

Diocese of Durham

Church of St Mary the Virgin, Shincliffe

Ecclesiastical Jurisdiction and Care of Churches Measure 2018

Quinquennial Report

On the architect's inspection of

11th May 2026

Archdeaconry of Durham
Deanery of Durham
Grade II listed – Shincliffe Conservation area

Incumbent – Reverend Peter Kashouris



Report prepared by

Sarah Harrison RIBA

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REVISION Ø – First Issue

Date of inspection – 11.05.2026

Weather – Dry, partially overcast, 10°C

Date of report – May 2026

Date of previous report – October 2021 (Inspection of 9th March 2021)

PART ONE

1. Inspection notes

- 1.1 I have made a thorough general survey of the condition of the church and grounds. The inspection was such as could readily be made from ground and tower roof level. I have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and I am therefore unable to report that any such part is free from defect. None of the services were tested. Damp meters were not used.
- 1.2 It is not obvious that there are any asbestos containing materials in the church, however it could still be found in such things as 20th century additions or pipe lagging. This report is not a survey under the Control of Asbestos Regulations 2012. If the PCC determines that a survey is required following their own assessment, a specialist contractor should be approached. The parish should make themselves familiar with the guidance provided to parishes by the HSE through The Church of England website.
- 1.3 We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections, and tests be carried out immediately by a suitably qualified engineer.

2. Brief description

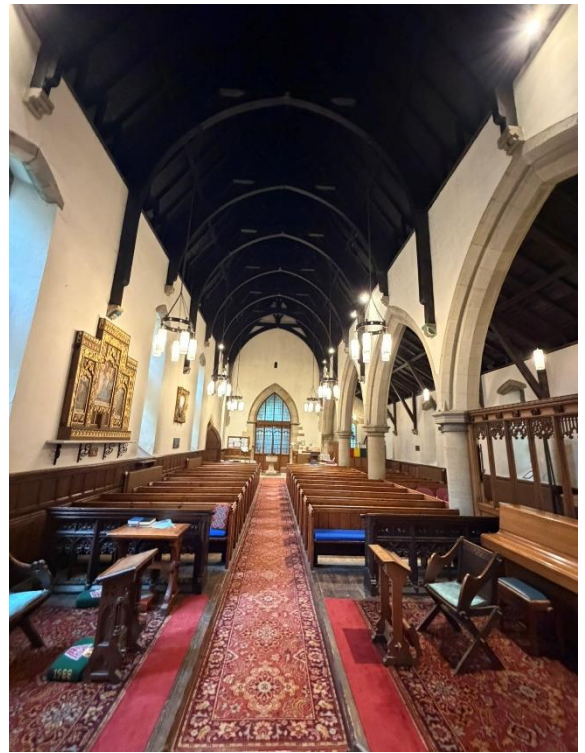
- 2.1 The Church of St Mary the Virgin, Shincliffe, is a Grade II listed parish church situated off High Street, Shincliffe. The present church replaced the earlier use of Shincliffe Tithe Barn as a place of worship, following the growth of the village and parish in the first half of the nineteenth century. Plans for a new church by George Pickering, then Clerk of Works at Durham Cathedral, were approved in 1849, building work commenced in 1850, and the church was consecrated by Edward Maltby, Bishop of Durham, on 5 August 1851.
- 2.2 The church is constructed of squared sandstone with ashlar dressings beneath Welsh slate roofs and is designed in the Early English Gothic style. It comprises a nave with north aisle and south porch, a chancel with organ chamber and vestry to the north, and a prominent west tower. The tower is of three stages with angle buttresses, lancet and bell openings, and a Lombard frieze below the spire. The octagonal broach spire was added in 1871 by Walter and Robson.
- 2.3 The nave is buttressed and of four bays, with lancet windows beneath hood moulds, carved gutter brackets and steeply pitched roofs with coped gables. The north aisle has a pent roof, while the lower and narrower two-bay chancel has clasping buttresses and three stepped lancets to the east end. The south porch has a moulded pointed doorway with an outer order carried on colonnettes.
- 2.4 Internally, the building is relatively simple in plan, with an aisle arcade of double-chamfered pointed arches carried on cylindrical piers with moulded octagonal bases

and capitals, and a similar chancel arch on keeled responds. The nave and chancel retain arch-braced king-post roofs. The church also contains notable late nineteenth and early twentieth century fittings and furnishings, including chancel woodwork, screen, stalls and pulpit, together with a nineteenth century octagonal stone font with foliage carving. The current interior character owes much to early twentieth century improvements, including the chancel screen and reredos.

