

QUINQUENNIAL REPORT



A- DESCRIPTION OF THE CHURCH

The Parish website provides the following description:

St Ives was designed by the architect Charles Hodgson Fowler. It is constructed in local sandstone with Welsh slates to an aisled (north and south) nave with south porch, and chancel with south aisle. Its style is the plain nineteenth century reinterpretation of medieval Early English, which this Architect favoured, with cusped lancet windows, circular windows with plate tracery to the clerestories and west gable, and simple chamfers to the arcades.

The churchyard is large, now closed, but contains many headstones including 14 commonwealth war graves.

Leadgate itself stands high in the northwest corner of County Durham, straddling the line of the Roman Road, Dere Street. St Ives is at the most exposed location in the village at 731 feet above sea level. The settlement greatly expanded in conjunction with the growth of the steel works in nearby Consett and the associated numerous coal mines in the vicinity. The Church is often referred to locally as the 'Miner's Cathedral' because of its size and mining connections. The steel works shut in 1980 along with the coal mines, and

replacement employment has been of a different character; and, together with less expensive housing, commuting to nearby Tyneside now characterizes the village.

Sir Nikolaus Pevsner describes the church in the Durham edition of The Buildings of England series, simply as:

A large, plain, E.E. stone church of 1865-8 by C. H. Fowler. N aisle 1879. Towerless.

Forming a group with the church: Ty-Cerrig, a solid house of 1844, with some Gothic details, stained glass, and Swinburne arms on the fireplaces, which became the VICARAGE in 1891.

Listing Description

NZ 15 SW CONSETT ST. IVES ROAD

Church of St. Ives

6/77

4/7/86

II

Parish church. 1865-8 by C.H. Fowler; addition of north vestry porch 1879. Snecked sandstone with ashlar dressings and plinth; Welsh slate roof with stone gable copings. Aisled nave with south porch; chancel with south aisle and north vestry. Gabled porch has side buttresses flanking open 2-centred-arched doorway of 2 orders, with impost string; side benches; inner 2-centred arch containing double oak doors with wrought iron hinges, crescent-shaped with leaf terminals. Cusped lancets in aisles, paired except for groups of 3 at east end of north and west end of south aisles; 6-foil clerestory windows in panels. Buttressed west front has 2 tall cusped lancets under large 12-foil light; 3-light east window under drip mould; north aisle has buttress and turret at east end. Steeply-pitched roof with copings on kneelers; tall gabled bellcote. Lower chancel roof; stone cross finials.

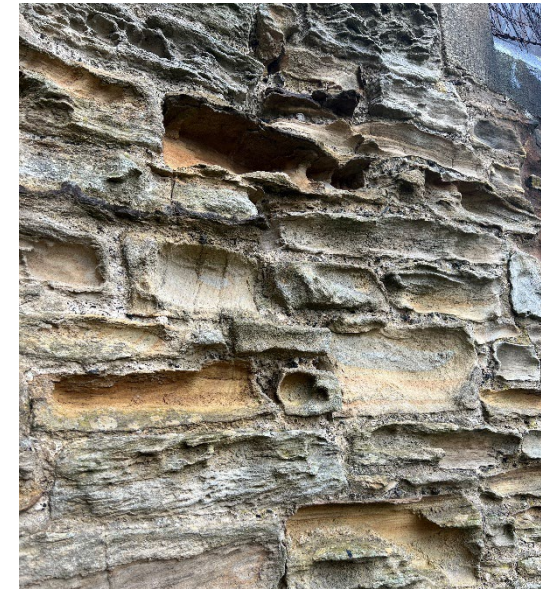
Interior: coursed squared sandstone with ashlar dressings; scissor-truss nave roof, panelled chancel roof. 5-bay arcades have chamfered 2-centred arches, with continuous dripmould, on round piers with square capitals. High chancel arch on long flatcorbelled shafts has chamfered inner arch on shafts with crocket capitals. Shouldered aisle rere-arches except for segmental

arches behind the triple lights; 2-centred rere-arches to clerestory and lancets. Choir stalls with Gothic tracery from St. Oswald's, Gateshead; similar style rood screen and pulpit. Altar of Caen stone. Chancel floor tiled in medieval patterns. One step to chancel, 2 to sanctuary and 2 to altar. C20 altar in front of screen. Tub font with many-moulded base. Early C20 glass includes war memorial windows in south aisle showing soldiers in battle, and Saints Hilda and Mary of Bethany; triple window in south aisle has heraldic devices and St. Ives. Many windows clear, with original geometrical glass.

