

Confidential to:

Joyce Mead

By Email: treasurer.ingletonpcc@gmail.com



Surveyor's Name

I R Johnson MRICS, Chartered Building Surveyor

Our Reference

IRJ/EC/S2046/Quin

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**I R Johnson MRICS
Chartered Building Surveyor
For JohnsonClark Ltd**

1. PREMISES IDENTIFICATION

- 1.1. The property is a Grade II listed, mid-19th century parish church occupying a large churchyard to the south of Front Street (B6279) in the centre of the village.



Photograph 1

- 1.2. The church has a three bay, aisled nave with chancel, porch to the west and lean-to vestry and former boiler room to the south-east.
- 1.3. Construction comprises load bearing masonry walls supporting timber framed pitched roofs covered with Welsh slate and coped gables. To the west there is a bell cote.
- 1.4. External walls are constructed in sandstone rubble with ashlar dressings.
- 1.5. "Statutory Address: **CHURCH OF ST JOHN THE EVANGELIST, FRONT STREET**

The building or site itself may lie within the boundary of more than one authority.

*District: **County Durham (Unitary Authority)***

*Parish: **Ingleton***

*National Grid Reference: **NZ 17388 20514***

NZ 12 SE INGLETON FRONT STREET (South side)

2/21 Church of St. John the Evangelist

II

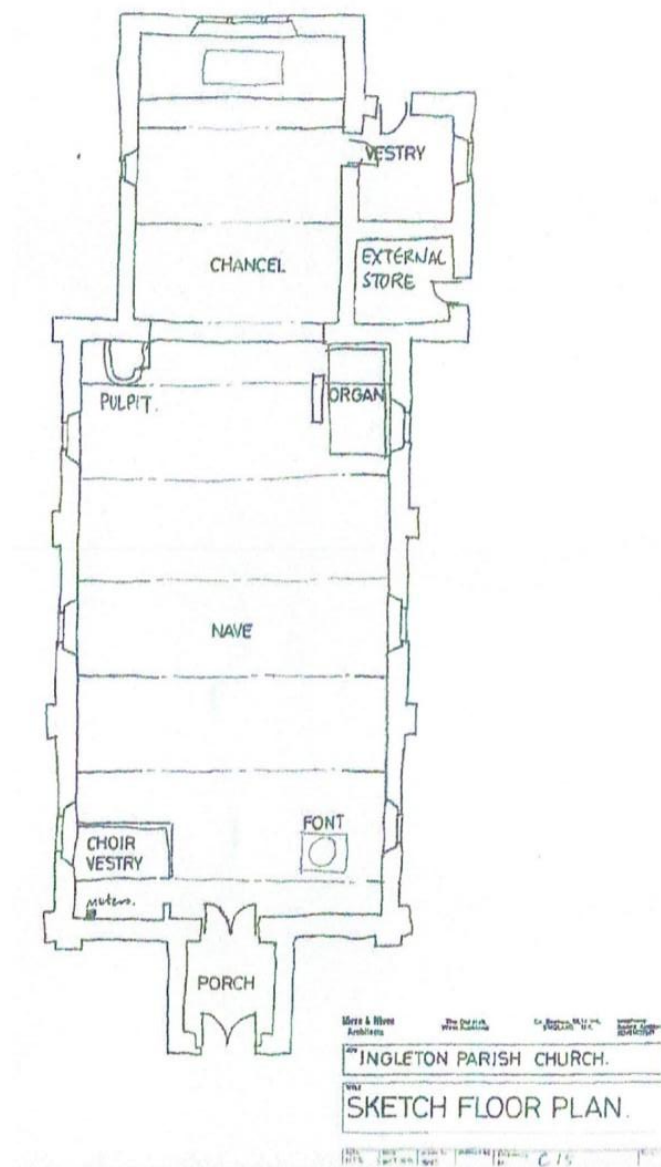
Parish church. 1843 by Ignatius Bonomi and J.A. Cory. Dressed sandstone with ashlar dressings; steeply-pitched Welsh slate roofs. Nave, chancel, south vestry and west porch. Early English style with plate-tracery windows consisting of paired lancets and quatrefoil under pointed hoodmoulds. Nave and chancel have double-chamfered plinth, sill band and flush quoins. Flat-buttressed, 3-bay nave has clasping buttresses at west end and at

junction with chancel. West end has 5 stepped lancets, of which 3 are blocked, and a gabled bellcote, with single trefoil-headed opening, which projects slightly from wall on a row of 3 corbels. Lower and narrower 2-bay chancel has single lancet in north wall and 3 stepped lancets at east end. 2-bay south vestry attached to chancel has pointed-arched doorway, paired lancet opening and corniced ashlar stack. Gabled west porch has moulded, pointed arch of 2 orders. Roofs have flat-coped gables.

Interior: pointed rear-arches; double-chamfered chancel arch dying into wall; nave has barrel roof with 6 arched braces on mid-wall corbels; chancel has barrel roof-with 3 arched braces.

Listing NGR: NZ1738820514"

- 1.6. The property is a functioning church and consequently contains furnishings, fixtures and fittings and floor coverings which have restricted examination of certain elements of the building.



- 1.7. Whilst endeavours have been made to determine the condition of all concealed areas no destructive exploratory work has been conducted and therefore comments in this report can only be conclusive for those areas inspected.
- 1.8. The photographs included in the report sometimes do not clearly indicate the defect e.g. where cracking is only slight. In these instances, the photographs are included to indicate the area of damage rather than the actual damage in question
- 1.9. For ease of identification all descriptions given in the report will be by compass orientation.

