

**INSPECTION AND REPAIR OF CHURCHES
CARE OF CHURCHES MEASURE 2018
amended by the Church of England (Miscellaneous Provisions) Measure 2020**

**QUINQUENNIAL REPORT on the
THE CHURCH OF ST THOMAS**

HARELAW



Diocese: Durham
Archdeaconry: Durham
Deanery: Lanchester
Job no : 2609

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Date of inspection and weather conditions: 1st April 2026 Weather was cool and overcast, becoming sunnier later
Date of report: 12th August 2026
Date of previous report: January 2020

Executive Summary.

The church is generally in a fairly sound condition, but there are a number of issues of concern which would benefit from fairly urgent attention, some of which are listed here.

One of the main areas of concern is the roof. Along with a number of more easily remedied defects such as removal of high-level vegetation, slipped slates, repointing to water tables and attention the pointing of ridges and fillets, there are more significant works required to the Nave roof in particular. Although the holding repairs were undertaken in 2025 appear to have reduced the level of dampness visible on the underside of the sarking boards internally, it has not cured the issue completely and there are areas of weakness not addressed like around the bellrope entry point. The previous report and various subsequent discussions on site have all indicated that reroofing was likely to be required to fully rectify all issues, but was to be potentially combined with a larger reordering scheme being considered at the time. Roof slates are in fairly good condition and coursing is fairly level, but there is concern about the adequacy of the headlap. There is no underlay except in one section reroofed in 2018/19, with lime mortar filling the gap between battens. Given ongoing areas of dampness, it is essential that plans to reroof the Nave are progressed (either separately or in line with a larger project) to avoid more significant repairs being required longer term such as to roof timbers and to reduce the general levels of dampness within the church. The felt lining of the cornice gutters and adequacy of their size and outlet arrangements should be assessed at the same time. Although similar issues are not immediately obvious to the Chancel, it is assumed that that will be the same construction and therefore consideration of reroofing this area either at the same time or part of a future phase should be considered.

The North West pinnacle was secured during recent works, as it was found to be unsafe, but the remaining three pinnacles should be checked and secured with stainless steel dowels if required, along with associated repointing, as condition is likely to be similar to that found on the North west pinnacle. The vestry roof couldn't be inspected (or slopes that drain into this area) during the survey – when gutters are next cleared and access available, it would be prudent to ask whoever undertakes that task to inspect this area and note any defects visible that need addressing

Rainwater goods need painting, resealing and some adjustments to ensure that all downpipes discharge directly over or into gullies. The South East hopper to the Nave appears to be easily blocked and will need regular cleaning out to avoid repeats of the overflows experienced since the plaster was stripped internally to allow the walls to dry out. If this proves impractical, or the issue continues, consideration will be need to given to making improvements to the hopper arrangement to try and design out the problem. With so many mature trees in the vicinity, issue with leaves and debris build up will be an ongoing issue.

Areas of repointing have been undertaken during the previous two quinquennial periods, but further works are required in other areas to continue to address masonry defects noted. There are a few areas of cracking which would benefit from the advice of a Structural Engineer familiar with historic buildings to provide a fuller picture of repair needs and urgency. This is centered around the cracking to the floor in the vestries and the wall to the North east corner of the Vestry externally, but while on site it would be helpful if they looked at other cracking visible to the Nave. Vegetation is taking hold at the base of many walls, mainly at the junction with hard landscaping but sometimes in the wall, which needs addressing before the issue gets worse.

There are a few defects to windows/openings to pursue. Internally the saddlebar to Sii is not fixed in the wall to one end leaving it poorly supported and Nvi is in need of repair to ensure the window is fully water tight. Although initially less pressing, the infill to the organ chamber windows is failing and consideration of approach to its replacement is needed, whether in the form of a replacement temporary solution, or a more permanent masonry infill. In the meantime condition should be monitored periodically. Many of the windows would benefit from cleaning as debris build up, algae or dirt is now visible through the glazing – although this is not influencing the weathertightness of windows, it is now impacting on light levels and aesthetics. A number of the doors would

benefit from recoating to provide adequate protection to the timber, if not before the winter, then during 2027.

Mildew is present to most areas internally other than the parish room and consideration is needed to how to address this issue. This is not helped by issues with water ingress/general dampness in various locations, but heating regimes and ventilation will also have an impact and need consideration. Alongside this, rectification of defects which may help address this issue should be progressed. The works undertaken in 2025 to the east end of the Nave will help this process, but many more areas need attention to fully address all areas. The areas stripped of plaster will be replastered later in 2026.

There are a number of issues noted to floors in various locations which would benefit from attention and the southern chancel stall frontal is poorly secured, and could be dangerous should anyone try and use it for support

Although access into the church has been considered in the past, there is currently no accessible route internally from the main body of the church into the Parish room, which has to be accessed externally for anyone in a wheelchair. In addition, the external ramp to the Parish room does not comply with current regulations, not helped by the area generally requiring attention due to defects. Options to improve both the external and internal access should be considered, which will be especially important if wider use of the church/Parish room is ever considered. The accessible WC is also not fully compliant with stored items and the large baby changing unit, but this is perhaps easier to address in the short term than the ramp. The strength of the closers to the internal porch doors would also pose an issue to some and this should be looked into to see if improvements could be made. Although not noted in the report, there is little parking nearby and an area to the North of the church is used informally for this purpose. It would be sensible to look at ways to reinforce this area as a minimum to allow year round parking for a small number of cars without damaging the grass. A bigger scheme could look at more significant changes and ways to link this area to the church, but that would involve significant investment.

Although the heating system and boiler appear to be working efficiently. National commitments to reaching Carbon Net zero can be difficult for some churches to navigate, but it is important to still consider ways that each church can make improvements to try and help meet the Church of England's targets, or at least start to plan potential future changes or options that could help meet these goals when current systems start to fail. The Parish room is already heated with electric heaters and LED lighting/lightbulbs are used. Some links to guidance are included in the general guidance section of this report

The log book was discussed and it was suggested that this could be tackled electronically if easier and printed out annually and included in the church records. At the moment repair and maintenance tasks are not recorded systematically.

Previous repairs undertaken since the previous report.

The previous report was carried out by Chloe Granger

2024

March PAT testing carried out 06/03/24 by Safety 1st PAT testing (booked to retest 14/08/26).

2025

April Fire extinguishers serviced (2 replaced)

Summer Repointing works to East gable and part of the North elevation of the Nave. Isolated roof works to the Nave including pointing of water tables and securing the NW pinnacle. Removal of plaster internally to the East end of the Nave, wall left to dry before replastering.

Sept 8 downcomer gullies cleared in early September 2026. Nearly all were full to the top with soil and undecayed leaves. Angel Drain Away employed to jet them from the inspection chamber. Community Room toilet branch and chamber unblocked.

November The five yearly EICR was carried out by Lightfoot's Electrical. Additional repairs undertaken, along with some additional works including a replacement Baton strip light on the balcony to better illuminate the top of the stairs and a new replacement external Flood Light above the Community Room door.

2026

February Pest management

April Fire extinguishers serviced

June Replacement under kitchen sink Hot Water Heater fitted
Boiler service undertaken by Hestia North East limited

Brief description of the building

St Thomas', the parish church of Collierley, a deserted Mediaeval village was rebuilt in 1840-41 by Durham architect George Jackson in an early English style. The South porch was added in 1862 and the church underwent restoration in 1898-9 by G T Wilson of Blackhill. Further alterations and the addition of the North East vestry wing occurred in 1914 by W H Wood. In the 1980s an extension was added to the west gable containing a parish room and toilets, which was modified in 2009 to include a kitchen.

The main church is constructed from coursed squared sandstone with ashlar plinth and dressings, with a Welsh slate roof with stone gable copings. The vestry wing has a flat roof with modern roof covering hidden behind stone parapets. The parish centre to the west end of the Church is constructed from a light machine-made brick with a slate clad pyramidal roof to the main room and a dual pitched roof link.

Internally the church consists of a porch, Nave with gallery to the West end supported on cast iron columns, Chancel, organ Chamber, Choir and Vicars Vestries, and at higher level to the West, a community room with its own lobbied entrance, two WC's and a small kitchen area. There is level access in to the main church and the Nave and Chancel are all one level following the raising of the aisle floor level. The community room entrance is up a fairly steep ramp to the West of the porch.