Quinquennial Inspector's overview on the condition of the church:

The church is constructed of sandstone walling with welsh blue slate roof finish. Whilst the building is generally in fairly good condition, there are some major issues which need to be addressed:

1. The walling is generally constructed with 'soft' sandstone very often used in Co Durham buildings. This type of stonework is prone to surface disintegration or 'sanding'. This is a common defect seen throughout the county: creating deep pockets to individual stones. This is often exacerbated when in association with hard cement mortars used either in the original construction or in older repointing. The hard mortar pointing is left standing proud forming pockets which can collect moisture further accelerating the stone disintegration. This issue was raised in previous QI's. Some areas of stonework have been repaired since the last QI: indicating a welcome phased approach to restoration. The repairs have removed the hard cement mortar which were standing proud and repointing in a lime mortar. A consistent lime mortar mix is essential to avoid any differential in subsequent phases.
2. The condition of the east wall to the Chancel was raised in the previous QI: the entire wall seems to be de-attaching itself from the north and south chancel walls. A structural engineer's report was included in the previous QI advising comprehensive structural repairs were urgent, or at least temporary measures should be implemented. A temporary steel supporting



frame has now been installed. The parish explained the latter was implemented, as costs for a more permanent/appropriate solution were found to be high.

3. The parish advise that notwithstanding recent slating repairs there are continuing leaks associated with the water tabling. Defects in the external flashings are noted in this QI. The tabling should be properly rebbed and any defective components replaced.
4. There are minor cracks evident in the masonry throughout the church. It is advised that a structural engineer should be appointed to provide a full report on the church to confirm if there is an underlying issue.

B - WORKS CARRIED OUT SINCE THE PREVIOUS INSPECTION

The works of significance carried out since the previous inspection:

Unknown date	The metal mesh window protection replaced with clear polycarbonate panels.
Sept 2022	Slipped slates to south west aisle roof over entrance lobby repaired
Oct 2024	Entrance porch repointed. Air bricks repointed/rebedded. Gutters repaired to south chancel, south aisle, north west aisle corner.
Nov 2024	9 gas heaters rewired
Dec 2024	Gas heaters repaired
Jan 2025	2 gas heaters repaired
April 25	Repairs to nave roof water tabling
Oct 2025	Repainting to north west gable, south west gable, south aisle buttress, south organ chamber wall
Nov 2025	Steel frame/stabilisation to east chancel wall gable.
Nov 2025	Repairs to 2 gas heaters
May 2026	Repairs to 2 gas heaters (on site during QI inspection)

C - THE INSPECTION

The external inspection was undertaken on the 15th April 2026 followed by the internal inspection on Thursday 30th April 2026. During the external inspection the weather was cloudy but fine. There were periods when the clouds broke and there were sunny spells. Viewing was from ground level using binoculars where appropriate. No concealed inaccessible ceilings, voids, wallheads, etc were inspected and no manhole covers were lifted nor drains inspected.

Each defect/item is followed by a brief outline of the recommended repair/works. The reported defects and recommended repairs will assist the PCC compiling a programme of prioritised repair works. This document is not intended as a specification. The PCC are urged to seek appropriate specialist advice for any issues which arise. It is recommended that the PCC should contact the architect when the PCC is ready to proceed. The architect will advise on the appropriate action/procedure in drawing up specifications, seeking quotations and inspecting work carried out on site. It should be noted that some works may require DAC approval and a Faculty.

