permanent ramp. We have a ramped door by the Lady Chapel and use a temporary ramp at the South door

4.4 West Elevation

1 Replace fixings to rainwater hoppers, – Not actioned

1 Repoint brickwork around hoppers– Not actioned

2 Repoint buttress mortar joints to minimise water ingress– Not actioned

2 Repoint water tables, removing any friable stone facing – Not actioned

2 Realign gutter to North Porch – Not actioned

4.5 South Porch

2 Repair perished plasterwork sw corner when thoroughly dry and redecorate (see gutter repairs) – Not actioned

2 Overhaul door ironmongery – Not actioned

4.6 Bellcote

2 Overhaul louvres and Access hatch door - 2019

2 Replace bird mesh - 2019

2 Implement repairs from Specialist Report (Taylor Haswell) - 2019

2 Decorate Cross – Not actioned

4.7 Tower Vestry

1 Remove all vegetation externally from south wall masonry 2019

2 Repair perished plasterwork at low level in south wall when thoroughly dry – Not actioned

3 Consider removing rusted plaster beads altogether or replacing in stainless steel– Not actioned

4.8 Roofs(internal faces) to Nave, Chancel and Aisles

1 Clear debris from gutters(Cleared at inspection) – Not actioned

1 Replace rainwater outfall gutter from North Aisle/ Chancel roof – Not actioned

2 Repoint ridge tiles – Not actioned

2 Reform flashings to dormers which are lifting – 1 repaired/replaced following storm damage in 2023

2 Remake mortar haunching roof/ water tables – Not actioned

2 Re position tile storage basket above gutter base – Not actioned

4.9 North Porch

2/3 Overhaul door ironmongery – Not actioned

4.10 North Aisle/Nave / South Aisle

2 Monitor plaster cracks in south west corner of South Aisle, and advise change -monitored no change

2 Monitor for water ingress to west windows and advise any leakage – none detected

2 Rectify faulty lighting circuits in South Aisle – full electrical survey completed in 2023

2 Refix loose floor blocks – ongoing

7.4 OUTSIDE

7.4.1 TOWER

None.

7.4.2 ROOFS

B ***General description of roofs repeated from Ian Ness 2012 QI***

Plain red clay tiles on battens on sarking boards. Tiles hooked over the laths and seem to be original. Some tiles copper nailed. The tiles on the 1910 roofs are bedded in lime mortar on laths iron nailed to the boards without felt. The 1931 roof tiles are

laid or nailed without bedding on battens nailed to 13mm counter battens over bituminous felt on the boards.

The very long valleys must have been lead lined (six steps each way from the centres) but are now covered in Sarnafil pvc membrane. The same material is fixed to the vertical sides of the four dormers and sealed to the tops of the tiles with silicon rubber.

Many tiles have only partial or no nibs (the 'hook' part of the tile) so rely on nails which corrode in the marine atmosphere. The tiles are getting to an age when increasing replacement of odd tiles can be expected.

The bottom courses were lifted and relaid when the valleys were recovered, not always well supported, lapped or evenly fixed. The N valley bottom courses have no half course underneath to lap properly over the Sarnafil.

In 2002 some rows of tiles near the middle of the S side of the N aisle were found to have slipped a little until jammed against other firmly held slates in the same courses. Being a sign of corrosion of batten nails, the area was stripped and the battens renailed.

Similar slippage of short lengths of single battens at the S side of the S aisle seen in 2007 at the S porch, at one course near the eave over the chapel screen and two tile courses over the 1st buttress from the W end is unchanged so will perhaps remain contained by the adjoining tiles for some time. There is no batten trouble at the N side or in the inner valleys.

The north eaves of the nave has been relaid unevenly

Was this the consequence of the 2000 repairs to gutters and gutter hangers. There are missing and misaligned tiles. Both North and south side needs assessing for repairs.

Ian's comments about the tile battens are very pertinent, as batten slippage is a common cause of roof failure with heavy plain tiles, iron batten nails and a marine environment. It's another good reason to have a good look at the coverings from a proper access point.

Inspection report provided by David Ferguson Ltd

South aisle, north east abutment

North valley, from east

South valley, from east

Following our visit to site yesterday (27th February 2025), I confirm below the information that we collected, and our ideas for possible future works.

Tiling at north aisle

Description and condition of roofs and gutters.

The flat roofs in the north east corner appear to have been recovered recently with an EPDM system, with UPVC gutters, and seemed to be in good condition requiring no further work apart from routine cleaning-down from time to time.

The pitched roofs are covered in 10 1/2" x 6 1/2" clay plain tiles, which appear to be to be mainly those used in the original construction, which we understand to have been approx. 1910 for the Nave/Chancel and north Aisle, and 1930 for the south Aisle.

Access to investigate the methods of fixing the tiles was not possible from the ladders that we had available, but we were able to inspect the tiling above the flat roofs in the north east corner. In the areas inspected (the eaves of the north slope of the north Aisle, and the north slope of the Nave/Chancel), we found that the tiles are laid on 38 x 19mm timber battens over an underfelt. A proportion of the tiles are nailed in place, as would be expected.