2. SPECIFIC LIMITATIONS OF THE REPORT

- 2.1. The inspection is visual and non-destructive, therefore any parts of the structure which are not exposed or are inaccessible, have not been inspected and therefore there may be concealed or unforeseen defects.
- 2.2. Inspection has been made from ground level and with the use of a drone.
- 2.3. The following parts are inaccessible and excluded from the inspection:
 1. Above ceiling
 2. Below floor
 3. Organ
- 2.4. Drainage, water and electricity have not been tested.
- 2.5. The report has been prepared for the purpose of the Care of Churches Measure 2020.
- 2.6. The contents may be disclosed to other professional advisers, but it is not intended to be a specification for repair works.
- 2.7. It is recommended that a Schedule of Work and specification is prepared by an appropriate professional in relation to any proposed repairs which DAC consent and quotations from appropriately experienced and qualified contractors can be sought.

3. CARBON REDUCTION TARGET

- 3.1. The General Synod has committed to a carbon reduction target of Net Zero by 2030 and has issued the “Practical Path to Net Zero Carbon” to show how this may be achieved. An “Energy Footprint Tool” has been created which can be used to establish the church’s carbon footprint as part of the Online Parish Return System. By inputting the most recent energy bills, it will be possible to calculate the amount of carbon produced and receive helpful tips to reduce the carbon emissions.

4. REPAIRS SINCE LAST INSPECTION

- 4.1. Following a review of the previous report the following repair works have subsequently been carried out.
 - 4.1.1. The previous inspection was undertaken on 16 August 2021 and the report issued on 10 September 2021 by John A Barnes.
 - 4.1.2. The following works have been undertaken:
 - Repairs to roof coverings
 - Replacement of mortar fillets to copings
 - Repairs to rainwater goods

- Patch re-pointing to external stonework which is ongoing
- Replacement of corroded air bricks to provide sub-floor ventilation
- Re-painting of ironwork and oiling of timber to entrance door
- Remedial works to ensure discharge from rainwater downpipes to gullies
- Re-painting of porch ceiling and plaster repairs
- Repairs to drainage and improved ventilation
- Removal of plaster to chancel and nave arches and re-pointing of stonework
(The previous report recommended repairs to plaster and re-decoration. Consent would have been required for the removal of the plaster and re-pointing which I understand has been approved)
- Repairs to plaster to the north side of nave
- Replacement of plaster around pulpit
- Asbestos survey in relation to the organ blower
- Management of trees in the churchyard.

4.1.3. The above were recommended in the previous report.

4.1.4. Work outstanding from the previous report include repairs and re-building to boundary walls.

4.1.5. In addition to the works recommended in the previous report, the following have also been undertaken:

- Internal re-decoration to chancel and nave
- Repairs to the church bell
- Re-painting of entrance gates
- Replacement of Bakelite sockets and switches and amendments to electrical wiring
- Renovation of notice boards in the porch and church
- Repair/replacement to lighting
- Deep cleaning of church windows and carpets
- Fitting of electric Smart meter.

5. DETAILED CONDITION

5.1. External Roofs

- 5.1.1. The roofs are of duo-pitched construction, the roof over the vestry and redundant boiler house being a catslide.



Photograph 2

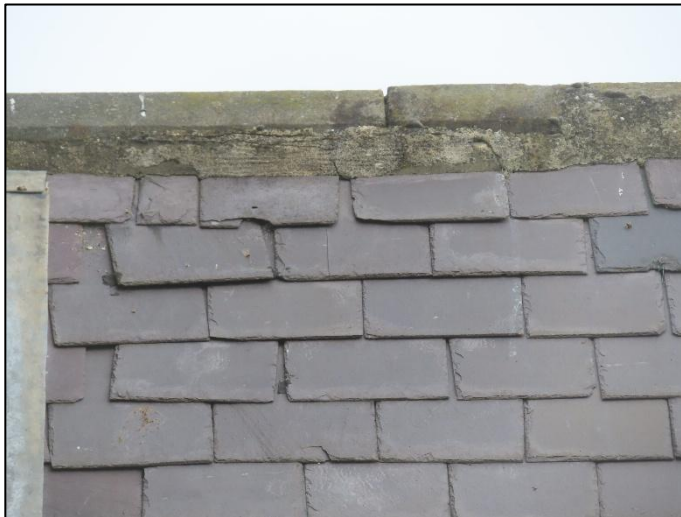
- 5.1.2. The roofs are covered with Welsh slate and have mortar bedded and pointed, angular stone ridges.
- 5.1.3. There are stone copings to the gables of the main roof over the nave and chancel.
- 5.1.4. Numerous slates have been replaced or re-fixed.
- 5.1.5. There are isolated missing/broken slates and where slates have been replaced, some of these are to a poor standard. A general overhaul is required to replace defective and poorly re-fitted slates to a poor standard.



Photograph 3



Photograph 4



Photograph 5



Photograph 6

- 5.1.6. Mortar filleting to the copings has been undertaken to a poor standard I anticipate to have been during unsuitable weather conditions and is consequently breaking down, requiring replacement.



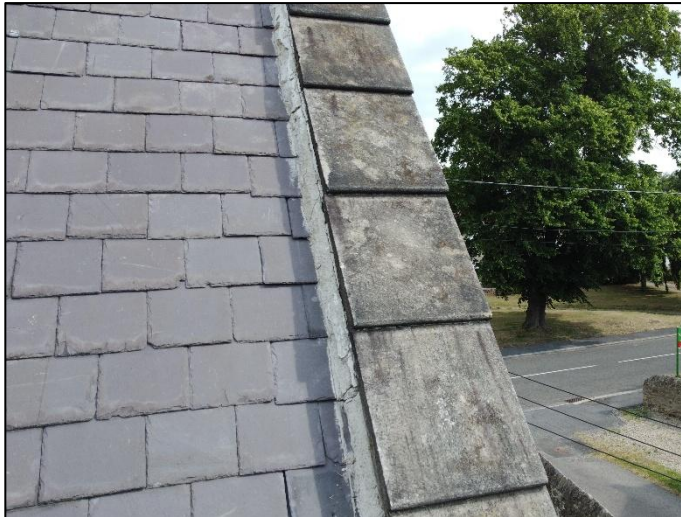
Photograph 7



Photograph 8



Photograph 9



Photograph 10

- 5.1.7. Pointing to the ridges is becoming cracked and loose to some areas, requiring replacement.