- 2.5 Although the building has seen later additions and interventions, including the 1907 Harrison and Harrison organ, oak panelling and choir stalls added between 1909 and 1912, memorial windows, a new ring of six bells dedicated in 1969, and restoration following a fire in 1980, its overall external form remains that of a modest mid nineteenth century village church with a later Victorian spire.



Internal View looking to altar



Internal view to Nave

2.1 Listing Description

CHURCH OF ST MARY, HIGH STREET

SHINCLIFFE HIGH STREET NZ 2940 (North side, off) 14/95 Church of St. Mary II Parish church. 1851 by George Pickering, spire added 1871 by Walter and Robson. Squared sandstone with ashlar dressings. Welsh slate roof. West tower with spire, nave with north aisle and south porch, chancel with organ chamber and vestry on north. Early English style. 3-stage, angle-buttressed tower with shouldered north doorway, trefoil-headed lancets, pointed 2-light bell openings and Lombard frieze below spire. Tall octagonal broach spire with large lucarnes at base and smaller lucarnes set higher up. Buttressed 4-bay nave with pointed north door in porch, lancets under hoodmoulds, carved gutter brackets and a steep roof with coped gables. Similar aisle with sill string and pent roof. Lower and narrower, buttressed 2-bay chancel: sill string and 2 lancets in each bay; east end has clasping buttresses and 3 stepped lancets; steep roof with coped east gable. Gabled porch has moulded pointed doorway with outer order on colonnettes. Organ chamber under pent roof. Slightly lower vestry with shouldered north door, pointed 2-light east window and pent roof with truncated stack. Interior: Aisle arcade has double-chamfered, pointed arches on cylindrical piers with moulded octagonal bases and capitals. Similar chancel arch on

keeled responds. Arch-braced king-post roofs to nave and chancel. Good early C20 woodwork including chancel screen, stalls and pulpit. C19 octagonal stone font with foliage carving.

Listing NGR: NZ2912440746

3. Previous Inspections

This is the author's first inspection; however, the previous 2021 report has been obtained and was conducted by Mr David Beaumont, RIBA, AABC. The 2016 report was also produced by Mr Beaumont.

4. Recent recorded works

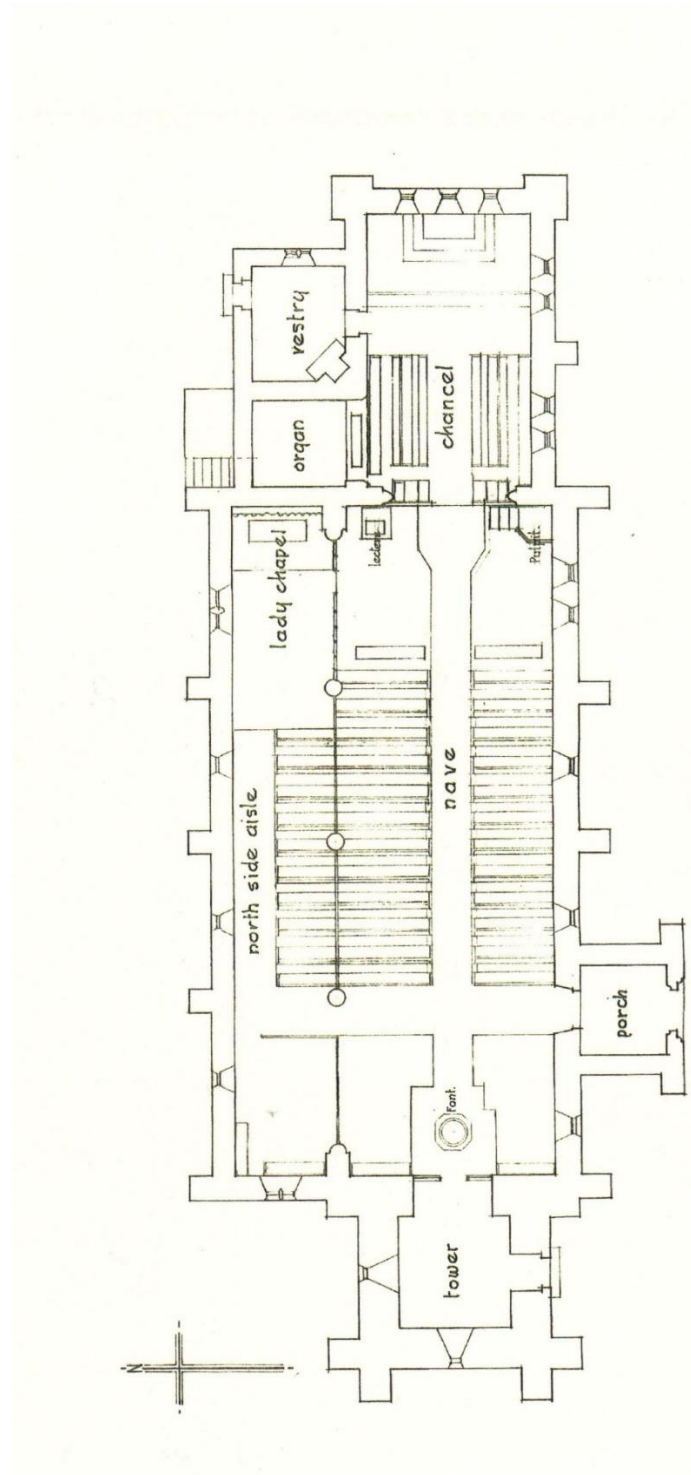
- 4.1 There was a log book on site and had recently been updated with works as follows alongside routine maintenance and testing, which is not listed:

Dates	Works Description	By Whom
2021	May – A full high level inspection of the lighting conductor, spire and roof were completed, report given	Stone Technical Services
	October – Repairs to louvres in bell chamber	McKenzie BCL
2022	Feb - Flush central heating pipes	Not Noted
	April – Overhaul of organ pedal board	Harrison & Harrison
	April – Additional work to louvres	McKenzie BCL
	July – Roof repairs and refurbish rainwater goods to north side, then the south side. Works to the spire	Stone Technical Services
2023	March - Replacement of 6 tiles on roof	Stone Technical Services
	July- External chancel arch re-pointing and re-setting of watertable	Stone Technical Services
2025	November - Smell of gas in vestry, fixed same day.	Not Noted
	November – Gutters cleaned to the north side	Churchwardens

5. Summary

- 5.1 The church is generally in fair condition and no major structural movement was noted. Some repair work has been undertaken since the previous QI, particularly to the chancel arch water table and associated repointing, and this appears to have improved damp staining in that area.
- 5.2 The main issues now relate to localised roof defects, rainwater disposal, blocked gullies and vegetation in gutters, areas of damp-damaged plaster, localised masonry erosion, and bird access to the tower and spire. The porch roof and north aisle east abutment with unresolved damp to the Lady Chapel/organ loft wall require particular attention. As well as monitoring of cracks, particularly to the east vestry wall.
- 5.3 The churchyard is large and sprawling, with numerous memorials, mature trees and mixed boundary conditions. Ongoing management of trees, memorial safety, paths, boundaries and vegetation clearance remains important.
- 5.4 The principal recommendations are summarised at the end of Part Two and listed in priority order in Part Three.

Plan of the church (Courtesy of Beaumont Brown Architects - NTS)



PART TWO

- 6. ROOF COVERINGS** – All roofs are covered with uniform slates; ridges are plain stone and roof abutments are generally in lead with flaunching. The spire is stone.



Figure 1 - South Spire

6.1 Spire

6.1.1 The 2021 Stone Technical inspection records the tower and spire as being in generally good condition, with only localised defects identified. Recommended works included minor lime mortar pointing repairs, treatment and selective replacement of timber louvres, repair of fissured masonry by cross-stitching, refixing of defective lead flashings, cleaning out internal bird debris and guano, and repainting/protection of the internal cross tree, kingpost, weathervane and lightning conductor components. The report also noted that some internal mortar appeared to be cementitious and should continue to be monitored at five-year intervals.

6.1.2 The church logbook records that Stone Technical undertook further works to the spire in July 2022.

However, no description, specification, completion report, photographs or invoice record has been made available to confirm the extent or nature of those works. I am therefore unable to comment on whether the 2021 recommendations were fully completed, partially completed, or whether any further spire works now need to be planned. A copy of the 2022 documentation should be requested and retained with the church records.

6.2 Chancel

6.2.1 **Chancel North** – Appears in fair condition, no slipped slates, ridge is ok. It is slightly mossy, but less so than pictured in the last inspection report, although there are now some plants beginning to take root.

6.2.2 **Chancel South** – The ridge bedding has been patched in the past and it looks as though some of these areas are now starting to fall out. There are a number of slates slipping at the top and mid sections. The flashing to the Nave appears satisfactory, as does the flashing to the watertable which laps over the coping stones.



Figure 2 - South Chancel Ridge

6.3 Nave



Figure 3 - South Nave

6.3.1 **Nave North** – The ridge has a few open bed joints. The slating is generally sound, as per the chancel, it is a little mossy. The flashing to the tower appears ok, though the stepped cover flashings are unequal, particularly at high level. The east abutment is thought to have been re-made when the external pointing works were carried out in July 2023.