The type of underfelt and lath used on the north Aisle implies that this roof might have been retiled within the last 30 or so years. There are patches of the roofs on other areas where tiles of different types are evident, implying that these roofs might also have been retiled.

In any event, the tiling generally seems to be in fair condition, although a small number of individual tiles are missing, slipped or broken over all roof slopes.

The abutments between the tiling, and the watertables at verges, are mainly covered in lead, with lead soakers between the tiles. On some slopes, including on the inner slope of the south Aisle, a cement fillet has been fixed instead of a lead flashing. This possibly is an original detail, but might have been used to cover the soakers after lead flashings were stolen. The stone watertable copings on the gable walls are generally in fair condition, although some show a minor amount of spalling, and the gaps between most of them should be repointed.

Ridge tiles are clay, and all seem to be in place. There are sections of the ridge pointing which are missing on all roofs, but there seems to be no roof leaks which are evident as a consequence.

There are dormers on the Nave roofs that we were unable to inspect closely. They have tiled roofs, and their cheeks appear to have been covered with a membrane similar to that used in the gutters.

- *In carrying out the works recommended below, further information would be obtained which would be useful in considering whether more works could be carried out either at that time, or on future dates.*
- *Please note that no work has been included for pointing the ridge tiles, brickwork, watertables or flashings. No allowance is made for any tile repairs on the north and south slopes of the Church, which cannot be reached from the central gutters or flat roofs. If it is deemed necessary to do any such work, further access would need to be arranged.*

Recommendation:

The first works should include the following -

- *Erection of a scaffolding tower at the west end of the Church, to give access to the two central gutters.*
- *Cleaning out the gutter linings, and investigating them for damage cased by falling slates or tiles.*
- *Patch repairing the gutter linings as necessary.*
- *Replacing missing or broken tiles on the slopes accessible from the central gutters.*
- *Inspecting and advising on the make-up and general condition of the roof tiling and flashings, including on the central dormers. This information should be useful in considering whether the roofs have been retiled in the past, and what the longer term programme for future maintenance work might include.*
- *Replacing missing slates, and inspecting and advising on the condition of the fleche, as far as can be achieved using ladder access.*
- *Repairing the fixings of the western hoppers and ensuring that both outlets discharge correctly into the hoppers.*
- Additional BBA item to add- check the eaves of the nave and chancel for missing and misaligned tiles.

7.4.3 RAINWATER GOODS

B Text from David Ferguson

Gutters on the external slopes are in deep half round cast iron, and although rusted, appear to still be serviceable. Downpipes are also cast iron, either in 4" or 3 1/2 " diameter, and also appear to be in fair condition, although we were not able to see if they are discharging freely. At the west end of both Aisle/Nave gutters, the hopper fixings have deteriorated so that some of the water discharging from the gutters runs down the brickwork, especially on the south stack.

The two central gutters on each side of the Nave /Chancel are set to falls with steps, which implies that they were originally lined in lead. The current covering is a single-ply membrane. At the outlets to the external hoppers, a mineral felt lining can be seen under the single-ply membrane, but it was not possible to see if it is present along all of the gutters. Both gutters have a quantity of debris lying in them, which should be cleared away. The tiled eaves seem to be in the correct positions, and although we were unable to check whether the single ply membrane has been correctly fixed under the eaves, no problems of leakage from this detail were evident.

South gutter, west end, tiles and repairs in gutter

South west hopper

South Gutter, west end, repair in gutter lining

West end hopper

Possible causes of current water ingress.

We were asked to consider what might be the cause of three separate leaks that have been evident recently.

At the west end of the Nave and North Aisle, there is dampness in the wall at gutter height, which is probably caused by water discharging from the gutter and missing the hopper, which needs to be refixed.

With the first 4 metres of this gutter leading away from the hopper, there are two further leaks. These are where slates can be seen lying in the gutter, and also in three places where the gutter lining has been patched up in the past. We consider it likely that falling slates have punctured the gutter lining again, and/or that the previous patch repairs have not worked correctly. It would be necessary to clean out all debris from the gutters to make a close inspection, and then repair the gutters as necessary.

Gullys need clearing.

Recommendation: remake north aisle/nave external hopper/valley connection, Repair gutter lining, clear gullies

7.4.4 WALLS, BUTTRESSES AND CHIMNEYS

- **West gables:**

Some open joints to the stone watertables but no obvious marking down the walls.

At junction of south aisle and nave the hopper head is leaking and washing out the joints and staining up the brickwork and below this the buttress is eroded brickwork at the upper stage.

Nave:

Water washing off the large window cill has stained the panel below it and there is erosion to the joints and brickwork, low shrubs at very low-level means can't inspect below the chamfer plinth, at the left side of this gable is where the lighting protector strap comes down.

Junction of north aisle and nave some erosion at the hopper head and a bit more erosion in the spandrel of the aisle gable and below the window and that erosion is occurring more on the original 1910 brick. It doesn't feature on the 1930's south extension brickwork. All the buttresses on this elevation have some slight erosion and, in some cases, poor cement repairs. It can all satay as it is.