Photograph 11



Photograph 12

- 5.1.8. At the abutment of the chancel roof with the nave, there are lead flashings which are in reasonable condition for their age.



Photograph 13

- 5.1.9. There are lead flashings at the abutment of the bell cote although to the north roof slope, a piece of artificial lead has been installed.



Photograph 14

- 5.1.10. The lead is dressed over the copings to both the north and south slopes, but which has become distorted and potentially could allow driving rainwater penetration, requiring re-dressing.
- 5.1.11. To the south slope, a new flashing has been fitted more recently.



Photograph 15

- 5.1.12. To the vestry roof abutment, there is mortar filleting, some of which has been repaired.



Photograph 16

- 5.1.13. There is evidence of lead flashing beneath.
- 5.1.14. Mortar filleting is inclined to shrink and crack and will require replacement from time to time.
- 5.1.15. To the porch roof, the ridges have been recently re-pointed.
- 5.1.16. Mortar fillets between the slates and the copings is in reasonable condition.



Photograph 17



Photograph 18

- 5.1.17. However, a small area on the south slope is cracked and loose requiring replacement.



Photograph 19

- 5.1.18. It is likely that the filleting will gradually fail over the next 5-10 years.

- 5.1.19. There are broken slates at eaves level which would likely allow water to run down the face of the walls and which I would recommend are replaced.



Photograph 20

- 5.1.20. There are lead soakers and flashings at the abutment of the porch roof which are seen to be in reasonably good condition for their age.



Photograph 21



Photograph 22

5.2. Chimney Stack

- 5.2.1. There is a stone-built chimney stack serving a previous boiler. The stack is of ashlar stone construction terminating with a clay pot which has a ventilated cap.



Photograph 23

- 5.2.2. The pot is mortar bedded and flaunching.
- 5.2.3. The flaunchings are deteriorating and cracked, requiring replacement.



Photograph 24

- 5.2.4. There are lead flashings to the base of the stack and lead-lined back gutter which are seen to be in reasonably good condition.
- ## 5.3. Rainwater Goods
- 5.3.1. The roof slopes discharge to eaves gutters which are half-round cast iron, discharging into round cast iron rainwater downpipes.
- 5.3.2. The weather remained dry during the survey and therefore the rainwater goods were not seen under operational conditions.

- 5.3.3. There is staining around some of the gutter joints indicative of leakage although this can only be confirmed by observation during periods of rainfall.
- 5.3.4. A new section of gutter has been provided to the south-east corner of the nave.
- 5.3.5. There is general flaking of paintwork and surface corrosion evident. The rainwater goods are in need of re-decoration and potential sealing of some of the gutter joints.



Photograph 25

- 5.3.6. There are no rainwater goods to the porch.
- 5.4. **Tower, Spire Bells and Frames**
 - 5.4.1. There is no tower or spire however there is a bell cote with a single bell, timber headstock.
 - 5.4.2. The bell cote is of ashlar stone construction and seen to be in reasonably good condition.



Photograph 26



Photograph 27

- 5.4.3. I understand that a recent inspection of the bell has been undertaken while scaffold was up for maintenance works and the bell and stock considered to be in reasonably good condition.



Photograph 28

5.5. External Walls

- 5.5.1. The walls are of solid stone construction approximately 500-600mm thick.
- 5.5.2. The walls comprise lilac coloured rubble stone and quoins with buff coloured ashlar sandstone dressings to windows and door surrounds.
- 5.5.3. There are buff coloured air bricks to the base of the walls which have been replaced since the last Quinquennial survey.
- 5.5.4. There are plastic air bricks to the north side fitted into a stone well with loose top for cleaning purposes.
- 5.5.5. To the west elevation, a metal air grille is partially covered by pavings. This should be cleared/uncovered so that ventilation to the sub-floor is not restricted.



Photograph 29

- 5.5.6. To the chancel, the top has been moved and there are leaves in the well, requiring cleaning out.



Photograph 30

- 5.5.7. Mortar joints are suffering varying degrees of erosion. Areas have been re-pointed predominantly using a cement-based mortar although more latterly with a mortar containing lime, although I am not convinced that pointing to the porch and west gable is of a traditional lime mortar and may contain cement.



Photograph 31



Photograph 32

- 5.5.8. There is a cracked cill to the south-west nave window which has been previously pointed up, however, the pointing has eroded and daylight can be seen through the crack from inside. The crack should be cleaned out and pointed up.



Photograph 33

- 5.5.9. To the south elevation, one of the bays has a panel of cement mortar render and another approximately 50% of the panel rendered between the plinth and string course stone beneath the windows.



Photograph 34

- 5.5.10. The cement mortar pointing and render panels will contribute towards dampness issues and deterioration of plaster and paint finishes internally.
- 5.5.11. Removal of the render is however likely to cause damage to the stone.
- 5.5.12. Cement mortar re-pointing should be programmed for replacement with lime mortar.
- 5.5.13. There are significant areas of eroded/open mortar joints at low level to the walls generally which should be re-pointed.



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39

- 5.5.14. There are eroded mortar joints to ashlar stonework on some of the windows and doors. It would be beneficial to re-point these using a fine sand/lime slurry.



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45

- 5.5.15. There has been structural movement to the south-west corner of the boiler room causing outward movement of the arched head above the door, but which appears to be historic, there being no evidence of there presently being a progressive nature to the movement.