6.3.2 **Nave South** – The ridge has lost its pointing in five or six places, and has been patched in the past, this would benefit from a full re-bedding now.

Overall the slating is fair, though there are two slates which have slipped and need relacing near the top and the tower, additionally there are some slates that have been replaced and are not a good match. The abutment to the tower is stepped flashing which looks to be satisfactory and the east side to the chancel arch has been re-made, with the lead removed from the top of the watertable.

6.4 Porch

- 6.4.1 **East Side** - The ridge pointing has been patch repaired in places and is now failing, with one large section having come away and another area beginning to break up. There is an infill section in mortar abutting the south water table. The area beneath the gutter is questionable, with the ridge copings stopping short and a mortar/lead arrangement which would be best re-made in a more durable detail. The slating remains serviceable at present, although there are some contrasting replacement slates and a number of cracked, chipped or delaminating slates. The south abutment is formed in mortar and is cracking at the apex. The stepped lead flashing to the nave abutment appears sound. Localised repairs should be planned, including renewal of defective ridge pointing, isolated slate replacement, and re-making of the vulnerable mortar abutment and ridge/gutter junction.
- 6.4.2 **West side** - Similar to the East, though the ridge has lost approximately half of its bedding on this side. The detail at the gutter shows signs of issues as on this, a relatively dry day, there is water running down the roof from this junction. There is one slate which has slipped and lies in the gutter.



Figure 4 - Porch East ridge



Figure 5 - Porch West

6.5 North Aisle:

- 6.5.1 The ridge flashing to the nave appears to be lead, or possibly a lead alternative, particularly the darker section at the east end, and generally appears sound. The slating is acceptable overall, with some minor moss build-up. The central dishing noted in the previous inspection remains somewhat evident and may be associated with historic wall spread, although there are no corresponding internal signs and it is not considered to be of immediate concern. This should continue to be monitored.
- 6.5.2 The abutments to the water tables at each end are formed in lead. The west abutment appears satisfactory, but the east abutment requires attention. This was inspected more closely by ladder and a small hole was noted at the base of the lead, although this is not thought to be the cause of the internal damp. When the lead was carefully rolled back, the area beneath was found to be saturated, suggesting that water may be tracking behind the flashing, possibly through open joints in the coping stones above. This requires further investigation and likely localised repair, including possible renewal of the flashing and re-bedding or repointing of the coping stones, similar to the works completed over the chancel arch.

6.6 Organ Loft-

- 6.6.1 This roof is a continuation of the chancel roof, with a change in pitch at the junction. The detail at this junction is not visible due to moss growth, but it was noted in the previous inspection as a possible area of concern and should be checked when access allows. The slating is generally satisfactory, although the west side is heavily covered with moss, which should be carefully cleared.
- 6.6.2 The abutment to the north aisle is formed with a large lead flashing. There is some buckling to the lead, but it appears generally serviceable at present. The abutment to the east has only limited mortar cover visible, and the leadwork, if present, cannot be seen. This should be inspected more closely and repaired as necessary, particularly if there is any evidence of water ingress internally.

6.7 Vestry -

- 6.7.1 Ridge abutment to the chancel is in lead and appears ok. As per other northern slopes the slates are heavily covered with moss, and some plants are starting to take root, these should be removed now. The abutment to the organ loft is in lead and appears ok, though the detail of the flashing around the chimney should be checked, as the condition internally suggests some damp in this area. The abutment to the east is mortar flashing and difficult to assess as it is covered with moss, which should be cleaned off.



Figure 6 - Vestry

6.8 Boiler Room -

- 6.8.1 The boiler room beneath the organ chamber has a small concrete lean-to roof with a lead flashing into the north wall of the organ chamber. All appears ok, if slightly saturated.

7. RAINWATER GOODS – The rainwater goods are generally original cast iron, comprising half-round socketed gutters with 2 ½” diameter downpipes, hoppers and open shoes. The previous inspection noted leaking joints and rusting. The logbook records an overhaul of all gutters in July 2022, but no details have been provided. Given the costs spent on such, a surprising number of defects still remain.

7.1 **Spire**– Unknown rainwater collection, possibly via hidden gutter, not inspected.

7.2 **Chancel south** – There is vegetation in the gutter at the west end. One central downpipe appears ok, with some rust at the base. The gulley is not visible here due to soil covering.

7.3 **Chancel North** – This gutter reportedly had an issue that was causing the damp internally noted at item 16.3.3, this has since been repaired. Appears ok from ground level, though some slight rusting visible. This discharges into a rectangular hopper to the east and the gully beneath was blocked with leaves.