Recommendation: none

C North elevation

North Aisle:

Four bays original and the fifth eastern bay is in newer masonry, and this has a chimney above it, it looks ok. On this elevation is the north porch and the brickwork is ok apart from some slight eroded joints and some poor repointing in black cement and the buttresses are all right, some water staining on the eastern side of the door entrance and also at high level at the spandrel of the gable possibly coming from open joints in the watertable. The flashing to the roof look ok.

Vestry Extension:

West side – Some pointing coming out at high level.

North side – OK but some cracking at the doorway from previous handrail fixings, this features a very fat mortar line above the ground level suggesting a slate damp proof course.

East side – OK apart from poor repointing at the hopper head and some erosion from previous leaks.

Recommendation: check porch watertable pointing

East Elevation:

North Aisle Gable:

Quite sandy pointing here, watertables look OK and pointing is all sound, it has a slot niche at the apex and is there a brick missing at the very top?

Nave:

Generally sound, some odd areas of missed pointing particularly at the string course under at the cill of the window and at the plinth course. The southern buttress has some open joints.

South Aisle:

Looks OK though there are two patches where the mortar has been bitten out by the side of the large window, brickwork below it is dark and some open jointing to the masonry.

At the east gable of the Lady Chapel, the dampness in the wall around the window opening would appear to be because of defective pointing of the brickwork adjacent to the top of the south buttress, rather than a roofing problem.

Recommendation: partial repoint Lady Chapel gable watertables and walling

Pointing to south of Lady Chapel Window

South Elevation:

South Aisle: Seven bays with a buttress either side of each window all the masonry looks very fresh, as do the bricks.

Recommendation: none

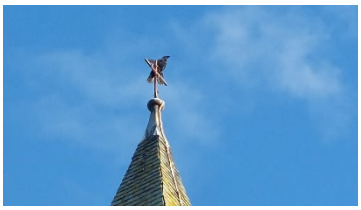
Chimney

B At north side at east end of nave. Crack to the ridged stone cap on east face, Possible cracking of brick inside the flue below this point, north face brickwork open joints.

Recommendation: have a closer inspection of the chimney during roof works

7.4.5 FLECHE, BELLS, FRAME AND CLOCK

B **Fleche:**



Timber framed fleche with square spire of Westmoreland slating with button capped lead finial top with rusty cross above and the lighting conductor comes down from the cross down on the western side. Hip slate missing at NW side and there are slates fallen into the parapet gutter, reports Ferguson.

Belfry louvre stage – Timber structure needs close examination. The wood louvres are coming away and there is a pigeon roosting above at higher level. The fleche roof and belfry base is slate covered with mitred corners, no obvious evidence of lead there and the flashings to the roof are not seen from the ground, it has its bell still within it though that is no longer rung and is now an electric sounder within. Concern that the bell may be coming away from its fixings.

There is no clock.

The records show that there were timber repairs in 1995 and 2019. They don't seem to be holding up well and a visit every 25 years or so isn't really efficient. So as part of thinking about the roof replacement in say 20 years, the fleche should be also considered- and perhaps redesigned so that the materials so not need as much attention.

Recommendation: check repair records to establish when last inspected, reinspect at time of roof works.

7.4.6 WINDOWS AND DOOR OPENINGS

- **West Elevation:**

South Aisle:

Red sandstone ogee tracery, some slight loss of the surface but generally sound. Diaper leadwork obscure glass a couple of replacement, rusted mesh over the non-working ventilator.

Nave:

Six light window open joints to the tracery have been filled not wholly successfully but they will do. Mullions look ok, there looks to be some cement skimming over the top of sky facing cill surface joints like a plastic repair and the cill is lifting slightly.

North Aisle:

Same design as the south aisle except this one has ferramenta to it (as does the nave) and in both of those cases the ferramenta is a bit rusty, some open joints to the tracery and the ferramenta on the south side has broken the mullion. The cill is more heavily eroded at the drip as the water run off point, it has been coated with a skim which is holding up, but the inside of the stone has eroded at the stringcourse moulded brickwork. Repairs can wait another 5 years

Recommendation: none

D **North Elevation:**

Porch door some rust to the straps and there is a pair of iron security gates, and the paint has broken down on that now and needs redecorating.

North Aisle:

All the north aisle windows are the same pattern of a four bay tracery with diaper glazing and ferramenta with a metal screen to the ventilator all of the screens look to be breaking up now, the ferramenta is rusting, the tracery is generally good all round but the problems are the cills and the sloping surface is breaking up , some glass diapers have been replaced in the past.

Vestry:

All three elevations have square headed three light windows with obscure diaper glass rusting ventilator covers, some cracking to the bottoms of the mullions on the west face and some splitting to the mullions on the north side, also there is a rusting ventilator here which is splitting the stonework. Two green doors to the rooms, decoration breaking down a bit at the bottoms.

Boiler room:

Door is rotting at the bottom, unable to gain access to the boiler room.