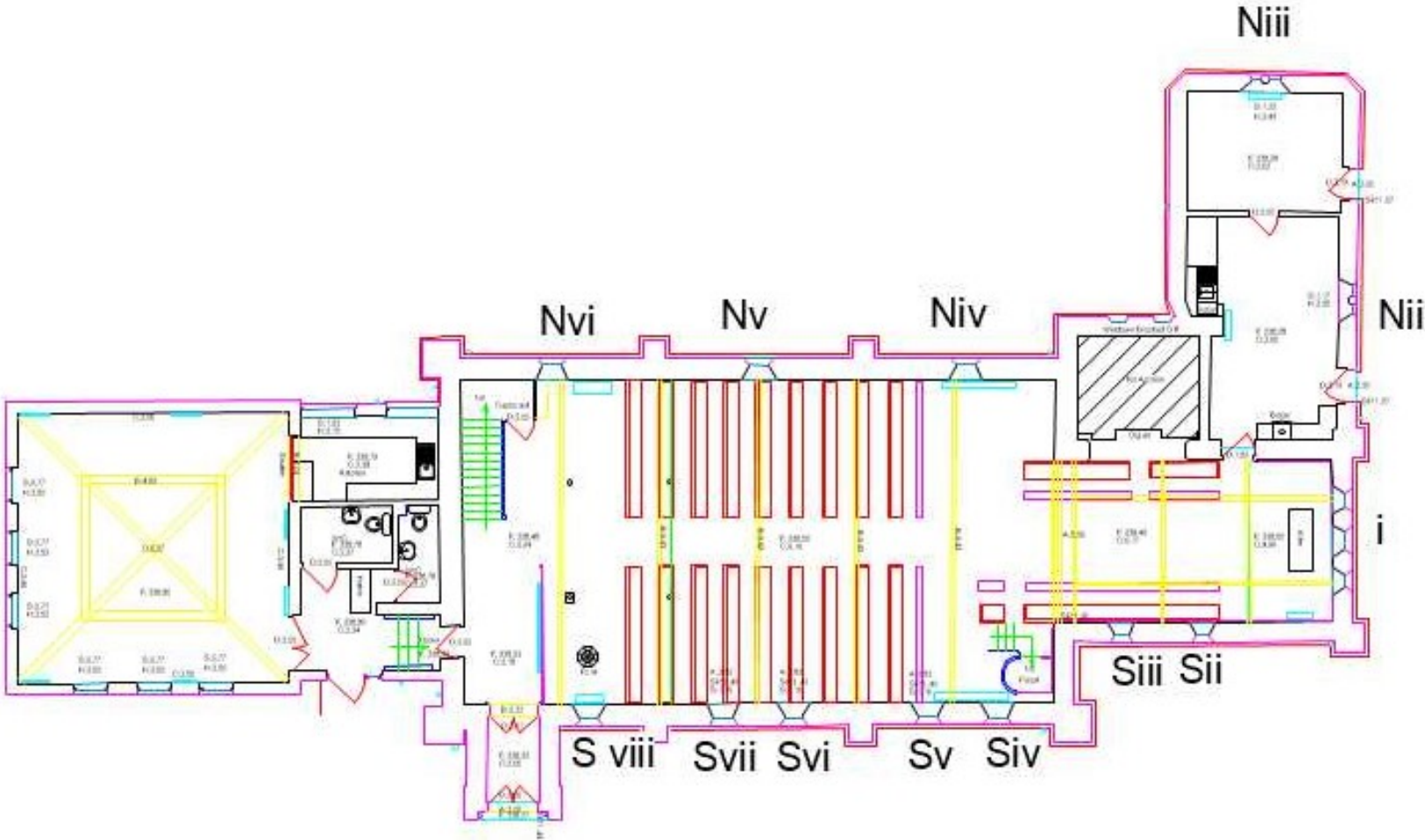
The nave is open to the rafters following the 2018/19 repair work, with exposed sarking boards and roof trusses with queen and king posts and roll- moulded corbels. The ceiling of the chancel is partly open with boards between purlins with collared trusses on similar corbels

The East window is a second world war memorial by George Cooper Abbs. Octagonal stone font with pierced ogee cover, the gift of Dr. A. Thorp of Durham. White and black marble monument of Thomas and Mary Fenwick, died 1850 and 1856, with open book and anchor in low relief

Listing Grade

Grade II

Plan of the Church



Limitations of the report.

A thorough inspection of the structural condition and state of repair of the Church has been made from the ground level with no high-level access. It is emphasised that the inspection has been purely visual and parts of the structure which are inaccessible, enclosed or covered up, such as boarded floors, roof space or hidden timbers at wall heads, have not been opened up for inspection. It cannot in consequence be reported that these concealed areas are free from defect, but the report will draw attention to areas where further investigation by opening up or providing improved access will be required.

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

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

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

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

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

This report describes defects observed and is not a specification for the execution of work and must not be used as such, nor is it suitable for obtaining builder's estimates. The church architect is willing to advise the PCC on implementing the recommendations and will if so requested, prepare a specification, seek tenders and oversee the repairs. The PCC is advised to seek ongoing advice from the professional adviser on problems with the building if these are outside the experience of the PCC. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Before starting any works, the PCC should make contact with the insurance company to ensure that cover is adequate and whether any conditions apply.

Advice to the PCC

Information on planning for disaster management including fire, lightning, explosions, storms, floods and vandalism and theft can be found on the Church care website <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/disaster-prevention-and-management>

Electrical Installation

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church logbook. PAT testing of appliances should be carried out at recommended intervals.

Heating Installation

A proper examination and test should be made of the heating system by a qualified engineer each year, ideally in the summer before the heating season begins, and the report kept with the Church Logbook.

Lightning Protection

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Logbook.

Asbestos

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

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out, and updated as required. Before commencing any works, a refurbishment/demolition survey should be carried out and the report provided to the contractor.

Equality Act

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

Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard. Please note that under the CDM Regulations 2015 any project involving more than one contractor (this include subcontractors), however small, brings with it additional requirements and responsibilities for the client and other parties involved. Further guidance is available on the HSE website including a short guide for Clients. <http://www.hse.gov.uk>

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at: <https://www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/bats-churches> and from Natural England.

Sustainable Buildings and Net Zero

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on the Church care website. One link is <https://www.churchofengland.org/more/policy-and-thinking/our-views/environment-and-climate-change/how-you-can-act/sustainable-buildings>

In 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 and questions of sustainability should inform all building -related decisions from now on.

The Practical Path to Net Zero Carbon document (PPNZC) provides a helpful checklist: https://www.churchofengland.org/sites/default/files/2021-01/PP2NZC_SelfGuidedChecklist_onscreen_version.pdf

The Church of England Research and Statistics Team has created an Energy Footprint Tool which can be found in the Online Parish Returns System (<https://parishreturns.churchofengland.org/accounts/login/>). This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings. 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. If 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 is for the PCC to set its priorities for sustainability improvements, and the Practical Path to Net Zero Carbon (PPNZC) will help to set these.

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

Total Parish Carbon Footprint for St Thomas 2026

The carbon emissions calculated in this table only include buildings that have been reported through the EFT survey.

	This Year	Last Year
Gross CO emissions (Tonnes)	6.9	7.0
Net CO emissions (Tonnes)	6.2	7.0

Maintenance

Maintenance of the Church is the responsibility of the PCC. The churchyard is closed and is maintained by the Local Authority.

It is recommended that a maintenance plan is drafted if not already in place and that regular cyclical maintenance tasks should be carried out as required by members of the PCC or contractors. The previous quinquennial report included a detailed maintenance plan and this might form a starting point for creating an easily accessible plan which is can be easily actioned and used as a checklist for cyclical maintenance tasks and checks. These might include clearing gutters and drains of vegetation and debris, carrying out a visual inspection of condition on a yearly basis of roofs, gutters or walls where there are known issues or in the case of roofs and rainwater goods, after a period of bad weather.

Report main section

Internal areas including the hall were inspected first to allow the church to be locked, followed by the exterior and churchyard. The flat roofs to the North East side of the church were not inspected.