The recommended works are prioritised as follows:-

- A** – Urgent, requiring immediate attention.
- B** – Requires attention within 12 months
- C** – Requires attention within 18-24 months
- D** – Requires attention within the quinquennial period
- E** – A Desirable improvement with no timescale
- M** – routine maintenance

The costs noted in red are estimates by the architect to provide a broad indication of the potential costs associated with the recommended works. The costs for each item will be dependent on the scale of work undertaken and need to be read cumulatively per trade within each priority category. The figures do not include VAT, preliminary costs, scaffolding, welfare, nor do they include any professional fees. However they will provide an indication on the order of costs associated with the repairs. If many items are undertaken collectively there will be savings of economies of scale, i.e. with contractor's preliminaries, scaffolding, welfare facilities etc. In some instances the full scale of the repair will not be known until further investigations and opening up is undertaken. Where specific construction projects can be carried out in a single phase, eg. the stabilisation of the chancel walls, the costs quoted are qualified 'inclusive' giving an indication of the full costs.

There is scope for a number of simple and straight forward tasks to be undertaken by volunteers: these are noted as DIY. However the PCC should be mindful of health and safety issues associated with such tasks and their potential responsibilities and duties under the Construction, Design Management Regulations 2015 (CDM). The costs do not include professional fees associated with monitoring, investigations, specification, approvals, seeking tenders or contract administration.

No.	Defect	Recommended Repair	Cat. /Cost	Photograph
	EXTERIOR			
1.0.0	ROOF COVERINGS These are generally welsh blue slates in regular courses. The slated roofs appear to be in reasonable condition. There is evidence of areas of roof having been reslated (south pitch to south aisle and south pitch to nave). Extensive use of alternative 'lead' flashings material has been installed to abutments. In some cases this looks heavy handed, eg south aisle pitch at east end totally covering the watertabling, it appears effective. Any missing slates are given as 'approx no'. Slates with corner chips are assumed to be sound.			
1.1.0	South pitch to the Nave:			
1.1.1	Approx 4 no missing slates.	Check over roof and replace any missing slates	B £150	
1.1.2	Flashings to east/gable appear to be coming away	Inspect the flashings and refix/replace as necessary. Carry out high level inspection of the water tabling and consider rebedding the tabling and/or replacing the tabling	B £1750	

1.2.0	South face of South Aisle:			
1.2.1	1 no. slipped slate and 3 no missing eaves slates.	Check over roof refix slipped slates and replace any missing slates	C £150	
1.3.0	Porch Roof:			
1.3.1	2 no. watertables to the west pitch and 1 no watertable to the east pitch showing signs of delamination (this was noted in the last QI but seems no worse) Mortar fillets to Porch gable have lost adhesion to copings to both pitches	In association with general repairs, it is recommended defective tabling should be replaced and the tabling bedded on dpc.	B £1000	
1.3.2	Section of mortar fillet to wall abutment has lost adhesion	Break out the mortar fillet and replace in lime mortar.	B £150	

1.4.0	South pitches to Organ and Chancel roofs			
1.4.1	A number of corner chipped slates but all sound			
1.5.0	North pitch to Chancel roof			
1.5.1	The alternative material 'lead' flashing to the east gable appears to be coming away.	Inspect the flashings and refix/replace as necessary. In association with general repairs recommended for tabling defective tabling should be replaced and tabling bedded on dpc.	B £1750	
1.6.0	North pitch to nave roof			
1.6.1	The alternative material 'lead' flashing to the east gable appears to be coming away.	In association with general repairs recommended for tabling, any defective tabling should be replaced and the tabling bedded on dpc with an effective upstand flashing..	B £1750	
1.7.0	North pitch to north aisle			
1.7.1	1 no missing slate	Check over roof refix slipped slates and replace any missing slates	B £150	

1.8.0	North extension: north porch to vestry			
1.8.1	Roof finished in mineral felt. Appears to be old though no evidence of leaking.	Monitor remaining feltwork for maintenance	DIY	
2.0.0	RAINWATER GOODS Generally, the rainwater goods are in cast iron. As noted in the previous QI, rainwater pipes appear to discharge directly to ground. The previous QI referenced potential dampness being caused by the lack of a controlled drainage system. A gravel margin has been installed abutting the church walls and this may be assisting in providing free drainage, however consideration should be given to incorporating a simple drainage system to soakaways.			
3.0.0	WALLS. These are sandstone rubble walling stone with dressed stone quoins, kneelers, watertables and window/door jambs. As noted in the preamble of this QI and in the previous QI, the sandstone is suffering significant deterioration of the facework. This is evident throughout the church with the exception of the north aisle walling which has not suffered to the same degree. This is likely explained that it was constructed after the main body of the church and probably using a more durable stone.			