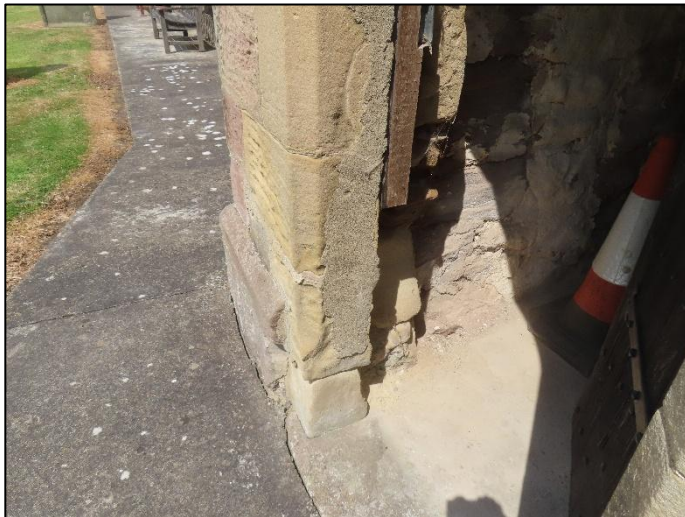


Photograph 46

- 5.5.16. Ashlar stonework to the front porch door, boiler house door and vestry door reveals have had areas of “repair” using cement mortar. This is unsuitable and will exacerbate erosion of the surrounding masonry (which is evident) and I would recommend that either an indent repair is undertaken or a lime mortar repair by a suitably experienced stonemason.



Photograph 47



Photograph 48



Photograph 49



Photograph 50



Photograph 51

- 5.5.17. There are areas of significant erosion of stonework evident which are to a degree exacerbated by previous cement mortar pointing and to these areas in particular, the cement mortar should be removed and replaced with lime mortar.



Photograph 52



Photograph 53

- 5.5.18. There is significant erosion of stonework to the east side internally of the boiler house door which is not yet threatening the structural integrity of the wall. This will continue to deteriorate over time and in the very long term, repairs will be required.



Photograph 54

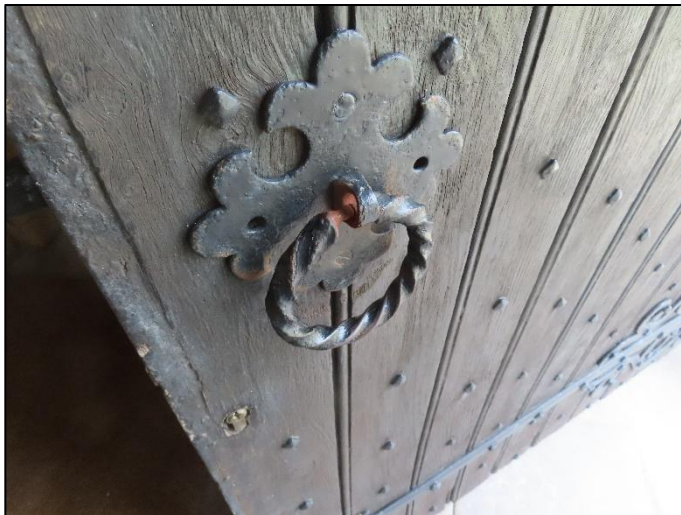
5.6. **External Windows and Doors**

- 5.6.1. The porch has a wide arched oak door closing against the ashlar stone face with large wrought iron hinges and studs.



Photograph 55

- 5.6.2. There is an iron ring pull which is significantly worn but still operational.



Photograph 56

- 5.6.3. General age-related weathering is evident to lower sections in particular but of a relatively minor nature.
- 5.6.4. The vestry and boiler room doors are of very similar nature but narrow.



Photograph 57



Photograph 58

5.6.5. The vestry has a weathered lower face.



Photograph 59

- 5.6.6. The bottom of the boiler room door has been extended, likely due to the floor having been lowered. There is weathering to the lower section of the door.



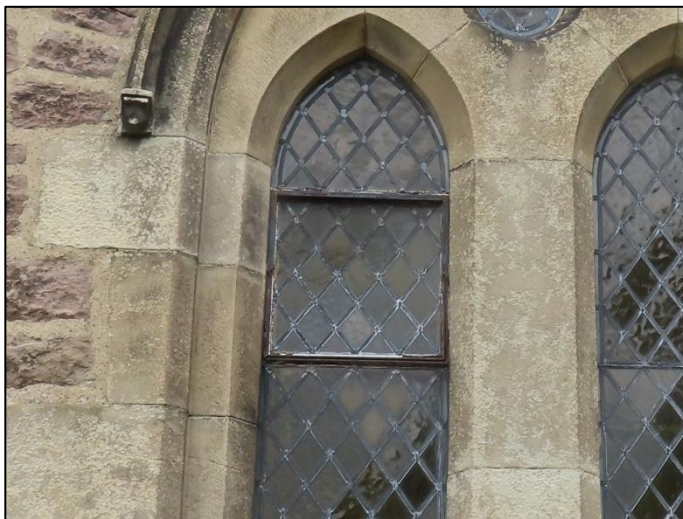
Photograph 60

- 5.6.7. The chancel window to the east (gable) of the chancel is a triple lancet with stained glass with several patch repairs evident.
- 5.6.8. To the north, there is a single lancet with coloured and stained glass I believe to have been installed in 2008 which is in good condition.
- 5.6.9. There is a galvanised steel grille to the outer side with powder coat finish, and which is in good condition.
- 5.6.10. There are six pairs of lancet windows with quatrefoil above to the nave, three to the north and three to the south, all with coloured glass.
- 5.6.11. To the north-east window, there are two broken panes of glass.
- 5.6.12. The north window is in relatively good condition.
- 5.6.13. To the north window, there is an opening vent which is distorted and the metalwork corroding, requiring cleaning down and re-decoration. There are also three panes of cracked glass.



Photograph 61

- 5.6.14. To the south-east window, there is an opening vent which is distorted and the metalwork corroding, requiring cleaning down and re-decoration.



Photograph 62

- 5.6.15. There are four panes of cracked glass.
- 5.6.16. To the south-west window, there is an opening vent which is distorted and the metalwork corroding, requiring cleaning down and re-decoration. There is one pane of chipped glass.