At the east facing elevation of this ancillary room laminating surround has been previously repaired in not quite the right colour pink mortar and has been botched up somewhat around the rusting ventilator with silicone.

Recommendation: repair and redecorate doors

C **East Elevation:**

Nave:

Five light window with pictorial glass behind it and polycarbonate to the front of it, the protection looks dirty I wonder if it has had condensation on its inside because there is water marking on it. Some open joints to the tracery, mullions look ok but can't see the junction onto the cill, the cill is in a grey stone, and it looks like there is an open joint to the northern side there is certainly plants growing by it.

South Aisle:

All looks sound has got polycarbonate protection to it and pictorial glass behind, there is a build-up of dust at the foot of the protection and some water marking dirt. The cill has a joint much to the middle and that has been cement pointed up in the past some slight open joints in the tracery.

Recommendation: remove plant at nave cill and repoint

South Elevation:

All of the bays have the same window design same as the north side. Four light with tracery and rusting ventilator grilles (are these really necessary?) Masonry is all fairly sound apart from the odd open joint to the tracery and they can last until the next QI.

South aisle door:

This is the disabled ramp access and not open at inspection. Decoration breaking down.

South Porch door:

Pair of heavy double doors rusting stap hinges they are not operating they are binding and need easing.

Recommendation: redecorate doors

7.4.7 EXTERNAL IRON AND WOOD

- Overhanding timber eaves with rafters exposed and soffit boarding painted some rot at points and decoration breaking down. Particularly to the south porch timber lintel and simple boarded ceiling. It can last another 5 years as its sheltered.

Recommendation: none

7.5 INSIDE

7.5.1 ROOF TIMBERS

-

Arched trusses with high level collars and wall posts to stone corbels in both nave and chancel, at that junction is a doubling up of the trusses to create the impression of a chancel arch. No obvious signs of movement, iron tie rods within the nave only. Supporting exposed purlins and decorative timbers forming

panels within the trusses with bosses at their junction but these may well be just decorative rather than structural elements it's hard to be sure, rafters above this and sarking boards on top of the rafters reports a previous QI. The valleys bear onto the arcade arches and these are enclosed by boarding and concealed. So no leaks to valleys are easily caught. Vlley leak at north aisle/ nave at west end.

Flat roofs at vestry and sacristy.

Recommendation: none

7.5.2 CEILINGS

-

Within the nave it appears to be plaster ceilings and it maybe that that the sarking boarding gaps are grinning through slightly and they seem to follow the profile of the roof.

Where as within the chancel, the ceiling appears to be supported on rafters as you can see the ghost lines of them and also boarding lines and makes one wonder if there is simply just a paper over the surface, it is hard to tell. And all are painted.

Plaster in the ancillary rooms and woodchip at the choir vestry all painted and appearing sound.

Recommendation: none

7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

D

There is no formal chancel arch but the doubling up of the roof trusses is a clever device to mark the division.

The arcades are lancet arched in exposed masonry and there is no evidence of cracking or movement to them. The arches are supported by octagonal stone columns that features castellated capitals and moulded bases and there doesn't appear to be any damp rising up from them.

The chancel arcade is much lighter with narrower arches and circular columns with delicate moulded heads and bases. The plastered spandrels all appear sound apart from some slight water marking.

There is some water marking on the nave, north aisle to nave junction at the west end from recent leaking valley gutter.

Recommendation: redecorate after valley gutter repair

7.5.4 PLASTER AND DECORATION

D

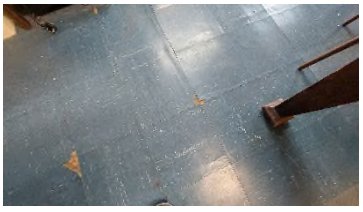
The plaster at the base of the chapel's north and south return walls has been renewed and is sound. Plaster and decoration throughout is in good condition apart from areas where there has been water penetration: at the southern aisle east end- Lady Chapel and at the nave west end.

Recommendation: redecorate Chapel when water ingress resolved

7.5.5 FLOORS

B

Floors:



All the floors are solid with timber board coverings at seating areas, maple herringbone at circulation. The seating boarding

covers former heating ducts and there are brass ventilation grilles set in the boarding.

The vestry has a timber suspended floor and external ventilation airbricks. Covering is thermoplastic tiles, which should be assessed for asbestos.

Recommendation: check vestry floor tiles for asbestos

7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

C

High quality oak screens at chancel and under the organ which has some perpendicular tracery above it and continued as blind tracery on the chancel wall.

Boarding below the eaves of the organ is plain and appears more recent.

At porches they have inner enclosures of stained softwood panelling and doors with leaded glass upper panels. At north lead door panel is cracked and glass bowed. Overhead closer on one north door. At south door springs with stand open. Leading door spring not working so door blows with wind, trailing door spring is very fast.

Walls have high dado panelling in stained softwood which is sound with evidence of previous fixing holes still evident which could be tidied up.

The church sides of the vestry doors match the panelling, stain worn at handles.