	The condition of the chancel east gable has caused problems since before the last QI. Apart from the temporary stabilising steel frame supporting the gable virtually no work has been carried out the chancel walls: north, south and east, since the last QI. The upper course of stone to the north aisle eaves shows evidence of displacement, which may be caused by the outward thrust of the roof rafters/wall plate. Some stonework repairs have been carried out since the last QI. This includes for knocking back projecting hard mortar and repointing using a lime mortar. It would appear the work includes indenting stone blocks at particularly deep erosion pockets. It is hoped general stonework repairs can continue in a phased manner. Repairs works to the east chancel gable wall will be significant. It is understandable why no works have been carried out to the adjacent north and south walls of the chancel. All three chancel walls should be repaired under a comprehensive repair scheme. A structural engineer should be appointed to develop a repair scheme in conjunction with an architect. It is noted (and mentioned in the previous QI) there are many minor cracks in the masonry throughout the external walls. Apart from the chancel these appear to be relatively minor and may be little different to that at observed in the last QI. It is advised a structural engineer should be invited to report on the general stability of the church walling to ensure there is no underlying issue. It is recommended a programme of phased masonry repairs is instigated. This will require schedules of work which should be prepared by a conservation architect detailing the scale and location of the repointing and/or indenting. The full repair of the chancel walls should be undertaken. Such work to historic masonry does require the skills of an experienced heritage masonry contractor. A mortar mix for repointing/rebuilding work will need to be agreed, and this should then be used for all other work to ensure a consistency of mortar if the works are undertaken over a period of time. A lime based mortar should be used, and consideration should be given to using a 'hot' mixed lime as these tend to have greater porosity, which aid in the drying out of damp walls. The Bellcote has been repointed since the last QI and appears to be sound.
--	--

3.1.0	South Elevation to Porch:			
3.1.1	Lean joints to arch stones (as noted in previous QI and seems no worse)	Monitor during the QI period	DIY	
3.1.2	4 no. hood mould components suffering from significant delamination: not performing properly to shed surface water (as noted in previous QI: unable to comment if any worse)	Consider replacing with new sections to match original mould, or monitor during QI period.	E £1000	
3.2.0	South elevation to south aisle:			
3.2.1	This wall has largely been repointed since the last QI. There are isolated pockets/joints which need further attention. There is minor cracking to stone joints to 4 no. window surrounds.	Cut out joints as necessary and repoint.	C £500	

3.2.2	Pinnacle to east buttress has lean joints	Cut out joints and repoint.	D £1000	
3.3.0	South elevation to high level nave:			
3.3.1	The joints to the west end buttress and adjacent panel appear to be lean particularly to the eaves	Cut out joints and repoint.	D £500	

3.3.2	The joints to the east end buttress and adjacent panel appear to be lean. Evidence of mass mortar filling from poor earlier repairs?	Cut out joints and repoint. Include for galletting and/or indenting stonework.	D £500	
3.4.0	East elevation to Organ Chamber:			
3.4.1	Stonework and pointing in reasonable condition apart from the upper apex to the monopitch wall: deep erosion pockets and very hungry joints. Evidence of poor earlier repairs with mass mortar filling. Minor areas of pointing require attention to lower walling.	Deep tamping to joints required along with building up with replacement stonework at mass mortar filling.	C £500	

3.5.0	Chancel: south, east and north walls:			
3.5.1	A temporary steel frame has been installed since last QI to support the east chancel gable wall. Evidence of movement in gable to north, south and east. (all as noted in previous QI) The stonework generally shows deep erosion pocketing with hard mortar joints standing proud.	A structural engineer and architect should be appointed to develop a comprehensive scheme to stabilise/rebuild the east gable. Retained walling will require general repointing and indenting stonework to any deep erosion pockets.	C £250,000 inclusive	
				

3.6.0	East elevation to the Vestry and Undercroft stair:			
3.6.1	Pointing to vestry gable generally satisfactory apart from isolated minor lean pointing and weak/mass mortar beneath the watertabling. The undercroft stair is enclosed with walling and flat roof (relatively modern). The low level window is blocked with timber boarding, in poor condition. It appears to be in no worse a condition since the previous QI. The roof is finished in mineral felt	Repoint vestry gable using a lime mortar including for galletting to make up for mass mortar. Repair the timber boarding to window opening. Monitor the condition of the felt roof.	D £100 C £100 DIY	
3.7.0	North elevation to Vestry:			
3.7.1	Some minor cracking. Pointing generally satisfactory apart from an area of eroded stone facing.	Repoint locally.	B £400	