This survey was carried out from ground level only

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

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

Summary of report

Location	Description	Condition	Repair needs	Category
External				
1. Porch	Coursed squared sandstone	West Elevation – slight cracking is visible at eaves level to the right-hand side – this could be shrinkage cracking and mortar sounds slightly hollow when tapped. There are possible open joints behind the buttress, but access is poor to either inspect or remedy. Slight damage is visible to one stone on the water table, but this is historic and is currently stable South Elevation – weathering to some stones, most of which are stable. The door would benefit from rubbing down and retreating as the finish is starting to be lost. East Elevation – slight cracking to the base of the wall but generally sound. The wide joint between the porch and nave indicates that there is likely to have been previous movement in this area.	Re oil/treat door Rake out and repoint one area of pointing to the West Elevation and monitor visually after repointing.	2 4

2. South Elevation of the Nave	Coursed squared sandstone	Mortar to this elevation and much of the church s is generally harder than ideal. Condition is satisfactory, and is not overly impacting external stonework, but with the various issues with dampness noted internally, it won't be helping the fabric breathe in the way it was originally designed. There are issues with isolated cracking and open joints in a number of locations including near the base of the wall and hood mouldings. Isolated stones are weathering and some may require replacement, or if condition is still sound, raking out and repointing the area around the stone with a lime mortar to help extend the life of the stones. Ideally all walls would eventually be full repointed in lime mortar, but it is accepted that such work would need to be phased. Cracking and open joints were noted over the porch with further open joints to the top of the buttress and projecting eaves in the same area. Cracking is also present over a number of the other windows including window Sv. One stone to the right-hand buttress is cracked and may require pinning. Some vegetation growth is taking hold at the base of the wall where there has been slight separation between the channels and the wall or open joints.	Remove vegetation including roots and repoint resultant open joints Rake out and repoint open joints and cracking using lime mortar and visually monitor repointed cracks for signs of ongoing movement. Consider wider repointing than just visible defects Inspect and pin one stone if required Consider wider repointing using lime mortar	2 then M 3 3 5
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2. East Elevation of the Nave	Coursed squared sandstone	The gable is in fairly sound condition having seen two phases of repointing in lime mortar at higher level. Some open joints are visible to the plinth and base of the wall in particular and at higher level below the are recently repointed, some deterioration of stonework with isolate open or hungry joints. Isolated vegetation growth to the base of the wall.	Remove vegetation including roots and repoint resultant open joints using lime mortar.	2
			Rake out and repoint open joints using lime mortar	3
3. South Elevation of the Chancel	Coursed squared sandstone	Mortar is cementitious and although the condition of the wall is generally sound, a number of stones have deteriorated and may need mortar repair (or in isolated cases possible replacement in due course). A number of isolated open joints were noted and again vegetation growth at the base of the wall. At higher level there has been some delamination to the underside of the projecting eaves which would benefit from descaling.	Remove vegetation including roots and repoint resultant open joints using lime mortar.	2
			Descal stonework to projecting eaves	3
			Rake out and repoint open joints using lime mortar	4
			Descal weathered stonework to the main section of wall and carry out required repairs	4

4. East Elevation of the Chancel	Coursed squared sandstone	There are a number of open and hungry joints to the water table and bedding joint as well as vegetation growth to the top (see roofs). There are signs of staining from water run off under the watertable mainly where joints appear to have been open for a while and needs attention. There are also open joints around the apex stone/cross. Again, mortar is cementitious but generally sound. There are isolated open and hungry joints, mainly at lower level, and to hood moulding, but there is one to the left of the incoming electrical supply. Slight cracking noted to the right of the window and at the junction between the main wall and Northern buttress	Repoint water table including apex stone (and remove vegetation and roots which is covered under roofs). Rake out and repoint cracking using lime mortar and visually monitor repointed cracks for signs of ongoing movement. Rake out and repoint remaining open joints using lime mortar	2, but before winter ideally 3 4
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5. East Elevation of the Vestries	Coursed squared sandstone with copings to the top of the wall	This wall in common with most has been pointed with a hard cementitious mortar. Although much of the wall is sound, there are a number of defects including quite significant cracking to the Northern angled corner. This crack appears to have been repointed in the past, but has opened up further and mortar to one perpend has been lost. This should be checked by a Structural Engineer and repairs undertaken to both stabilise the wall and prevent water ingress to the core. In a similar area there is cracking to the Northern (Vicar's vestry) door surround, up into the wall over. To the Southern side of the wall there is cracking visible around the pipes. There are a number of open joints in other locations including to hood mouldings and at low level, including near the Vestry door with cracking and loss of mortar to the steps. At higher level there are also some open joints to the coping. The weather bar to the Vicar's Vestry door has failed and is coming away from the door, and the finish to the door is failing especially at low level.	Obtain advice from a structural Engineer familiar with historic buildings about the cracking to the North East corner (while on site it might be helpful for them to have a look at other cracking elsewhere around the church). Programme in repairs recommended. Carry out repairs recommended/point crack to prevent water ingress.	2
			Repoint copings	2
			Rake out and repoint other areas of cracking using lime mortar and visually monitor repointed cracks for signs of ongoing movement.	3
			Repair door and apply finish to the whole door on completion	3
			Rake out and repoint remaining open joints including to the steps using lime mortar	4
6. North Elevation of the Vestry	Coursed squared sandstone with copings to the top of the wall	Cracking – see section 5 above. Isolated open joints are present, mainly to plinth level	Rake out and repoint open joints using lime mortar	4

7. West Elevation of the Vestry	Coursed squared sandstone with copings to the top of the wall. Render infill to window opening.	There area isolated open and hungry joints to the wall and coping, with a concentration at lower (Plinth) level. Some of the receding mortar at lower level is green with algae (and possible signs of a damp proof course). The finish to the render infill is crazed and sounds hollow when tapped indicating possible debonding from the substrate, but at present is seems fairly sound.	Rake out and repoint open and hungry joints to the copings	2
			Rake out and repoint open and hungry joints to the wall using lime mortar	3
			Monitor condition of render and carry out repairs if condition deteriorates	Ongoing
8. North Elevation of the Organ Chamber	Semi coursed squared sandstone	Ply covering to the windows is failing and needs to be replaced. It would be sensible to consider more permanent options for replacement if possible. There are a number of open joints and loss of bedding to the water table and these need fairly urgent attention. Staining below joints indicates that water has been running down the wall in area where mortar has been lost for a while. Cementitious mortar is starting to fail in multiple locations (some is strap pointing and in many areas the joint appears well filled behind) and there are a number of open joints to the circular window and at low level. There are isolated weathered stones and the corbel is showing signs of deterioration to the upper edge.	Rake out and repoint open and hungry joints to the water table and bed joint under.	2
			Rake out and repoint open and hungry joints to the wall and window surrounds using lime mortar	3
9. West Elevation of the Organ Chamber	Semi coursed squared sandstone	Very minor defects to the stonework	Rake out and repoint open and hungry joints to the wall using lime mortar when similar work is undertaken elsewhere	5

9. North Elevation of the Nave	Coursed squared sandstone	The East side of the wall was repointed in 2018/19 and again in 2025. Mortar to the remainder of the wall is cementitious and is starting to deteriorate with a number of open joints including to the buttress, projecting eaves, hood mouldings and over the central window (Nv) which has been previously repointed. There is also cracking below windows Nv and Nvi which would benefit from repointing and monitoring and to the junction between the main wall and buttress near the Western downpipe. The sill of Nv has cracked and has been previously repaired and there appear to have been a mortar repair to the top of one of the stones in the projecting course over the windows. In some areas failing mortar has left behind a fairly full joint, but not in all locations. Isolated stones are weathering and when descaled, a decision can be taken on whether they need to be repaired or replaced. This wall would benefit from a programme of repointing and repair including the junction between windows and surrounds. Leaves get trapped along this wall and vents should be checked periodically to ensure they are not being covered. The West pinnacle was secured with a new stainless steel dowel as part of the 2025 roof project as it was found to be unstable.	Check vents are not covered by leaves	M
			Rake out and repoint other areas of cracking using lime mortar and visually monitor repointed cracks for signs of ongoing movement.	3
			Remove old pointing and inspect sill - repair or replace sill depending on condition	3
			Rake out and repoint and open and hungry joints to the wall using lime mortar – consider more widespread repointing if and when funds allow.	3

10. West Elevation of the Nave	Coursed squared sandstone. Rendered infilled window openings at gallery level	To the North side, there has been some loss of pointing to the lower half of the wall and buttress with isolated weathered stones, one or two of which would benefit from repair (mortar repairs). Elsewhere there are isolated open joints and there is a deep void to one side of the buttress – the reason for this is unclear (it appears to maybe have been formed for a purpose). This ideally should be infilled fairly soon, but given the location bats might be a concern. The mortar to the joints over the flashings to the base of the rendered infills has failed and required attention. Mortar to the junction between the water table and base of the Southern pinnacle has failed and there has been loss of pointing to the stonework below the lead under the water table which would benefit from closer inspection and targeted repointing.	Infill void	2
			Repoint chase over flashings to base of infilled window openings	2
			Rake out and repoint and open and hungry joints to the wall using lime mortar – consider more widespread repointing if and when funds allow.	3 – 4
			Inspect more noticeably weathered stone and form mortar repairs where required	4