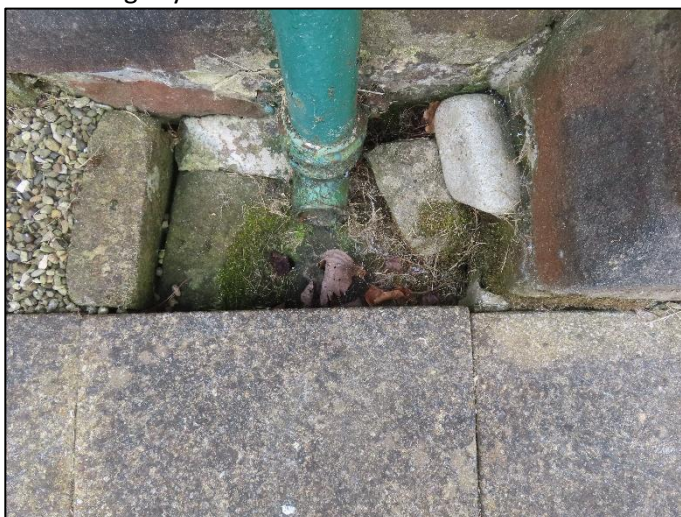


Photograph 63

- 5.6.17. The south window is in relatively good condition.
- 5.6.18. To the west wall of the nave at high level, there are two single lancet windows in reasonably good condition.
- 5.6.19. There are galvanised steel grilles to the outer face which are beginning to suffer corrosion.
- 5.6.20. To the vestry, there are a pair of coloured glass lancets in reasonable condition. There is slight bowing to the east lancet and two cracked panes of glass.

5.7. **Surface Water Drainage**

- 5.7.1. The rainwater downpipes discharge over clay gulley tops to the south side and stone dishes to the north side.
- 5.7.2. I understand that during periods of rainfall, pools of water develop and it is believed that there is no drainage system however I suspect that the area beneath the dish top gullies is blocked and these should be lifted and cleaned out which would also confirm whether or not there is a drainage system beneath.



Photograph 64



Photograph 65

- 5.7.3. The gulley to the south side of the chancel requires cleaning out.



Photograph 66

5.8. Lighting Conductor

- 5.8.1. There is no lightning conductor to the building.

Internal

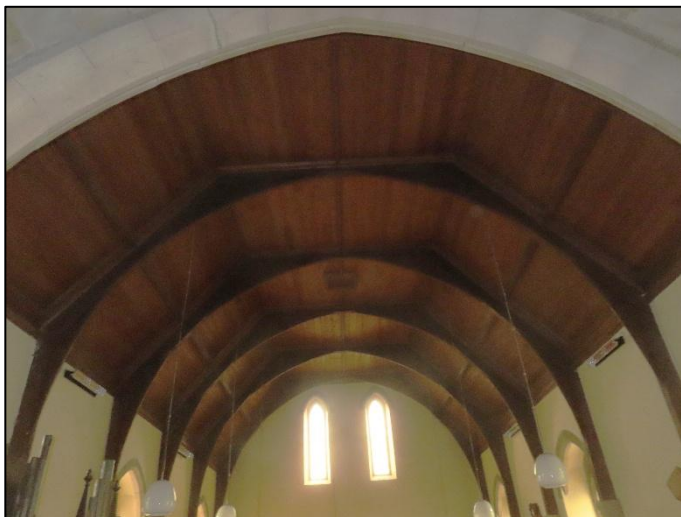
5.9. Roof Structures

- 5.9.1. The nave roof is supported on 6.No narrow, pine, collar trusses with extended legs and curved spandrels which support at least two rows of purlins to each roof slope but only one of which is visible due to a ceiling and small apex void which is not accessible by using surveyors' ladders.



Photograph 67

- 5.9.2. The chancel roof is supported on 3.No small collar trusses with curved spandrels over a timber wall plate. There is a single purlin visible, and I do not anticipate that there would be purlins above the ceiling.



Photograph 68

- 5.9.3. There is no evidence of any water ingress or significant decay to the visible parts of the roof structure.
- 5.9.4. Within the porch, the roof structure comprises a single purlin to each roof slope supporting common rafters with a ridge board to the apex.
- 5.9.5. The roof structure has a paint finish and is noted to be free from any active woodworm infestation or decay.
- 5.9.6. There is no evidence of any current water ingress.
- 5.9.7. Within the vestry, there is a single purlin visible, the rafters being concealed by a ceiling.



Photograph 69

- 5.9.8. The purlin is noted to be free from any active woodworm infestation or decay and there is no evidence of any water ingress.
- 5.9.9. To the boiler room, the roof is partially visible through a hole in the ceiling. The structure comprises a single purlin supporting common rafters and which as far as can be ascertained, appears free from any active woodworm infestation or decay.



Photograph 70

- 5.10. **Ceilings**
 - 5.10.1. There is pine boarding to the ceilings between the trusses and above the truss ties in the chancel and nave.
 - 5.10.2. To the porch, there is a lath and plaster ceiling between the rafters.
 - 5.10.3. There are areas of damaged and missing plaster as a result of previous water penetration which should be patch repaired.



Photograph 71

- 5.10.4. Within the vestry, there is a lath and plaster ceiling on the underside of the rafters.
- 5.10.5. Cracking is evident to the north-east corner, but which appears old standing.



Photograph 72

- 5.10.6. It is almost inevitable that the plaster will come loose and require repair in the future.
- 5.10.7. The boiler room has a modern plasterboard ceiling, part of which has collapsed due to previous rainwater penetration.
- 5.10.8. Some of the timber framework is also rotten and the ceiling should be repaired or replaced.