3.8.0	North Porch:			
3.8.1	The door lintol is displaced to the flanking corbel jambs, though no sign of settlement. The external steps show signs of movement	Monitor. Repoint the external steps	B £150	
3.8.2	Minor cracking to the north face at both ends of wall	Consider 'stitch' repairs bedded in joints. It is recommended a structural engineer is appointed to investigate the minor cracking throughout the church.	C £500	
3.8.3	Minor cracking in centre of west elevation wall. The porch is built with a butt joint to the main wall: filled with thick mortar.	As above: consider stitching to stabilise the cracking and the butt joint	C £150	

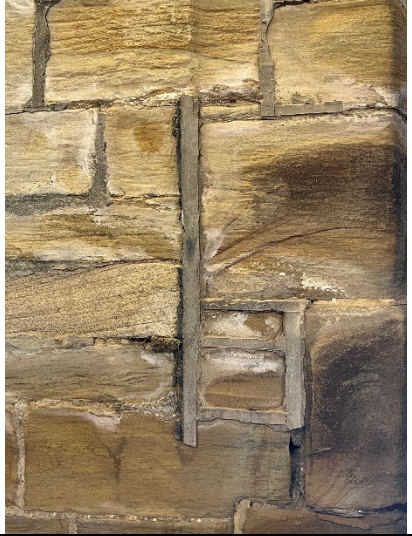
3.9.0	North aisle elevation			
3.9.1	The stonework and general pointing is relatively sound (probably due to being constructed using a more durable stone). Isolated areas of pointing required, particularly at the west end with hard pointing almost falling out.	Rake out joints and repoint	D £300	
3.9.2	Evidence of minor cracking in the joints to the periphery of the window surrounds	Repoint.	D £200	
3.9.3	Evidence of displaced stone to the eaves course, possibly caused by thrust from roof structure.	Investigate and pin back any displaced stones and repoint.	B £500	

3.10.0	North elevation to nave			
3.10.1	Isolated areas of lean joints, particularly to pier at east end	Repoint stonework	D £500	
3.11.0	West elevation to north aisle			
3.11.1	Fully repointed since last QI. All sound. External light over window appears to be broken.	Check whether light is working. Repair if necessary and review if the light is needed.	DIY	

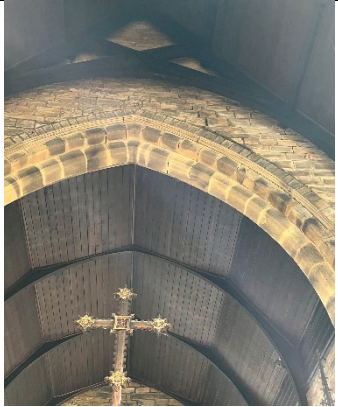
3.12.0	West elevation to nave			
3.12.1	Apart from the bell cote (which has been repointed), no further works have been carried out since the last QI. The stonework generally is suffering from significant erosion and sanding, with hard mortar pointing standing proud.	Investigate high level condition and prepare a scheme for breaking back hard mortar pointing, repointing and indenting in locations of deep erosion pockets.	C £12,000 inclusive	
3.12.2	The rose window joints seem lean	Investigate and repoint if necessary	Included Above in 3.12.1	
3.12.3	The north watertables are sound except 1 no which has a broken edge, but should be retained. The south watertables are sound apart from 1 no which is out of alignment to the others	In association with general repairs recommended for tabling, any defective tabling should be replaced and the tabling rebbed on dpc with an effective upstand flashing..	B £1750	

3.13.0	West elevation to south aisle			
3.13.1	Fully repointed since last QI. All sound.			
4.0.0	WINDOW AND DOORS The windows have leaded stained and plain glass. The previous QI noted the mesh window protection was in a poor state in places. These have since been replaced since the last QI with clear polycarbonate. The main entrance door is constructed in heavy timbers with decorative strapped hinges. The Lobby has wrought iron gates			
4.1.1	Main entrance door: Appears sound though needs redecorating. Wrought iron gates need redecorating	Redecorate the church door and the lobby gates	C £250	