11. Community Room	Buff bricks	The wall below the damp proof course on the North Elevation (only approx. one brick visible above ground level which is less than ideal) is green with algae and presumably fairly damp. Leaf build up in this area has built up above the dpc in places and there is isolated vegetation growth. Paving alongside the building is not pointed. There is a trace of old graffiti on both the West and South walls. The finish to the entrance door to the south is failing and would benefit from retreating The junction between the lobby and stone church wall has been filled with mastic which is now failing and this junction needs repointing/filling	Periodically clear leaves and vegetation from the base of the wall	M
			Retreat entrance door and screen	2
			Repoint/fill junction between lobby and Nave wall to the southern side of the Community Room. Consider options to ensure that the most appropriate materials selected for this junction	2

12. Roofs	Green Westmorland slates laid to diminishing courses to Nave. Chancel, organ loft, porch. New extension has Welsh slates. Modern coating to Vestry flat Roofs. Felt lined cornice gutters to Nave and Chancel. Felt gutter between the Nave and Organ Chamber	The Vestry was not inspected during this survey. Works were undertaken in 2018/19 during which time the porch was reroofed, and the Eastern watertable to the Nave was lifted and re-laid on lead, lead sockers and flashings installed and a section at the east end of the Nave reroofed. In 2025 the ridge was repointed, mortar fillets inspected and renewed where required and slipped slates refixed to both sides of the Nave roof. The North West pinnacle was taken down and rebuilt with a stain steel dowel as it was found to be unsafe. <u>Nave South Slope</u> The ridge has recently been re-bedded/pointed (2025) and the water table on the west side has previously been re-bedded on lead. Mortar pointing over the flashings to the West side should be monitored and repointed before too long. The pinnacle to the West end was not included in recent works, and this should be inspected as condition may well be the same as the one to the North requiring rebuilding with dowels. <u>North Slope</u> Pinnacle secured in 2025. Slight loss of pointing over flashings between the roof and bellcote. Ridge as for South slope. Bellcote – This is understood to have been repointed in 2018/19. There are isolated open joints mainly to the lower section on the East	Replace slipped and damaged slates to the Chancel, Community room and link	1
			Inspect less visible/concealed roof slopes (North Chancel and Eastern organ chamber) and carry out any repairs required to mortar pointing/bedding to the ridge. Slipped slates and junction with water tables.	2
			Repoint flashings over bellcote leadwork and to the West side of the South slope of the Nave	2
			Improve protection around the bell rope to reduce water ingress	2
			Check security of South West Nave pinnacle and both Chancel Pinnacles and undertake any works required.	2
			Rebed Chancel ridge	2
			Check and repoint all cracked areas of pointing to the Meeting room and link hip and ridge tiles	2
			Progress works to reroof the Nave in its entirety. The Chancel roof is the same age and assumed construction and although not	2

Roofs cont'd		side. Flashings appear older and pointing to the chase over the flashing is starting to fail. The lead tube around the bell rope has no 'hat' so will be helping channel water into the roof at this point. It is a notoriously hard junction to detail adequately, but the current arrangement warrants improvement. The Nave roof requires full reroofing as although appearing in good condition, the headlap appears insufficient and normal maintenance repairs are not preventing water ingress in the interior which when it occurs, is very visible on the underside of the sarking boards. <u>Chancel</u> <u>South Slope</u> The bedding of the ridge is failing and requires attention and one of the right-hand ridge tiles is lifting slightly. The mortar fillet is cracking to the East side of the roof and starting to part company with the water table leaving a potentially vulnerable junction. There look to be lead soakers below, but how much reliance is placed in the mortar to keep out water is not clear. A sapling has taken hold in the easter water table which is now a size that could cause damage. This needs to be urgently removed including roots (the roots should be killed if they can't be removed) and water table repointed. Given the condition of the North West pinnacle, both Chancel pinnacles should be checked at the same time as the remaining nave one. A number of slates are damaged or	Currently showing similar levels of water ingress, it may be prudent to consider including both roofs as part of the project. Linings of the cornice gutters and outlet details should be considered as part of the project to future proof against climate change and increasing rainfall. Repoint open joints to bellcote Re-stain fascia to the community room Monitor vestry roofs cyclically and clear leaves from roof area periodically (recommended more than once a year). Carry out roof repairs as soon as any defect is identified	3 4 M
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Roofs cont'd		slipping and this roof should be checked over and any defective slates replaced to match existing North slope – partly concealed but from round level the ridge pointing looks like it is failing and needs repointing. Stonework to the chimney should be inspected and any open joints repointed. Check the condition and fixings of the pinnacle. <u>Vestry Roof</u> There was no access to the Vestry roof but access was obtained in 2023. The exact roof construction is not known, and appears to be reasonably old, although newer lead replacement flashings have been used to some abutments. This roof should be monitored regularly and leaf build up cleared cyclically. Given adjacent trees this area is prone to leaf build up and as a number of roofs drain onto this roof keeping it clear and monitoring condition is critical. <u>Community Room and link</u> <u>North slope of Community room and link</u> A number of missing, lifted and cracked slates are visible to the various roof slopes. Moss growth to the ridge and hips makes it hard to assess condition of pointing, but there are some missing and cracked sections visible (including to the West and South slopes) and all ridges and hips should be checked and repointed where required.		
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13. Rainwater Goods	Felt lined cornice gutters to Nave and Chancel. Felt gutter between the Nave and Organ Chamber. Cast iron downpipes to most areas, with UPVC gutters and downpipes to Community Roof. UPVC downpipes to the West end of the South Nave roof.	Paint finish to cast iron rainwater goods is failing with some issues with rusting and the joints between pipes in a few locations need resealing	Regularly clear leaves from gullies and debris from the concrete channel	M
		The North Nave hopper on the East side has been replaced in recent years, but the South Nave hopper appears to be easily blocked and has overflowed at least twice since the plaster was stripped internally in 2025 causing wetting of the walls during those incidents. The hopper arrangement should be reviewed to prevent regular blocking.	Check and reseal downpipes where required	2
			Prepare and repaint cast iron rainwater goods	3
			Felt lined cornice gutters need relining with a more durable material with improvements in detailing.	3
		To the West side of the South Nave the downpipe is UPVC and a very light colour which is not an appropriate finish for a listed church. There is no hopper to this outlet and the base stops short of the gully discharging onto poorly pointed paving which won't be helping with internal damp issues. Gully was full of leaves at the time of the survey.	Remove vegetation around South Chancel gully and repoint cracks	3
			Monitor South Nave hopper and increase maintenance schedule – consider options to improve the detailing or protection of the open hopper to try and reduce incidents of overflowing.	Ongoing
		Felt line cornice gutters to the Nave have seen some temporary repairs, but ideally when the Nave roof is reroofed, consideration should be given to changing the lining material and improving detailing. At the moment capacity is limited, and although the water can overflow if it becomes overwhelmed, the distance that the lining is taken up the roof slope should be reviewed to prevent water ingress internally. The Chancel gutters are no doubt of the same age and detailing and improvements should be considered here too.	Monitor porch in wet weather and consider installing gutters if the walls are regularly wetted by dripping water	Ongoing /4
			Consider replacement of UPVC rainwater goods to the main body of the church	4