5.11. Walls and Partitions

- 5.11.1. The nave internal walls have oak panelling between approximately 0.4m and 1.2m above floor level and which is seen to be in good condition. There are areas which have been cut out to the south-west beneath the window where I assume radiator brackets have previously been installed.
- 5.11.2. The chancel has carved oak reredos which is in good condition.
- 5.11.3. The chancel and nave arches have had plaster stripped and stonework re-pointed.
- 5.11.4. Elsewhere, there are plastered finishes which have been recently redecorated and seen to be in good condition although previous blistering has been an issue and is likely to reoccur in the future.
- 5.11.5. Within the vestry, there is a plastered finish. Hairline cracking is evident above the external door and door from the chancel, but which is not considered to be currently of structural concern.



Photograph 73



Photograph 74

- 5.11.6. There is blistering and deterioration of paintwork and plaster at lower level to each side of the external door and south wall which I would recommend is patch repaired with lime plaster. Any decorative finish should be vapour permeable.



Photograph 75

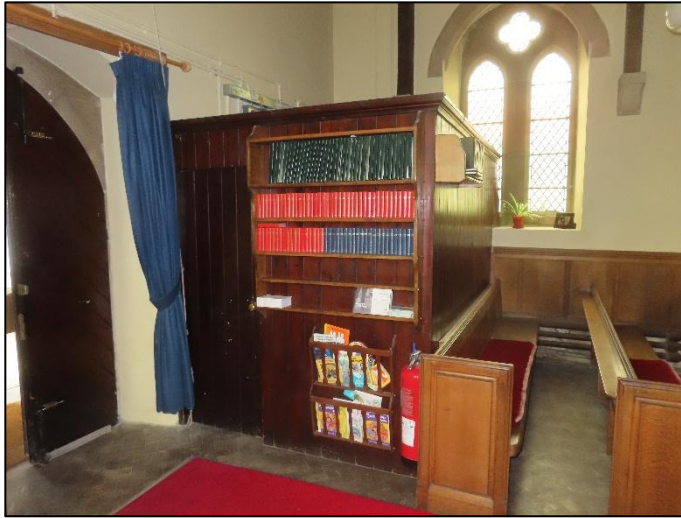


Photograph 76



Photograph 77

- 5.11.7. There is a vertical boarded timber partition to the north-west corner of the nave with vertical, timber boarded door which is in reasonably good condition.



Photograph 78

5.12. Floors

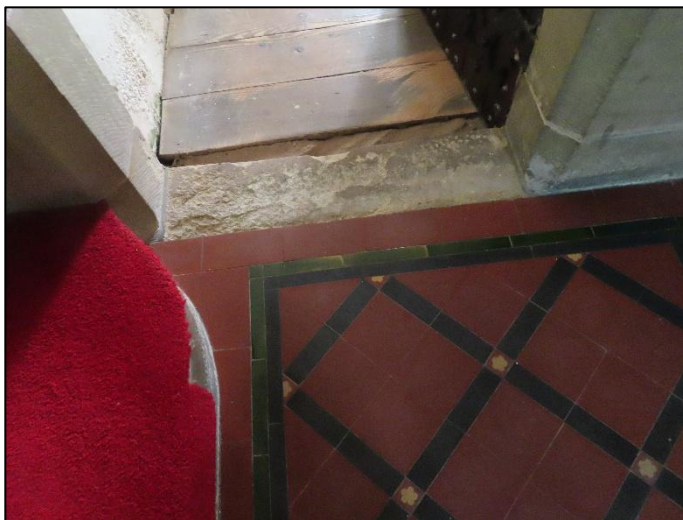
- 5.12.1. To the entrance porch, there are natural sandstone flags which are in good condition.
- 5.12.2. The nave floor is laid to oak, parquet blocks onto a solid floor and is in reasonable condition.
- 5.12.3. There is a carpet to the aisle and around the font which is in reasonably good condition.
- 5.12.4. The chancel has a solid floor with tiled finish and stone steps leading up to the altar.
- 5.12.5. There is surface deterioration to some of the stone steps but no significant issues evident. The tiles are in good condition.



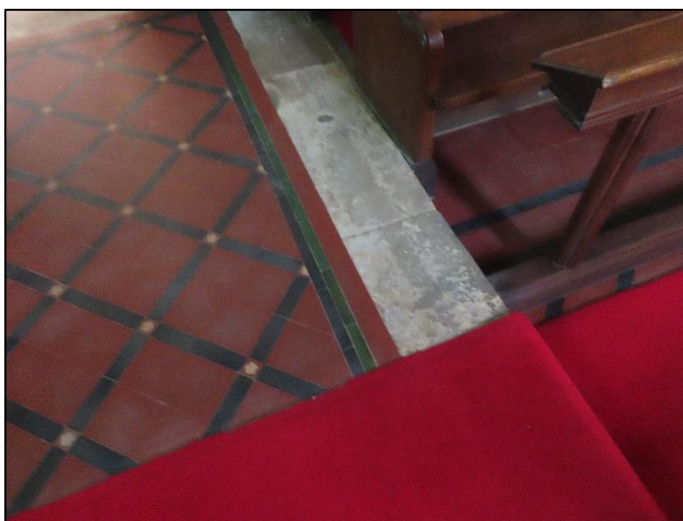
Photograph 79



Photograph 80



Photograph 81



Photograph 82

5.12.6. The choir stalls have raised, pine boarded platforms with oak fronts and are in reasonably good condition.

5.12.7. There are holes in the face of the oak providing ventilation.

- 5.12.8. The vestry has a pine, boarded floor which is uneven and slopes down towards the south, there is slight springiness indicative of shrinkage or decay to the supporting joists. It is noted that there are no air bricks providing sub-floor ventilation which increases the risk of decay. I would recommend a sub-floor inspection to determine the condition of the floor structure with a view to any necessary repairs.



Photograph 83

5.13. **Stairways and Balconies**

- 5.13.1. There are no stairways or balconies.

5.14. **Internal Joinery**

- 5.14.1. To the nave/porch, there are a pair of arched double plank doors hung on wrought iron bands with studs and close against the Ashlar stonework door surround.
- 5.14.2. The doors are in reasonably good condition.
- 5.14.3. The vestry has an arched double plank door hung on wrought iron bands and closes against the face of the Ashlar stonework. The door is in reasonable condition. There is old woodworm infestation evident but no evidence of any active infestation.