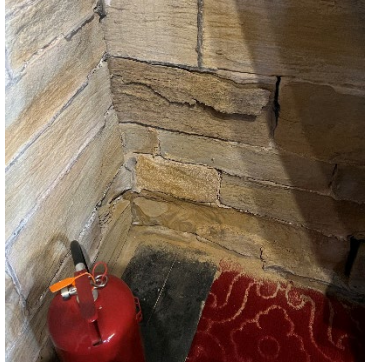
4.1.2	The Undercroft door and frame are rotten	Replace the door and frame.	A £400	
5.0.0	INTERNAL			
5.1.0	Porch			
	Exposed stone flagged floor. Open white painted boarded roof. The previous QI noted the internal stonework had been pointed with a hard mortar which was standing proud. There was significant weathering to the stonework surface. This was particularly noticeable with voids to the closed door leaf leaving gaps. Salt effervescence was also evident. There were isolated open joints to the stone flags. It was noted that whilst a temporary ramp was available a more permanent level access solution should be explored. The current QI reports the porch is in similar condition as reported in the previous QI summarised above.	Repoint internal stonework. Repoint stone flags. Explore options to provide level access into the church.	C £100 B £50 E £1250	

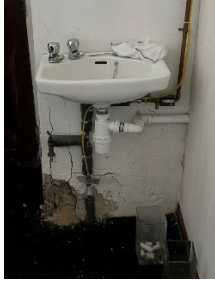
6.0.0	INNER LOBBY			
6.1.0	Formed with new timber/glazed screens to east and north. Carpeted floor. The previous QI noted daylight around the external door (as previous note above) with salt effervescence in the door reveal. There are remains of hard strap pointing and the stone face is sanding. Significant sanding to walls in utility cupboard. The current QI reports the inner porch is in similar condition as reported in the previous QI summarised above.	Remove the strap pointing, brush back sanding stone and repoint in isolated areas. Consider replacing the door jamb stones. (see 5.1.0 above)	C £150	
7.0.0	WC			
7.1.0	Relatively modern works. Plastered and tiled wall with projecting stone corbel. Plastered ceiling with vinyl flooring. The previous QI noted the corbel was in poor condition as consequence of previous water ingress from old roof leaks. Suggested monitoring. The previous QI noted the water tap had no drain beneath to catch drips. The current QI noted a plastic basket with open weave was in place.	Continue to monitor the condition of the corbel. Replace the basket with an effective container.	DIY DIY	

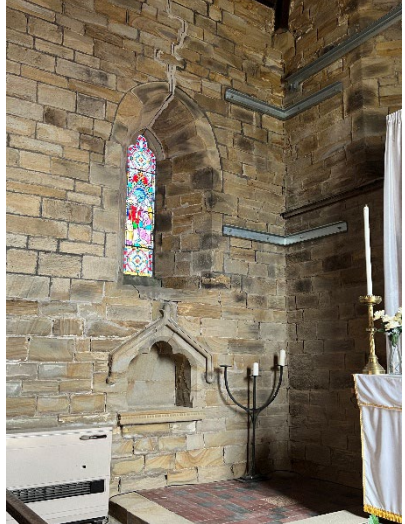
8.0.0	NAVE			
	Exposed stone walls with 5 arch arcade to north and south aisles. Carpeted floor level with timber pew platforms. Open roof with boarded ceiling and exposed trusses.			
8.1.0	North Wall (clerestory and arcade):			
8.1.1	Previous QI reported: indications of cracking in the north west corner, and sanding to base of columns particularly the east end column. The same issues were noted in this QI.	It is recommended a structural engineer is appointed to investigate the minor cracking throughout the church. Brush back the loose surface to stonework.	DIY	
8.2.0	East wall (Chancel arch)			