Painted fluted dado panelling at vestry, with vent holes top and bottom.

Recommendation: repair and ease porch doors

7.5.7 GLAZING

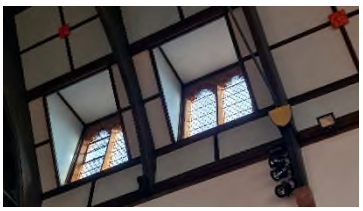
C The majority of the glass is clear cast glass in diamond (diapers) shape within lead cames supported by saddlebars and these are in good condition in most places there is one cracked in the vestry. The glass is dirty though and cobwebby on the inside and where there is polycarbonate protection dirt is trapped within the void and the dust and sand build-up can lead to damp problems, if water gets on to it.

Two major items of pictorial glass:

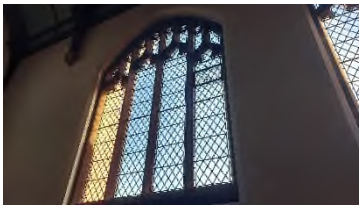
Chancel, five light Christ and four Saints dated 1931. In 2009 one saddlebar fell to the ground and it appeared that a bar was too short to be securely socketed, was held in by mortar which eventually crumbled, the recommendation at the time from the glazier was to scaffold and check the other bars and to provide external sheet protection which may prevent wind damage and this has been installed.

Chancel east window, similar style to the above but three light comprising Mary, Cuthbert and Oswald dated 1933 and dirty.

Some of the diapers replacements haven't matched exactly the surrounding glass colour and pattern and insertion into the lead cames has been a little bit harsh but they will do.



The roof dormers have leaded diaper glass two lights within masonry frames, the glass was replaced in 2001 and silicon rubber sealed to the frame. At the 2012 QI it was reported that the sheet glass has a poorly stuck applied lead strip but the north is better fixed and it reported also that the iron hopper vents were rusted and a repair of the south dormer hopper has left its frame bowed and that remains today. So they need an overhaul. Await report from Ferguson for details



There is rust on the external ferramenta which will probably last another ten years before it needs their decoration, there is rusting bird mesh over the hoppers at the aisle windows and if there is no intention to have these windows opening then the mesh should be removed.

Recommendation: sweep up windows, clean glass, overhaul dormer windows

7.5.8 VENTILATION

- None of the ventilators in the windows are working as they are rusted up, however the church has a natural stack effect drawing in air from the no doubt leaky windows and so there is ventilation within the space though none of it is rapid unless the doors are opened.

Recommendation: none

7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

- The following text is repeated from the February 2012 QI as there is no change.

Fine red, green, gold painted reredos with brass cross and candlesticks. Embroidered seasonal cross on the plain high altar. All of excellent quality and unity as focus for the simple well-furnished interior. Six fine painted candlesticks at high altar and four at Lady Chapel where a painted low relief triptych reredos is said to be by C.E.Kempe.

Suspended rood cross.

Plain oak pulpit and chancel furnishing enriched by a little gold and white painted carving.

Brass eagle lectern. Oak pulpit handrail is loose.

Modern oak nave altar and candlesticks. Oak benches are used as communion rails. Simple loose oak pews. These have come from elsewhere but are of a higher quality than normal church furnishings. The aisles have been cleared of most furniture, pale carved and painted wooden stations work well against the dark panelling.

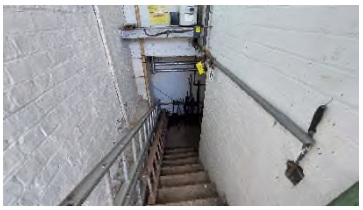
Stone font at west end with simple painted scrolled cover. Pair of very fine painted floor candlesticks. Ornate wooden war memorial. Priests board.

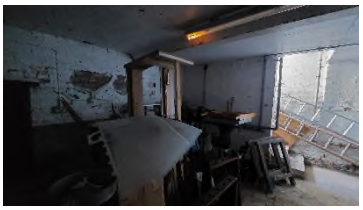
Two manual Nelson of Durham pipe organ and blower in good condition and regular use after several minor repairs in 2011. Oak case and pipes are plainer than the carved screens below and the rest of the fittings.

Recommendation: none

7.5.10 ANCILLARY ROOMS

D **Boiler Room:**

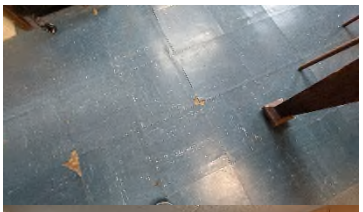




Painted concrete ceiling white painted brickwork walls peeling now with solid floor, housing the twin boilers and a lot of lumber that has built up over time, The light doesn't come on properly.

Recommendation: Replace lamp, remove lumber

- **Choir Vestry:** large open room with modern cpds against the wall, photocopier and cabinets, upright piano. Good decorative condition. See earlier comment about possible asbestos in tiles.