5.15. **Internal Decoration**

- 5.15.1. The church has recently undergone complete redecoration of the walls to the nave and chancel.
- 5.15.2. Within the vestry, there is blistering and peeling paintwork as previously reported.



Photograph 84

5.16. Fixtures, Fittings, Furniture and Moveable Articles

1. Square stone font on columned base with oak top, good condition.
2. Plank pine screen with door supports shelving and metal cabinet in northwest corner of nave; reasonable condition.
3. Oak pews with square ends in good condition, 2No. removed at southwest corner.
4. Tall fluted oak candle stick in good condition.
5. 2No. oak hymn boards in good condition.
6. Moveable oak memorial clergy stall (1957) in good condition.
7. Small carved oak octagonal pulpit with 3No. carpeted steps in good condition.
8. Locked cabinet in reasonable condition.
9. Pair of plain oak clergy stalls at ends of matching choir stalls; in good condition.
10. Oak lectern in good condition.
11. Oak altar rail with brass hinge in good condition.
12. Oak side table in good condition.
13. Carved oak altar table in good condition.
14. Bishop's chair in reasonable condition; chained to wall.
15. Grain chest in vestry in fair condition.
16. Tall oak cupboard in vestry in reasonable condition.

17. Steel safe in vestry in reasonable condition.
18. Dehumidifier in vestry operating and in reasonable condition.

5.17. Monuments, Tombs, Plaques etc

1. Extended war memorial in polished brass on chamfered oak surround (2003); in excellent condition.
2. Wilkinson memorial (1920) slate and marble; in excellent condition.
3. Wright memorial (1868) slate and marble; in good condition.
4. Wright memorial (1874) marble; in good condition.
5. Shepherd memorial (1929) marble; in good condition.
6. Davies memorial (1947) copper on oak; in good condition.

5.18. Organ

1. Harrison & Harrison organ refurbished recently and said to work well. Blower box noisy, situated on window cill behind with asbestos cement panel cladding.

5.19. Kitchen and Sanitary Fittings

- 5.19.1. There is no WC or kitchen although these are available in the village hall which is nearby to the south-east of the churchyard.

5.20. Heating System and Ventilation

- 5.20.1. There are redundant cast iron heating pipes as part of a previous system from which the boiler has been removed.
- 5.20.2. Heating is now provided by 8.No high-level ceramic heaters and small convector heaters on the underside of the pew benches which are controlled by an electronic timer. There is a fan heater in the vestry.
- 5.20.3. I understand the system to operate satisfactorily.

5.21. Insulation and Air Leakage

- 5.21.1. There is no insulation evident within the walls, floors, or roof.
- 5.21.2. Air leakage should be relatively low as the windows are in reasonable condition and floors are solid, however, within the vestry there are gaps between the door and stone surround which will allow significant air leakage and consideration should be given to installing a timber frame to the inner face of the stonework to include draught seals.

5.22. Electrical Installation

- 5.22.1. There is a 415 volt, three phase electrical supply overhead entering via a bracket fixed to the west gable.
- 5.22.2. There is a digital smart meter and numerous consumer units, some with re-wirable fuses and others with mini circuit breakers.
- 5.22.3. Circuits are wired with twin and earth PVC sheathed cables contained within metal conduits for power, lighting, and heating.
- 5.22.4. I understand that the electrical installation was last inspected in February 2026.

5.23. Hot and Cold Water

- 5.23.1. There is a cold water supply via a standpipe within a wooden cabinet to the internal face of the north boundary wall.



Photograph 85

- 5.23.2. The pipework is insulated. The timber boxing is beginning to deteriorate to lower sections.
- 5.23.3. There is no water supply within the church.

5.24. Bats

- 5.24.1. There is no evidence of any bats in the building.

5.25. Disability Provisions and Access

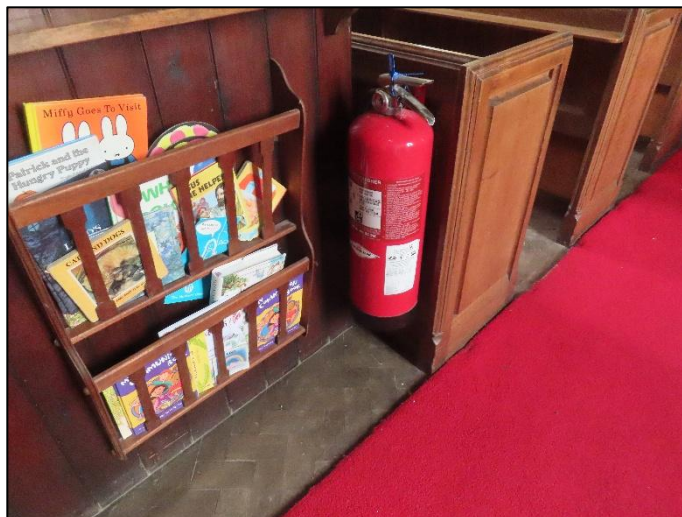
- 5.25.1. Access into the site is stepped as is the access into the church porch.
- 5.25.2. There are temporary ramps stored in the boiler house.

5.26. Health and Safety

- 5.26.1. Within the grounds, there are numerous gravestones which lean significantly out of plumb and are at risk of falling.
- 5.26.2. Given that there is unrestricted public access into the churchyard, it is recommended that these are checked and made safe if necessary.
- 5.26.3. There are asbestos panels to the organ blower box which I understand have been inspected and a report has recommended that these are left intact until the organ is completely refurbished.
- 5.26.4. There is no other asbestos evident within the building.

5.27. Fire Precautions

- 5.27.1. There is no fire warning system.
- 5.27.2. There is a fire extinguisher in the nave which has been inspected in February 2026.