8.2.1	Previous QI reported: cracking noted in a number of areas including right hand side and over Chancel arch, with cracking to the left side of the arch. The same issues were noted in this QI	It is recommended a structural engineer is appointed to investigate the minor cracking throughout the church. Repoint open joints using lime mortar.	C £3500 inclusive	
8.3.0	South wall (clerestory and arcade)			
8.3.1	Whereas previous QI indicated some cracking and exfoliating stonework to isolated areas and clerestory windows and second from west column base, this all appears sound in this inspection.			
8.4.0	West wall.			
8.4.1	Previous QI reported significant sanding particularly to the base of the wall with associated lean pointing, along with suspected movement cracks. As with previous QI some 'black' pointing may be exaggerating the issue.	It is recommended a structural engineer is appointed to investigate the minor cracking throughout the church. Brush back the loose sanding and repoint stonework with a lime mortar.	C £12,000 Inc scaffolding	

				
8.5.0	SOUTH AISLE			
8.5.1	Evidence of isolated areas of sanding midway to south wall. Cracking to stonework in left hand reveal of western window. Cracking in reveals to second window from east repointed since last QI, leaving gap at head to complete. Cracking evident below eastern window. Dislodged stones above heaters (from installation of balanced flues?) There are 2 no flags with broken corners which may be trip hazards.	Brush back loose sanding. Repoint in window reveals. Rebed loose stones above heaters. Rebed damaged/loose flags.	C £250 A £100	

8.6.0	NORTH AISLE			
	Evidence of poor repointing to second window from east. Lean joints to right hand reveal to middle window. Sanding to upstand in east window. As with the previous QI: significant sanding to the east wall behind the fabric hanging, with cracking noted at higher level.	It is recommended a structural engineer is appointed to investigate the minor cracking throughout the church. Replace recent pointing with a lime mortar, along with repointing to window reveals and the east wall.	C £2500 inclusive	
8.7.0	ORGAN CHAMBER (off south aisle)			
8.7.1	Significant build up of sanding debris in the window reveal. Evidence of movement crack in external walling.	It is recommended a structural engineer is appointed to investigate the minor cracking throughout the church. Brush off any loose material and remove the build up of sanding debris. Repoint to movement crack.	DIY C £250	

9.0.0	VESTRY			
9.1.1	All as previous QI: cracked and damaged plaster below the sink on the north wall, damaged plaster to east wall particularly below cill level, within the left hand window reveal and cracked plaster to west wall. Also no receptacle to catch water drips from tap.	Hack off defective plaster, treat walling for anti-algae and replaster using a lime plaster and lime wash decoration.	C £400	
				
10.0.0	UNDERCROFT (prev. boiler room)			
	The undercroft is accessed via an original stone stairway. The stair was originally open to the elements, but subsequently covered in with a timber roof with felt finish. As the church now has gas heaters the undercroft is redundant other than housing the gas meter. The stone steps and walling are suffering from significant shaling. The existing 'window' opening has a central mullion which is has deteriorated and is now in danger of collapse.	Clear away heavy build up of sanding debris. Check the handrail is firmly secured and if necessary make it so. Consider remedial works to the defective mullion: replace mullion, block up opening to support the lintol. Consider relocating the gas meter.	DIY A £50 A £500	

11.0.0	CHANCEL			
11.1.0	As reported in the previous QI there is significant movement evident with cracks in the masonry to the north, east and south walls. Since the last QI an external temporary steel support frame has been installed. There is evidence of areas of sanding to the stonework and lean pointing. There a number of cracked tiles to the floor.	It is recommended a structural engineer is appointed to investigate the movement in the chancel walling. The engineer and architect to prepare a scheme for the stabilisation/rebuilding of the walling, along with the repointing to any retained masonry. Relay loose floor tiles.	See 3.5.1 above A £150	
				

12.0.0	CHURCHYARD			
	The churchyard is closed and it is understood is the responsibility of the Local Authority. However, it should be noted there are some issues which need to be addressed:			
	There are a large number of gravestones which are leaning precariously and present a health and safety issue.			
	The west boundary wall requires attention/repointing.			
13.0.0	ELECTRICAL INSTALLATION			
	The electrical installation is relatively simple providing the lighting and light power circuits. The power supply is overhead attached at the south west corner of the nave. The meter and consumer unit are located in the new cupboard located off the inner lobby. The parish records show current test certificate was issued by ICD Electrical Contractors 1d Hartington Street, Consett DH8 6AA.			