Recommendation: none

- **Vicar vestry:**

All ok

Recommendation: none

7.6. EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

D **South Boundary:**

The church's original site was much larger, to the east was glebe land and that now comes up close to the east gable and there are allotments on it now.

On the south side is paved strip and the paving is sinking in places, it has a kerb within the buttresses and a gravel area between that, some of the gravel from the Vicarage is coming through the timber fence and that boundary is made up of different fencing depending on which dwelling is up against it and some of the Vicarage fencing paleing is broken now, in the middle section where the road is, this is in pretty poor and these is barbed wire about the place.

Recommendation: repair fencing, tidy up boundary

E **East Boundary:**

East boundary fencing is reasonably sturdy plank boarding with the allotments beyond, the centre panel is leaning out sitting on a brick plinth that doesn't look very good and the south boundary end also has paving slabs with rather wide gaps and they are not level inboard of that. Towards the church is a gravel margin made up of scraps and there is a lot of leaf litter and the like on the ground.

Recommendation: tidy up pathway, firm up leaning fence panel

- **West Boundary:**

West boundary is next to a road. The boundary has a low brick wall with intermediate brick piers with precast concrete cap which used to feature a railing this was taken away and sold for scrap as it had rusted up so badly and was beyond economic repair, the brickwork itself is all ok. The paving is principally flagged with concrete kerbs to form a path against the church and the reinforcement within the kerbs is rusting and expanding and breaking them. Towards the church side, planting beds are created by enclosing them in the kerb. Towards the road ide various slabs are omitted and they have low shrub planting in them. Some undulating paving in SW corner perhaps caused by the Vicarage tree roots.

Recommendation: none

B **North Boundary:**

The north boundary is where the parish hall is. The area between the two buildings is paved again, slightly sloping towards the church hall with a gravel margin up against the north aisle. The stone steps leading up to the north door are sloping downwards slightly and the middle stone step is loose, and the bottom concrete margin is cracked causing a trip hazard.

Modern metal gates to the entrance to the site and a reasonably new metal church sign.

Recommendation: repair broken step corner

- **Trees:**

No trees on the site apart from some palms on the north east corner where there is a small, grassed area.

Recommendation: none

- **Sign:** Modern metal painted sign in good condition

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
	A - URGENT - none	
	B- WITHIN 1 YEAR	
B	**PAT**: The test was done in 2024. **Recommendation:** Carry out 2025 test.	-
B	**Fire extinguishers:** Carry out the annual test.	-
B	**Roof works:** *The first works should include the following -* • *Erection of a scaffolding tower at the west end of the Church, to give access to the two central gutters.* • *Cleaning out the gutter linings, and investigating them for damage cased by falling slates or tiles.* • *Patch repairing the gutter linings as necessary.* • *Replacing missing or broken tiles on the slopes accessible from the central gutters.* • *Inspecting and advising on the make-up and general condition of the roof tiling and flashings, including on the central dormers. This information should be useful in considering whether the roofs have been retiled in the past, and what the longer term programme for future maintenance work might include.*	See quotation from Ferguson

- *Replacing missing slates, and inspecting and advising on the condition of the fleche, as far as can be achieved using ladder access.*
- *Repairing the fixings of the western hoppers and ensuring that both outlets discharge correctly into the hoppers.*
- Additional BBA item to add- check the eaves of the nave and chancel for missing and misaligned tiles.

B	**Rainwater Goods:** remake north aisle/nave external hopper/valley connection, Repair gutter lining, clear gullies	**Inc above**
B	**North side:** have a closer inspection of the chimney during roof works	**Inc above**
B	**Fleche:** check repair records to establish when last inspected, reinspect at time of roof works.	**-**
B	**Floors:** check vestry floor tiles for asbestos	**300**
B	**North porch:** repair broken step corner	**150**

C- WITHIN 2 YEARS

C	**Lightning conductor:** Carry out five yearly test and recommendations of the test report.	**-**
C	**North elevation**	**150**
	North Aisle: check porch watertable pointing	
C	**East Elevation:**	**100**
	Nave: remove plant at nave cill and repoint	
C	**Porches:** repair and ease porch doors	**250**
C	**Glass:** sweep up windows, clean glass, overhaul dormer windows	**750**

D- WITHIN 5 YEARS

D	**Vestry, Boiler room:** repair and redecorate doors	**250**
D	**West end ceiling at north aisle /nave junction**: redecorate after valley gutter repair	**250**
D	**Walls:** redecorate Chapel when water ingress resolved	**300**
D	**Boiler Room:** Replace lamp, remove lumber	**50**
D	**South Boundary:** repair fencing, tidy up boundary	**450**

E- IMPROVEMENT/ NOTE

E	**Water:** Establish records to see if pipework on the church land has been replaced.	-
E	**Heating:** Plan for replacing the boilers and in doing so to review what their heating requirements are and see what alternatives there might be.	-
E	**Bells:** Check the bell fittings for soundness, consider removal, check electronic system.	-
E	**Organ:** continue routine inspections	-
E	**Rainwater goods:** Make arrangement with an Ecclesiastical roofer to carry out annual inspections.	-
E	**Trees:** inspect and put in place a management of vicarage the tree	-
E	**Access for the Disabled:** Establish date of last review of policy and carry out review if required.	-
E	**H & S policy:** Update health and safety policy.	-
E	**Asbestos:** *The PCC to maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building.*	-
E	**East Boundary:** tidy up pathway, firm up leaning fence panel	-