Rainwater Goods cont'd		The porch does not currently have gutters and a gully to the East side is therefore unused. With a fairly minimal overhang to the eaves this must lead to wetting of the wall in wet weather a Situation which should be monitored and reviewed. Gullies in a number of locations are filled with leaves which need regular clearance. With so many mature trees in the churchyard leaf build up will be a recurring issue. There is some vegetation growth behind the South Chancel Gully The concrete channel to the base of the walls to the South of the church needs to be monitored – soil debris and leaves are stopping it functioning efficiently		
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14. Windows	Leaded lights with the majority having plain coloured glazing with the exception of the Chancel. UPVC windows to meeting room	Nvi – Rusting saddlebars with a few cracked panes, with some missing fragments. One replaced glass pane and one slightly open around a hose (what it is connected to was unclear). The window needs repair, and if the pipe is redundant, it would be better to remove it and make the window weathertight. If not then options to find a better solution should be considered.	Carry out more urgent repairs to windows with more obvious defects namely the saddlebar to Sii and glazing which is no longer weathertight.	2
		Nv – rusting saddlebars. Glass is fairly dirty and the window is slightly bowed and one missing pane. A hole has been blocked up, but has not been permanently repaired. Lead comes have moved and are no longer support the edge of some of the red border. leaving gaps.	A number of windows require repair and it would be perhaps sensible to plan for a programme of window repairs to tackle these a few at a time. If a stained-glass specialist carries out the more urgent work, it would be prudent to obtain some advice about priorities (and cost) of repair of other windows.	4
		Niv – the vent has rusted and is not operational. The window is dirty and a number of cracked panes are visible, although most appear stable. Metal grilles to the North Nave windows are starting to rust – monitor and replace before they start to stain the stonework below	Glazing generally (and polycarbonate) would benefit from cleaning.	4
		Niii - vents are rusted and like a number of windows glazing is dirty behind the protection. There have been green glass replacements with a leaf pattern rather than plain glazing Nii – vents are rusted and glazing is dirty behind the protection	Monitor condition of polycarbonate window protection and replace when no longer functional.	Ongoing
		I - Rusting saddlebars. The window is fairly dirty and the protection is trapping dirt/debris.	Glass would also benefit from cleaning, but specialist advice would be needed about technique and products if this was something you felt able to tackle yourselves Monitor condition of metal security grilles and paint or replace before they start to stain the stonework below	5 Ongoing

		Sii - Rusting saddlebars an upper saddlebar is not held in the wall on the right hand. This provides stability and a fixing point for the window and needs attention fairly soon. Siv – Rusting saddlebars and slight bowing near the top. Some cracked glazing, but panes appear fairly stable at present. Siii - Rusting saddlebars Sv – Rusting saddlebars. The vent is slightly rusty but appears not to be in use. One cracked red pane, but currently appears stable. Svi - Rusting saddlebars. One pane replaced in plain not coloured glass. Svii - Rusting saddlebars and vent is rusty slightly open withone cracked pane. Slight bowing to vent glazing. Sviii - Rusting saddlebars and slight bowing of glazing. Build up of dirt behind the protection. Polycarbonate glazing protection has becoming yellow with age and is not as well fitted as it might be. Some is also dirty/dicoloured with algae and would benefit from cleaning. UPVC windows appear sound but a number would benefit from cleaning externally. Guarding to some windows is not flush.	Clean UPVC windows and reprofile guarding where required. Monitor condition of the guarding to ensure it is fulfilling its function.	M
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Internal				
1. Porch	Timber boarding to walls and Ceiling. Stone Flag floor	There is daylight visible under the external door (understood to have been installed in 2018/19) and draught proofing is not fully functional. While the gap provides much needed ventilation, this needs to be considered alongside other issues. The floor was showing signs of dampness, and although not all was in the immediate vicinity of the door, this should be monitored. If wind driven rain is an issue, then consideration should be given to introducing a threshold or similar under the door. There are open and hungry joints to the paving and general slight unevenness due to variations in the upper face of the stone. Damp issues to the walls and ceiling are noticeable with mildew to most painted surfaces. The base of the paneling to the West wall is warped. The wall behind the paneling can't be checked but is potentially likely to be damp especially on the West side given issues with adjacent walls. This should ideally be cleaned off/treated and the area repainted, with ongoing monitoring. When funds allow, improvements to the environmental conditions should be considered, as this is the main entrance into the church and it is probably not presenting the best first impression at the moment. There is a very strong closer to the internal double doors which would be difficult to operate independently if anyone was in a	Monitor gap under the door and consider installation of a threshold if wind driven rain is an issue.	Ongoing
			Clean off mould/mildew and repaint porch and investigate external causes for dampness	2 – 3
			Adjust strength of closers to the double doors	2
			Rake out and repoint open and hungry joints to the floor using lime mortar.	3
			Consider options for improving environmental conditions within the porch	4
			Carry out repairs to damaged timber lining once external factors/environmental conditions have been resolved. Monitor in the meantime	5/ Ongoing Visual monitoring
			Consider options for general draught proofing improvements	4

Porch cont'd		wheelchair. This can be held open, but the strength of the closer might need to be looked at to see if some adjustment is possible.		
2. Narthex	Part glazed partition between the Narthex and Nave (softwood with shellac finish to the East, painted to the West face). Plastered painted wall to the West and any visible returns. Plastered underside of the gallery over and staircase and timber boarded partition to the North West side of the area. Stone paving near the main door, with carpeted floor elsewhere ramped up to the Nave floor level just past the door up to the extension.	Rougher plaster finish to the West wall, with some signs of previous cracking that has been painted over. There have been changes to the electrical equipment over time, and decoration has not kept pace – this can easily be addressed through when the church is next decorated. Slight rusting to a vertical conduit. To the South wall there are signs of blistering and dampness to the right-hand side of the door. This is in a similar area to where there are issues in the adjacent lobby, further indicating possible issues eternally. How easy this will be resolve is unknown, but options to address the difference in level and check the efficiency of rainwater drainage should be considered. Isolated open joints to paving. One section of grille by the internal door is broken and a section of paving to the right-hand side has cracked leaving a hole. To the connecting door to the extension, the edge of the concrete floor has become slightly damaged creating a slight trip hazard which needs attention. Glazing to the East screen is at high level, but possibly not a toughened glass. Understairs cupboard – glass has cracked and is not safety glass, so this should be repaired as it is in a fairly accessible location. One section of the string is missing.	Visually monitor areas of dampness to the South wall and undertake further internal repairs once external factors have been dealt with. Investigate ways to address the difference in level and check the efficiency of rainwater drainage (in conjunction with addressing similar issues in the Community Room lobby. Investigate and repair the floor by the main internal door, adequately supporting the edge of the heating grille. Carry out repair or cover damage to concrete to door opening up to community room. Monitor in the meantime. Rake out and repoint open joints to flooring with other similar works Address issues to West wall when the church is next decorated Repair String	Ongoing/3 for works 2 2 5 5 5