14.0.0	MECHANICAL INSTALLATION
	The existing heating installation is provided by individual balanced flue gas heaters arranged in the north and south aisles. The gas meter is located in the undercroft (former boiler room). The space is damp and consideration should be given to relocating the gas meter. The current gas safety test record certificate was issued by Gregory Roe. The next test is due before 6th November 2026.
15.0.0	LIGHTNING PROTECTION The Church has lightning protection, fixed to the bell cote. There was no test certificate available at the inspection. It is advised the lightening conductor installation is tested as soon as possible and periodically thereafter.
16.0.0	FIRE INSURANCE & EQUIPMENT: The PCC is advised to ensure that fire insurance is reviewed periodically to reflect repair costs. Fire fighting equipment was located at the rear of the church and at the east end of the north aisle: CO² and Foam. These should be periodically reviewed and replaced.

D - SUMMARY REPAIRS AND BUDGET COSTS

A	Urgent, requiring immediate attention.	
4.1.2	Replace undercroft door and frame	400
8.5.1	Rebed damaged uneven flags in south aisle	100
10.0.0	Secure handrail in undercroft	50
10.0.0	Remedial works to failing mullion in undercroft	500
11.1.0	Repair chancel floor tiles	150
	Sub Total	£1250
B	Requires attention within 12 months	
1.1.1	Replace missing slates to south nave pitch	150
1.1.2	Rebed water tabling the east gable to south nave pitch	1750
1.3.1	Rebed water tabling to porch roof	1000
1.3.2	Renew lime mortar fillet to porch roof wall abutment	150
1.5.1	Rebed east gable water tabling to north chancel pitch	1750
1.6.1	Rebed water tabling to north nave pitch	1750
1.7.1	Replace missing slates	150
3.7.1	Isolated areas of repointing to the north vestry wall	400
3.8.1	Repoint external steps to north porch	150
3.9.3	Stabilise loose stonework to north aisle eaves	500

3.12.3	Rebed water tabling to east end gable to west nave elevation	1750
5.1.0	Repoint lobby flags	50
	Sub Total	£9,550
C	Requires attention within 18-24 months	
1.2.1	Fix slipped slates to south aisle pitch	150
3.2.1	Repoint isolated areas	500
3.4.1	Repoint east elevation to organ chamber	500
3.5.1	Comprehensive rebuilding of east/north/south chancel walling	250,000
3.6.1	Repair blocked opening to undercroft window	100
3.8.2	Repoint north wall to vestry porch	500
3.8.3	Stitch joints to west elevation wall to vestry porch	150
3.12.1	Repoint west elevation to nave	12,000
4.1.1	Redecorate entrance door	250
5.1.0	Repoint internal stonework to lobby	100
6.1.0	Repoint at 'strap pointing to inner lobby	150
8.2.1	Repoint to nave chancel arch	3500
8.4.1	Repoint the internal nave west wall	12,000
8.5.1	Repoint isolated areas of internal south aisle wall	250
8.6.0	Repoint internal east wall to north aisle	2,500

8.7.1	Remove debris in organ chamber and repoint to crack in south wall	250
9.1.1	Plaster repairs in vestry	400
	Sub Total	£283,300
D	Requires attention within the quinquennial period	
3.2.2	Repoint pinnacle buttress	1000
3.3.1	Repoint high level stonework to south elevation/clerestory (west end)	500
3.3.2	Repoint high level stonework to south elevation/clerestory (east end)	500
3.6.1	Repoint east vestry wall	100
3.9.1	Repoint north aisle wall	300
3.9.2	Isolated pointing to window surrounds	200
3.10.1	Repoint high level/clerestory east end to north nave elevation	500
	Sub Total	£3,100
	E – A Desirable improvement with no timescale	
3.1.2	Replace damaged sections of hood mould	1000
5.1.0	Explore options for level access to church	1250
	Sub Total	£2,250
	M – routine maintenance	
	The gutters should be cleared periodically particularly in autumn	DIY

	NOTES			
	Church wardens should be aware of their responsibilities under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, which includes guidance on routine maintenance and inspection of churches. This report should not be considered as a replacement of a structured maintenance plan. The latter will ensure that minor defects, eg slipped roofing slates are identified and dealt with quickly to avoid serious difficulties developing.			