APPENDICES

Church Plans

Explanatory Notes

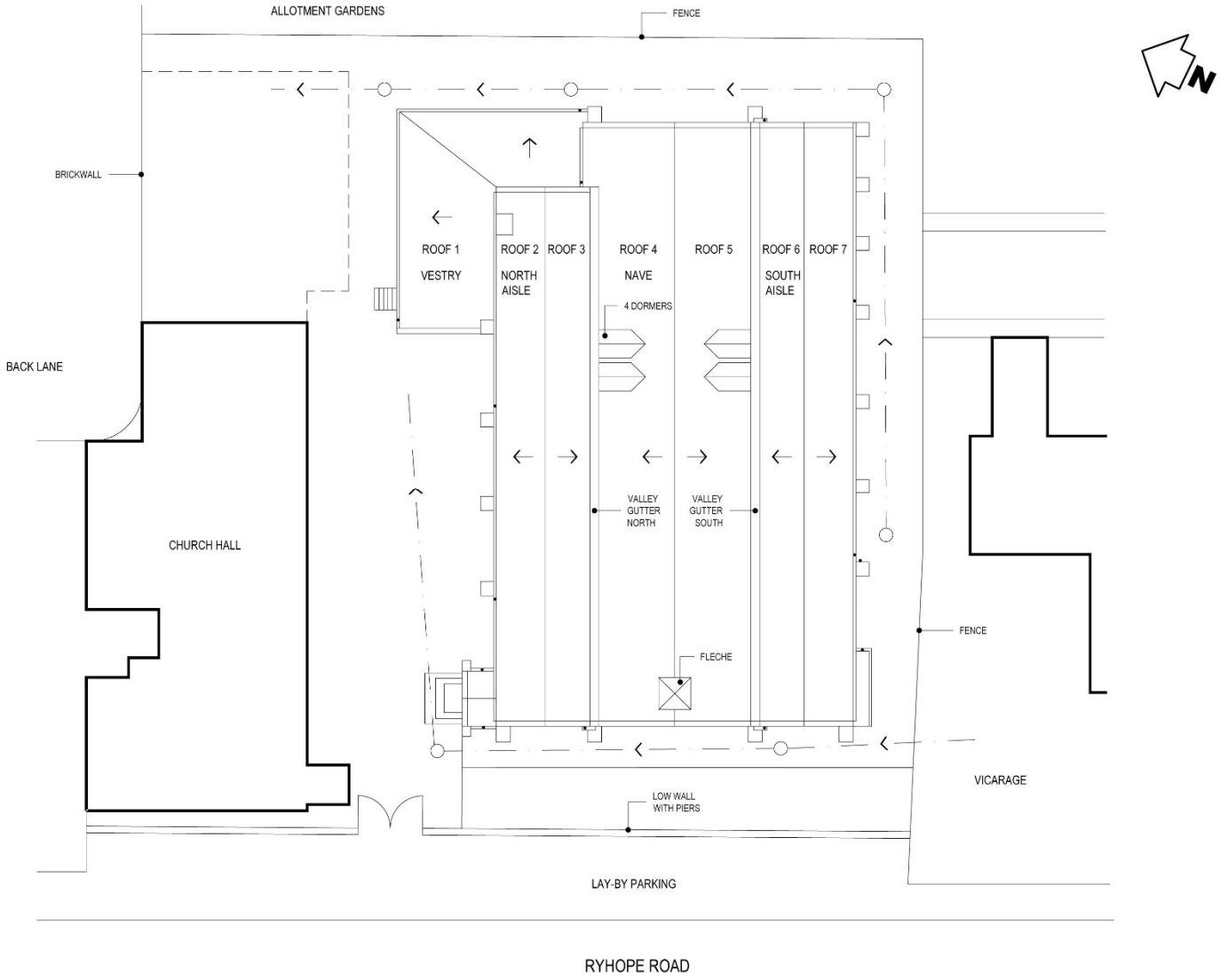
Guide to Routine Maintenance & Inspection of Church Property

A Practical Path to 'Net Zero' Carbon for Our Churches

Energy Footprint Report


A·M·D·G
SEPTEMBER·22·1910

CHURCH ROOF PLAN



Based on the previous inspector's roof plan.

EXPLANATORY NOTES

A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.

C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	**Type of Extinguisher**
General area	Water
Organ	CO^2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so, requested prepare a specification, seek tenders and oversee the repairs.

F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure

1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.