3. Nave	Plastered walls over pew height painted softwood paneling. Exposed trusses and painted sarking boards to the roof following the roof slope. Carpeted floor with level timber pew platforms (aisle has been previously infilled). Cast iron columns to Gallery.	To the East end repair works are ongoing, with sections to the North East and South East corners currently bare stone after defective plaster was stripped and walls left to dry out. This will be replastered in lime plaster later in 2026. North wall – the area of exposed stone has dried out significantly. There is one possible area of loose stone at high level, but that will be addressed when the area is plastered. To the remaining wall which is plastered, mould/ mildew to the painted surface is visible with green algal growth to the left-hand reveal and sill of the central window (Nv). The algal growth is probably linked to external pointing/sealing around the window. It is understood that the Nave was repainted before the previous inspection. South wall – Again the exposed stone section has dried out well, although there have been issues on this side with occasional damping when the external hopper gets blocked and overflows. There is slight cracking to the reveal of Nvi. The plaster to the reveal of Sviii is possibly become slightly debonded with mould growth visible. To Svii there is cracking to the sill, which is currently held but again may be partly debonded from the substrate. Plaster to the reveal of window Sv is slightly rougher in finish but sound at present, although sounds slightly hollow when tapped. Painted sections of this wall also have mildew growth. Longer term the internal environmental conditions do need to be	Monitor ongoing staining and water ingress to the ceiling. Reroofing of the Nave is recommended to properly address ongoing issues with water ingress. Although this may be more prevalent after driving rain, any leaks to the roof are not desirable and as routine repairs have not fully addressed the issue, this needs to be prioritised as soon as funding can be sought. Replaster exposed areas of stonework and repaint (this is already planned) Undertake external pointing where required to windows Clean off/treat mould/mildew and repaint when internal conditions have stabilised Consider ways to improve internal environmental conditions once the external envelope has been repaired	Ongoing monitoring 2/3 max for repairs 2 3 -4 4 5
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		evaluated and options to improve the current situation considered. It is understood that the Nave was repainted prior to the previous inspection with clay paint, although previous more impervious paint finishes were rubbed down, but not removed. The dampness from potential roof issues won't be helping, along with heating regimes and lack of ventilation. East wall – to both ends, the stonework is currently exposed, which appears to have dried out significantly. To the plastered section there is slight cracking to the left of the arch and in common with other walls mildew growth. Slight blistering noted to the plastered wall to the immediate South side of the Chancel arch. Some electrics are currently loose now plaster has been removed. Since the 2018/19 repair works, the ceiling of the Nave has been open to the rafters following removal of fibreboard sheeting, with exposed painted sarking boards which were presumably painted at that time. The exposed sarking boards to the ceiling are currently very stained. The lighting in the church casts shadows which doesn't help anyone assess condition, but it is clear when cross referring against photos in the previous report that there has been significant issues with water penetration since that time. It is difficult to exactly track whether there are ongoing issues in all areas that are stained, and		
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		it does seem that some areas are less damp than before works were undertaken to the ridge and slipped slates replaced in 2025. However, monitoring is an inexact science from ground level and although on the face of it recent repairs appear have had some impact, it has not cured the issue. The roof is fairly steeply sloping with remains of lime infill between battens to most of the roof, with a membrane only to the East where partial reroofing was undertaken in 2018/19. Although externally the slating appears to be in reasonable condition, due to the obvious signs internally of water ingress, the potential need for fully reroofing has been discussed previously and was potentially going to be part of an internal reordering scheme. That has not been progressed and in order to prevent further deterioration to the roof and interior, this will need to be prioritised. The third bay from the East seems to display more noticeable signs of water ingress currently and to one rafter there are white deposits which need investigation as this may be an indication of wet rot. Slight spelling to the stonework at the base of the font.		
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4. Gallery	Plastered walls to the South, West and East. Partition to the rear to form a storage area. Exposed trusses and painted sarking boards to the roof following the roof slope. Exposed boarding with some carpet to the aisle.	Access at the top of the stairs is complicated with various level changes. This is probably infrequently used, but access should ideally be managed by the regular congregation when this area is required for services.	Monitor ongoing staining and water ingress to the ceiling. Reroofing of the Nave is recommended to properly address ongoing issues with water ingress. Although this may be more prevalent after driving rain, any leaks to the roof are not desirable and as routine repairs have not fully addressed the issue, this needs to be prioritised as soon as funding can be sought.	M
		There are four rows of pews, the rear row has been removed to form a store in 2019 with a ply floor. There is some deterioration of the wall to the South west corner with blistering paintwork.		2/3 max for repairs
		West wall – there is mould/mildew growth to this wall, most noticeably towards the North West corner with some deterioration of plaster which would benefit from removal and replastering. There are also issues with peeling paint. It is not known if this area was included in the 2018/19 replastering or not but as works were undertaken in this area, either the wall needed further time to dry out, or there are ongoing issues with water ingress from the exterior which have not been addressed. Some limited pointing near the North West corners was undertaken in 2025 and it may be sensible to consider removal of the plaster as for the East end and allowing the wall to dry for a while also checking to see if there are any unresolved external issues that need repair.	Replaster damaged area of plaster leaving area to dry out once all related external repairs have been undertaken.	4
		North wall – in common with other areas mildew is visible to the wall and slight blistering of paint. Staining is very visible to the ceiling in this area, including near the bell rope. One board near	Clean off/treat mould/mildew and repaint when internal conditions have stabilised Manage access to the gallery area	4 Ongoing

		the water tank is split and the movement of the cobweb indicates a reasonable draught coming through the roof/wall head in this area.		
5. Chancel	Painted plastered walls with timber paneling to the lower section of the wall. Exposed trusses and painted boarding forming a faceted vaulted ceiling. Carpeted floor with tiles to choir pews.	North wall – there is cracking to the side of the Chancel arch and to the right of the organ arch. In common with other areas there is mildew/mould growth to the painted surface of the walls. East wall – Mildew is visible to the painted walls and some streaking but hard to tell if this is an ongoing issue and whether it is caused by condensation or water ingress. The previous report indicated that the Chancel was repainted before the last inspection, so the decorative finish should still be in good condition and it would indicate that this is a fairly recent issue. This area was not included in 2025 works so both the roof and wall heads should be checked for obvious defects and area monitored to establish if this is an ongoing issue. South Wall – A crack from the head of window Sii runs up into the wall over. The plaster to both reveals is fairly rough/uneven but that can be looked at before the church is next decorated. To the west end near the Chancel arch there is some blistering paintwork at the junction with the Nave wall. West Wall – A small section is discoloured possibly due to issues to the roof over. This should be monitored to ascertain whether this is	Monitor areas of staining to ceiling to ascertain if there are ongoing issue with water ingress. Check external areas for potential repairs works required and undertake repairs. Refix Southern Choir stall frontal Investigate cause of hole to carpet near the Vestry door, carry out repairs and repair carpet Investigate and fill cracks before the church is next decorated – check whether repairs are needed to the substrate or whether movement is limited to the decorative finishes/plaster Clean off/treat mould/mildew and repaint when internal conditions have stabilised Carry out other repairs to the floor	Ongoing/2 2 2 4 4 5

		an ongoing or historic issue and repairs undertaken if required. Again, there is mould/mildew growth to the ceiling which needs to be cleaned/treated when the church is next decorated. To the North East side of the Nave there is staining indicating an issue with water ingress – this should be monitored to establish if this is an ongoing or historic issue and repairs undertaken if required. There is level access into the Chancel due to Nave floor levels having been adjusted. The Southern frontal is not adequately secured and moves when touched. This should be properly secured. Tiles to the areas between the windows are cracked, but currently secure, but should be monitored and repairs undertaken if these become loose or a trip hazard. To both sides of the aisle there is a gap between timber /a section of concrete/tile surfaces that should ideally be filled. Although not necessarily in a high trafficked area. However, there is also a hole/depression to the floor near the Vestry door and the carpet over this area has also been damaged. The cause of this needs to be investigated and area repaired. Some exposed gratings are cracked but as these are currently under pews they are not of immediate concern.		
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6. Organ Chamber		No Access		
7. Choir Vestry	Painted plastered walls with lo level painted timber paneling. Boarding to flat ceiling. Exposed concrete floor in parts, covered by vinyl with carpet/rug over	It is understood that this area was refurbished in 2018/19. The Worcester Gas boiler is located on the South wall and the West wall is lined with cupboards with a sink. Organ blower over sink. One distribution board is located within the Vestry, the other at the rear of the Nave/Narthex. Heating pipes located by the step into the Chancel should ideally be marked so they are obvious. Although most people using this area will be familiar with the church, the Chancel door forms the main entrance for locking/unlocking the church. There is some mould /mildew growth and chipped paint to the cupboards and paneling which can be picked up when the church is next decorated. One cupboard is missing a handle and doesn't seem to fully close. There is some staining to other areas of joinery and the right-hand doors are stiff to close and may benefit from easing. North wall – there is slight cracking noted to the plaster East wall – mould is visible to reveals, with some areas of flaking paint Ceiling – again some mould growth is present, but the room is largely unheated with a flat roof that is presumably uninsulated.	Obtain advice form a structural Engineer relating to cracking to the floor 9(alongside other similar issues with cracking) to allow general planning of repairs to this area. Look at options to better mark the heating pipes near the steps Ease Vestry door Ease cupboard doors and fit one handle Consider ways to improve environmental conditions within the vestry Clean off/treat mould/mildew and repaint when internal conditions have stabilised Consider fitting an extract fan	2 2 2 3 4 5 5

Choir Vestry Contd		The floor is fairly uneven under the covering and there are some very obvious cracks – while this is still generally sound some sections appear to have become raised and vinyl over has become damaged. This should ideally be checked by a Structural Engineer along with other cracking in the vicinity before a repair package is considered. The external door has swollen and would benefit from easing		
8. Vicar's Vestry	Painted plastered walls with timber picture rail and dado. Boarded ceiling, carpet presumed to be over a concrete floor.	There is staining to the North wall following a lead to the hopper which has now been resolved, but the wall appears to still be drying out. This area should be monitored for a period to check that there is no reoccurrence of the issue and that the wall continues to dry out. Like other areas there are signs of some mould growth and a vent is closed internally. Like the choir vestry there is little ventilation and presumably an uninsulated flat roof over, not to mention three external walls, so regulating internal environmental conditions will remain a challenge. Other walls were difficult to inspect due to the safe and other furniture. There is slight cracking visible to the window. The floor is uneven under the carpet and it is presumed that some of the issue noted in the Choir Vestry may also be present here too. The concrete edge at the junction with the door is failing	Monitor drying out of the North wall to establish that the defect has been fully rectified. Check condition of the floor and obtain advice from a structural Engineer if similar cracking exists to that in the Choir Vestry to allow general planning of repairs to this area. Consider ways to improve environmental conditions within the vestry Clean off/treat mould/mildew and repaint when internal conditions have stabilised	Ongoing 2 4 5