Photograph 86

5.28. Grounds and Boundaries

- 5.28.1. The perimeter of the churchyard has mortar stone-built boundary walls which is in reasonable condition to the front and east-sides. To the west side, there are several bulges and areas of leaning together however ivy growth has prevented a full examination.
- 5.28.2. To the south, the boundary is formed partly by a neighbouring building which is in a state of collapse.
- 5.28.3. Part of the wall to the east side of the building has been undermined and collapsed and I understand is under negotiations for re-building.



Photograph 87



Photograph 88

- 5.28.4. There are isolated tree saplings growing out of the east-boundary wall which should be removed to prevent future damage to the wall.



Photograph 89



Photograph 90

- 5.28.5. Mortar joints are eroding, cracked and loose to many areas and there is deterioration of stonework to the north end of the east boundary wall.
- 5.28.6. I would recommend a programme of re-pointing be put into place.
- 5.28.7. Within the north wall, there is a pair of steel gates with a wrought iron arch above within which there is a light fitting.



Photograph 91

- 5.28.8. Although the gates have been recently decorated, preparation has not been properly undertaken, and areas of corrosion are again visible.



Photograph 92

- 5.28.9. There is a steel gate hung on steel posts giving access to the garden of remembrance and which is in good condition.
- 5.28.10. There is natural stone paving leading from the gate to the porch which is in reasonably good condition.



Photograph 93

- 5.28.11. There are concrete pin curbs to the sides of the paving which are suffering age-related erosion.
- 5.28.12. There are cast in situ concrete paths to the south which are in reasonably good condition, suffering isolated minor cracking but considered serviceable.
- 5.28.13. There is a relatively new aluminium notice board within the public verge to the front supported by light steel or aluminium posts, and which is in good condition.
- 5.28.14. There are numerous trees within the churchyard which appear to be in reasonably healthy condition.

- 5.28.15. There are also numerous tree stumps remaining from where trees have been previously removed.

6. SUMMARY AND ADVICE

- 6.1. Within the scope of the examination undertaken to the church in that the inspection has been restricted to a visual nature only and no exploratory work has been conducted I would comment as follows.
- 6.2. Examination of the previous quinquennial survey carried out in 2001 has revealed that there are no significant changes to the structural fabric.
- 6.3. General repairs and maintenance have been undertaken however there are further and ongoing works required to maintain the weathertightness and integrity of the building.

7. FURTHER INVESTIGATION

7.1. Items requiring additional details or specialist investigation.

- 7.1.1. Below ground drainage from the gullies.
- 7.1.2. Condition of floor to vestry.

8. WORKS OF REPAIR

8.1. Of Utmost Urgency

- 8.1.1. Replace missing and loose roof slates.
- 8.1.2. Clean out gullies.

8.2. Essential Within the next twelve months

- 8.2.1. Repair/replace boiler room ceiling.
- 8.2.2. Re-point ridges as necessary.
- 8.2.3. Re-point crack/hole in nave window cill.
- 8.2.4. Overhaul roofs to replace poorly re-fixed/replaced slates.
- 8.2.5. Investigate/provide drainage from gullies.
- 8.2.6. Re-build collapsed churchyard wall.
- 8.2.7. Replace flaunching to chimney pot.
- 8.2.8. Investigation and repairs to vestry floor.
- 8.2.9. Uncover air vent in west elevation.

8.2.10. Replace mortar filleting to main gable copings.

8.3. **Essential within the next five years**

8.3.1. Re-decorate rainwater goods.

8.4. **Advisable within the next five years**

8.4.1. Replace mortar filleting to porch gable copings.

8.4.2. Clean down and re-decorate opening vents to windows.

8.4.3. Replace cement mortar repairs to porch, vestry and boiler house door reveals.

8.4.4. Ongoing re-pointing of external walls.

8.4.5. Repairs to porch ceiling.

8.4.6. Replace defective plaster to vestry walls.

8.4.7. Provide frame and draught seals around vestry external door.

8.4.8. Re-point churchyard walls.

Appendix 1: Explanatory Notes for PCCs

a) The need for a Faculty

The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent will normally be required (with the exception of some minor maintenance items).

b) General limitations of the Quinquennial Report

The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.

Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.

Further specific limitations on access etc. may be noted in the Report text.

c) Annual Inspections by the Church Wardens

Although the Inspection of Churches measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 2018 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. Guidance on these inspections and statutory responsibilities can be found on the Churchcare website.

d) Rainwater gutters and downpipes

One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.

e) Insurance cover

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.

f) Electrical Installation

Any electrical equipment should be tested at least once every quinquennium in accordance with IEE Regulations, 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. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without use of instruments.

g) Lightning Conductor

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 condition should be kept with the Church Log Book.

h) Heating installation

A proper examination and test should be made of the heating installation by a qualified engineer each summer before the heating season begins, and the report should be kept in the Church Log Book.

i) Fire extinguishers

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided and in addition special extinguishers for the organ and boiler house. Large Churches will require more extinguishers and, as a general rule, one water extinguisher should be provided for every 250 square metres of floor area. All extinguishers should be inspected annually by a competent engineer to ensure that they are in good working order. Further advice can be obtained from the fire prevention officer of the local fire brigade and from insurers.

A summary of the recommendations is as follows:

<u>Location</u>	<u>Type of extinguisher</u>
General areas	Water (one per 250m ²)
Organ	CO2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil boiler	Foam (or dry powder if Electricity on)

Further advice is available on the Churchcare website.

j) Asbestos

It is a duty of the PCC to ensure that an assessment is made of the church to establish whether asbestos is or is liable to be present. Further advice is available on the Churchcare website.

k) Equality Act

The PCC should understand their responsibilities under the Equality Act 2010. Further advice is available on the Churchcare website.

l) Protected species

The PCC should be aware of their responsibility where bats and other protected species are present in the church buildings. Further advice is available on the Churchcare website