I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993.*

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that repot to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.
	Clear snow from vulnerable areas.
	Clear concealed valley gutters.
	Make full inspection of the church for annual meeting.
	Check church inventory and update log book.
	Check bird-proofing to meshed openings.
	Sweep out any high-level spaces. Check for bats and report any finds to English Nature.
	Cut any ivy starting to grow up walls and poison.
	Spray around the base of the walls to discourage weed growth.
	Check heating apparatus and clean flues.
Summer	Arrange for routine service of heating equipment.
	Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.
	Check all ventilators in the floor and elsewhere and clean out as necessary.
	Spring clean the church.
	Cut any church grass.
	Cut ivy growth and spray (again).
	Recheck heating installation before autumn and test run.
	Arrange for any external painting required.
Autumn	Check gutters, downpipes, gullies, roofs etc. after leaf fall.

	Rod out any drain runs to ensure water clears easily, especially under pavements.
	Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.
	Clean rubbish from ventilation holes inside and out.
	Check heating installation, lagging to hot water pipes etc. and repair as necessary.
Winter	Check roof spaces and under floors for vermin and poison.
	Check under valley gutters after cold spells for signs of leaking roofs.
	Bleed radiators and undertake routine maintenance to heating systems.
	Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.
Annually	Arrange for servicing of fire extinguishers.
	Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.
	Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.
	Check the extent of any insurance cover and update as necessary.
Every 5 years	Arrange for testing of the electrical systems.
	Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well-ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.

Net Zero

How churches can reduce their energy.

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document below, and the Sustainability Countdown to 2030 section below.
The Church of England Research and Statistics Team has created an Energy Footprint Tool This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System.
https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool The tool is available on the CofE online Parish Returns website https://parishreturns.churchofengland.org/login
You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

Sustainability Countdown to 2030: *It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these.*
The following gives you a suggested timetable to address in the next five years, as we prepare for 2030 (references relate to the PPNZC):
[List follows, combining items from the report with non-condition items from the PPNZC, such as renewable electrical tariff.]

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 of 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.

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.

B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.

B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.

B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.

B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.

B12. Get your energy supplier to install a smart meter, to better measure the energy you use.

People and policies:

B13. Vary service times with the seasons, so in winter you meet early afternoon when the building is warmer.

C. Getting to zero

These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

The building itself:

C1. Draught-proof windows*.

C2. If you have an open tower void, insulate or draught-proof the tower ceiling *.

C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.

C4. Internally insulate walls in well-used areas such offices, vestries and halls*.

C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.

C6. Reinstate ceilings, and insulate above*.

Heating and lighting:

C7. Install a new LED lighting system, including all harder-to-reach lights, new fittings & controls.

C8. Install solar PV, if you have an appropriate roof and use sufficient daytime electricity in the summer.

D. "Only if...."

These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

The building itself:

D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.

D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.

D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.

Heating and lighting:

D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.

D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.

D6. If you are doing a major reordering or lifting the floor anyway, and yours is a very regularly used church, then consider under-floor heating. This can work well in combination with a heat pump (above).

Church grounds:

D7. If you have car parking that is sufficiently used, EV charging points for electric cars can work out cost neutral or earn a small amount of income for the church. Note, they will increase the church's own energy use, but will support the uptake of electric cars. They could be good in combination with solar PV panels.

E. By exception

These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- Standard secondary glazing on the main, historic windows (this can be inefficient, expensive, & cause damage).
- Install solar thermal panels to generate hot water (hot water use is generally not high enough to justify it).
- Background space heating at all times unless needed for stabilisation of historic interiors (high energy use).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

@Archbishops Council April 2020. Queries: catherine.ross@churchofengland.org Cathedral & Church Buildings Division

ENERGY FOOTPRINT REPORT

Data provided by Martin Howard, Buildings for Mission Secretary, Diocese of Durham

2022
Church 12.5 Tonnes CO2e
Hall 8.49 Tonnes CO2e

2023
Church 8.74 Tonnes CO2e
Hall 4.24 Tonnes CO2e

The parish has not yet completed the data for 2024.

2023 Report provided by the PCC

Logged in as: David Raine Diocese: Durham

Energy usage for building 1 St Aidan's Church

Primary heating fuel	Mains gas
Electricity supplier	SSE Solutions
Please specify	-
Is your electricity tariff a green tariff?	Unsure
Electricity purchased (kWh)	2815
Cost of electricity (£)	2156.00
Are you on single or 3 phase electricity?	Not known
Gas supplier	Crown Gas & Power (100% biogas tariff only – not 25 blends)
Please specify	-
Is your gas tariff a green tariff?	Unsure
Gas purchased	35126
Unit of gas purchased	kWh
Cost of gas (£)	1714.10
Please estimate the age of your heating system in years	20
Notes	-

Energy usage for building 2 St Aidan's Church Hall

Primary heating fuel	Mains gas
Electricity supplier	SSE Solutions
Please specify	-
Is your electricity tariff a green tariff?	Unsure
Electricity purchased (kWh)	2319
Cost of electricity (£)	1797.16
Are you on single or 3 phase electricity?	Not known
Gas supplier	SSE Solutions (100% green gas only)
Please specify	-
Is your gas tariff a green tariff?	Unsure
Gas purchased	15884
Unit of gas purchased	kWh