Community Room Lobby	Plastered walls and ceiling with hatch into the roofspace. Carpeted floor, vinyl covering to stairs down into the church	The entrance into the community room is fairly accessible from the outside, but internally there are vinyl covered steep steps up from the main body of the church (see also notes on external areas for the ramp). Ideally this needs to be reconsidered, as part of any scheme to consider overall access provision into all key areas of the church. There is slight cosmetic marking of the plastered walls and marks formed by the overhead closer. Some signs of damp are visible to the lower wall (South near eastern wall) with some visible mould. Sections of the plaster appear to be debonded in places. This area should be monitored and consideration given to whether any improvement to the external ground levels could be achieved as these are significantly higher than internal levels by the lower steps. The previous report states that this area has been replastered in lime plaster within the last 6-10 years, so ongoing issues perhaps indicates that more intervention is required to fully resolve the defects noted.	Visually monitor areas of dampness and undertake further internal repairs once external factors have been dealt with (see also Narthex) Consider options to better resolve the difference in external and internal levels to make the building more universally accessible.	4 3 - 4
WC	Painted plastered walls and ceiling. East wall has exposed stonework. Painted concrete floor.	The hot water tap is not attached to the sink correctly (it is not functional as hot water is provided by an oversink unit).	Secure or cap off hot water tap	2

Accessible WC	Painted plastered walls and ceiling. Painted concrete floor.	Baby changing arrangement and a stored wheelchair are taking up valuable and necessary room. This needs rethinking if this WC is to be fully accessible as it currently wouldn't be considered suitable. The over sink hot water heater would also probably not be regarded as compliant in an accessible WC these days.	Look for alternative locations to store the wheelchair Consider options to replace the baby changing with a proprietary wall unit and amend the hot water arrangements.	2 4, earlier if possible/needed
Meeting Room	Square room with plastered walls, exposed roof structure and boarding to pyramidal roof. Carpet on solid floor. Electric panel heaters	Walls were difficult to inspect due to store chairs and furniture around the edges of the room. Some cosmetic damage to plaster was noted at low level which has been previously painted over. The high-level cabinet on the East wall is assumed to contain electrical equipment. One of the heaters on the East wall has been replaced and bare plaster and old rawplugs are visible behind due to the variation in size from the original. Pendant lights appear to have LED bulbs, but it is not clear if the uplighters follow suit.	Decorate behind heaters and fill old fixing positions before the church is next decorated Check if all lights have LED bulbs and consider changing to more efficient light bulbs (or fittings)	5 5

Kitchen off of the meeting room	Plastered walls and flat ceiling. Exposed concrete floor with carpet	A fairly simple layout with narrow servery to the West. The last report indicated that this was in the process of being replaced, so the current kitchen is less than 6 years old. Two double sockets and a switched spur are located very close to the sink. These may just comply with the recommended minimum distance from a sink/water source, but this should probably be checked and care should be taken to avoid splashing of the sockets when the sink is in use. It was not clear if the fan was operational – ideally this should operate with the light, although given how light the kitchen is potentially the lights would not always be switched on in the kitchen during daylight hours. This should be checked and made operational if it is not functional. The concrete floor is covered by a piece of carpet – this is not full size and is not really an ideal finish for a kitchen floor. As it is not fully fitted (or full size) monitor in case it poses a trip hazard. Consideration should be given to installing non slip washable flooring in this area.	Check whether the double sockets are an adequate distance from the sink. Consider alternative flooring options as the current carpet is not ideal in a kitchen environment.	2 4
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External areas including graveyard				
1. Churchyard		The external ramp up to the Community Room is rather steep and although possibly manageable, does need improvement to be regarded as fully accessible. It has been formed as a simple sloping path in the easily available space to the North of the porch, but this is not a continuous slope and there is a slight trip hazard due to uneven level changes where the ramped paving meets the main path. Paving in this area is deteriorating. There are also a number of open joints to the paving and some vegetation which needs attention. The Southern and eastern paths are tarmac which has been patched previously. Condition is deteriorating and additional sections are starting to fail. To the East especially, the grass is encroaching onto the path and should be cut back to maintain the full width of the path. Checking the condition of gravestones is Durham CC's responsibility, but it would be prudent to check that they are carrying out periodic inspections. A number have been laid flat and other are leaning. Similarly period inspection of mature trees should be undertaken and it would be sensible to check if this has been done recently (DCC). Near the main entrance a weeping ash has died, which is a reasonable size, but has not yet been felled.	Carry out more urgent repairs required to the path, but monitor conditions of paths generally and resurface/repair when required before condition deteriorates too far	2 for current repairs/ Ongoing
			Remove vegetation and repoint open joints to the ramp	2
			Request that the council fell the dead weeping ash as in time this is likely to fall if not attended to.	2
			Clean posts to noticeboard	2
			Look at options to improve the ramp and therefore accessibility to the community room	4
			Check that Durham CC are undertaking periodic inspections of gravestones Check whether Durham CC have commissioned recent surveys on the conditions of the mature trees in the churchyard Trim grass back for paths to maintain width	M

Churchyard cont'd		North boundary – hedge with an open section to the West which allows access to an area of grass used for parking. This is not surfaced and would benefit from improvements to facilitate All year-round use of the area for parking of the area closest to the road as there appears to be a lack of local parking. It would probably not be possible to provide accessible parking here without significant investment in a new path and it is not clear where such parking could be located. Eastern Boundary – this is a stone wall adjacent to the main road which has been pointed in a cementitious mortar. There are a number of issues visible including vegetation growth, open joints and failure of mortar and isolated loss or weathering of stone. There has been some bowing near trees, which is perhaps more visible externally. The sign is in sound condition, but the posts would benefit from cleaning. Southern boundary - stone wall with wooded area beyond. Some of this section of wall is a dry stone wall, other sections are pointed. This wall has a cement cap which is moss and vegetation covered and starting to fail. There is some vegetation growth between stones and in places there has been loss of stonework below the capping.	Discuss the condition of the boundary walls with Durham CC and encourage them to undertake Programme of repairs, starting with the most urgent, but with a view to tackling all of the most pressing defects as a minimum. Look at options to reinforce or improve the surfacing to the North West used informally for parking	2 - 5 5
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Churchyard cont'd		Western Boundary – a stone wall with stone copings with higher field behind. Vegetation growth is present in a number of areas and isolated weathered stones. Condition is better than the South boundary but there is cracking/movement around trees and a number of sections need attention, with some of the worst impacted sections liable to fall.		
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Photographs



Cracking and open joints to South Nave



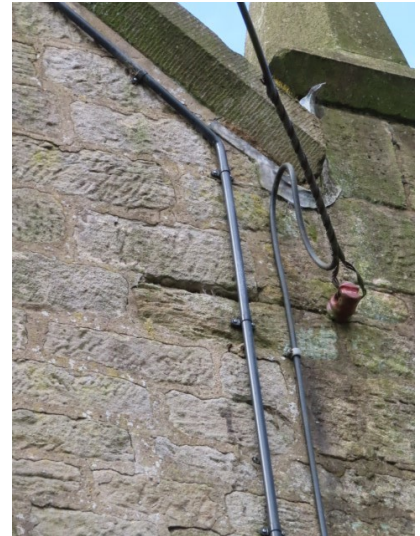
Cracking and vegetation growth to South Nave (left) and South Chancel (right)



Cracked stone to South East corner of the Nave



Vegetation & open joints to water table & Pinnacle to East Elevation of the Chancel



Open/hungry joints around the incoming electrical supply, East Chancel wall



Failing finish to East Vicars Vestry door (left) and open joints and cracking above the door (right)



Cracking to North East corner of the Vicars vestry



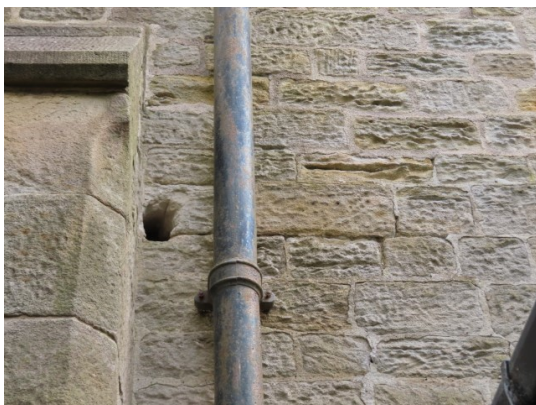
Failing ply finish to Organ Chamber window openings



Open joints and cracking to sill of window Nv (left) and cracking and weathered stone over the same window (right)



Failing mortar and open joints to the North Nave and buttress



Hole to West elevation of the Nave the parish room



Failed pointing over flashings over link roof



Failing finish to parish room door



Failing mastic to junction between Parish room/link and the Nave



Failing mortar to chase over flashings to South West of the Nave (left) and bellcote (right)



Open/hungry joints to West pinnacle on the south side of the Nave



Failing mortar bed to the Chancel roof



Sapling and failing mortar fillet to the Chancel



Open joints to the water table on the organ chamber



Failing and missing mortar bedding to the hops of the parish room



Failing stain finish to Parish room fascia and overhanging eaves

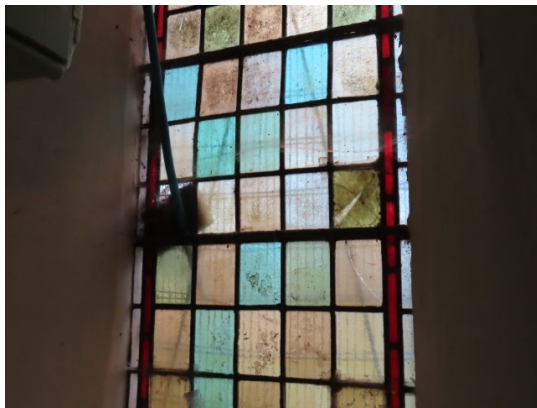


Rusting downpipes, vegetation growth, leaf build up (above and below left) and to the top left, downpipe not fully discharging over gully

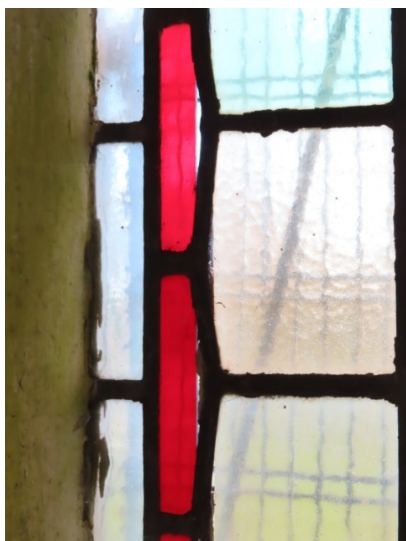




Aging protection is becoming discoloured with some algal growth further obscuring the protection



Hose passing through window and damaged panes to window Nvi



Gaps around panes where lead has distorted Nvi

Algal growth to reveals of Nv



Saddlebar to Sii not fixed into the wall



Debris behind window visible internally



General View of the Nave looking East



General View of the Chancel looking East



General View of the Nave from the Chancel



General View of the Nave and gallery looking West



General view of the Parish Room



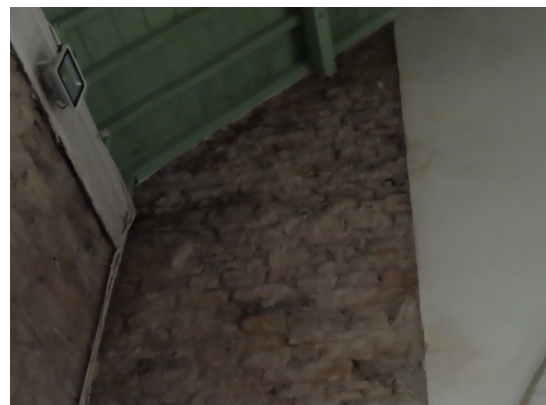
Lower edge of the porch boarding is warped lining of the porch



Mildew growth to the timber



Mildew growth to the North Nave wall above and below left



East & North wall of the Nave stripped of plaster temporarily



Damp staining to sarking boards of the Nave including near the bell rope (right)



Split sarking board to the South West of the gallery

Dampness and possible rot to the side of one rafter



Dampness and blistering to plaster near the gallery stairs

Cracked pane to understairs cupboard



Damaged flag to the side of the grating near the porch



Blistering of paint/plaster to junction between the Nave and Chancel



Damage to carpet (possibly due to defect below)



Damp patch to East Chancel ceiling To Chancel



Crack to Chancel wall



Poorly defined step and projecting pipework to Choir Vestry



Significant cracking to Choir Vestry floor



Mildew to Choir Vestry panelling



Dampness and deterioration to plaster by steps Parish room



Bulky changing table taking up to floorspace in the Accessible WC



Sockets in the kitchen are very close to the sink/water source



Floor covering in the kitchen is undersized



Open joints to paving up to Parish room and the concrete to the edge of the ramp (non-compliant) is breaking up



Damage to tarmac paths and to the right-hand image encroaching grass is reducing the width of the path



Significantly leaning gravestone

The following photos show defects to the East, South and West boundary walls including bowing (and other damage around mature trees), loss of stones, open joints, vegetation growth and cracking:





Indicative Costings

A summary of repairs has been given in order of the urgency of repair. Although the table below aims to cover all works noted in the main body of the report, there may be a few exclusions (including works that cannot be properly defined) and some are grouped together in terms of works, locations, priority etc. External works to the churchyard are not included as it is a closed churchyard. This report is neither a specification for works nor a costing however a summary of estimated likely costs within broad bands has been given as per the CBC guidance. The cost estimates provided are indicative and intended for budgetary guidance only. These figures do not include professional fees, VAT, access requirements (scaffold) or preliminaries. Contractor rates and overheads vary which will also impact received quotes versus indicative costings. For accurate costs for specific projects, a QS should be approached to provide more detailed summary of budget costs. Grouping similar types of works or works in a similar area may bring economies of scale.

CBC Guidance bands

Band 1	££0 – 1,999.00
Band 2	£2,000 – 9,999.00
Band 3	£10,000 – 29,000.00
Band 4	£30,000 – 49,999.00
Band 5	£50,000 – 249,000.00
Band 6	£250,000.00 +

Priority	Task	Cost Band or likely rate
1	Replace slipped slates to Chancel and Community Room	1
2	Various minor roof repairs	2
2	Inspect and carry out works to 3 no pinnacles	£1750.00 per pinnacle excl access
2	Remove vegetation to base of walls and repoint in various locations	2
2	Obtain advice from a Structural Engineer	£1200.00
2	Repoint copings to Vestries	1
2	Re4point open joints to organ chamber water table	1
2	Repoint chase over flashings to West Elevation of the Nave	1
2	Refix South choir frontal	1
2	Works to community room (repaint soffits, recoat door and reseal junction between Meeting room and Nave	2
2	Urgent works to windows	2
2	Repairs to floors near the porch/steps to meeting room	1
2 - 3	Carry out repairs to Vestry floors	unknown

2 - 3	Retreat/paint doors. Ease internal doors	1
2 - 3	Initial works to porch (internally)	2
3	Reroof Nave (plus Chancel if required)	5
3	Repoint open joints to bellcote (excl assess as general notes)	1
2	Replaster exposed Nave stonework	3
3	Rake out and repoint open joints and cracking to Nave elevations including other masonry works, but not allowing for full repoint.	4
3	Works to rainwater goods in various locations	2
3	Rake out and repoint open joints and cracking to Vestry elevations including other masonry works. This excludes and significant work to the crack other than repointing.	2
3	Rake out and repoint open joints and cracking to Organ Chamber including other masonry works	1
3	Repair Vestry door	1
3 - 4	Rake out and repoint open joints and cracking to Chancel elevations including other masonry works	3
3 - 4	Improvements to external access	3-4
4	Repointing to porch	1
4	Replaster areas of damaged plaster to Nave	2-3
4	Cleaning off Mildew to walls	2 - 3
4 - 5	Less urgent works to windows – cost will depend on extent of works agreed	2 - 3
4- 5	Repairs to walls prior to decoration	2 - 3
4- 5	Longer term works to porch	2
5	Repointing of paved floors	1
5	Repairs to various floors	1
M	5 year electrical inspection	£350.00
M	Servicing of Fire extinguishers	£50.00
M	Servicing of Boiler	£150.00