7.4 **Vestry** – it appears though the gutter is a little short for discharging into the downpipe and should be checked in light rainfall (see fig.3). The lower section of the downpipe is loose.

7.5 **Organ** – the gutter here discharges into a rectangular hopper to the vestry gutter below, which has a shallower profile. This arrangement is not ideal and may overflow in heavy rainfall as this also takes some water from the chancel roof.

7.6 **North Aisle and Nave** – The north nave has no gutter and discharges directly onto the North Aisle roof, putting more pressure on this area. To the North Aisle a long stretch of gutter discharges into two rectangular hopper heads, patches of rust are beginning to show through the recent decoration, particularly at the joints. The gulleys are covered with overgrown vegetation.

7.7 **Nave South** – Gutters discharge into pleasant octagonal hoppers and downpipes. Most of the downpipes stop short of the gullies, particularly noticeable to the middle where the rainwater looks to have stained the wall behind and the downpipes would benefit from extending closer to the gullies. There is vegetation growing in the west end of the gutter. Again some rusting beginning to show, particularly at joints.

7.8 **Porch** – To the east side there is vegetation growing in the south end. Minor rusting at joints.



Figure 7 – Organ gutter



Figure 8 – South Nave RWP short

8. EXTERNAL WALLS & BUTTRESSES – Semi-coursed stone with buttresses and a plinth at ground level. Quoins are smooth ashlar to window reveals and buttresses.. A projecting string course runs around the building at window cill level.

8.1 **Chancel** –

8.1.1 **North side:** There is slight erosion to the corbels, with the far-left corbel missing and erosion also evident to the far-right corbel. The masonry otherwise appears generally stable at present.

8.1.2 **East side:** The east wall has been repointed in lime mortar. The crack previously noted to the kneeler on the south side has not reappeared, which is encouraging.

8.1.3 **South side:** The corbels appear generally satisfactory, with the exception of the penultimate corbel at the east end, which shows some deterioration. The walling is generally sound, with slight open joints to the string course at the buttress, but no obvious cracking. There is some erosion to the lower left-hand area, although this is not currently of immediate concern and should be monitored.

8.2 Nave –

- 8.2.1 **East:** Fully re-pointed in lime. There is one eroded stone to the south side, though no action required yet.
- 8.2.2 **South Side:** The corbel course is generally satisfactory, although there is erosion behind at the west end, which would benefit from localised pointing. The walling is generally sound, but the lower levels show erosion due to long-term damp. There are some open joints to the west side, including two holes to the west of the porch, which should be filled. The west lancet also has a cracked cill.
- 8.2.3 **North Side:** Inspection is limited to a very small area of stonework above the north aisle. The pointing appears fair, but when access is next available from the roof, this area should be checked more closely, particularly the eaves overhang and any possible decay to the timber. This was noted previously, but it is not known whether the recommended check has been carried out.



Figure 9 – South Nave

8.3 Porch –

- 8.3.1 **East Side:** The walling is generally good, although some localised repointing may be required within the quinquennial period, particularly to the central area where there is some erosion.



Figure 10 – South Porch

8.3.2 **South Side:** The condition appears to have worsened since the previous inspection. There is a slight crack to the west side above the arch, together with some very open joints, including at high level above the arch. These should be repointed within the next 12 months. It appears that a finial cross may have broken away, and reinstatement would be desirable if evidence of the original detail can be confirmed. The arch itself is eroded, and the shaft on the west side is wasting away, likely due to prolonged dampness. The east shaft has previously received a cementitious repair, which has not helped the condition of the masonry, although this side is less eroded. The eastern order of the arch is also eroding, possibly due to the quality or durability of the stone.

8.4 North Aisle–

- 8.4.1 **West Side:** The water table appears generally sound, although gaps are beginning to appear at the joints and beneath the stones, which require re-pointing. The general walling is sound, but there is some erosion to the stonework below the window.
- 8.4.2 **North Side:** The walls and buttresses appear generally satisfactory.

8.5 **Organ Loft-** The walling in this area is somewhat patchy. The arch to the boiler house has eroded, particularly on the west side, and would benefit from a replacement stone indent. Above the window, areas of hard cement pointing stand proud of the

surrounding stonework, careful re-pointing in lime would be a desirable improvement, but not currently mandatory.

8.6 Vestry -

- 8.6.1 **North:** There are a few areas of severely eroded stones, but not yet requiring replacement, these should simply be monitored and assessed at the next QI.
- 8.6.2 **East:** The walling is generally sound, with some algae staining adjacent to the chancel, possibly associated with a rainwater issue, and this should be monitored. Centrally, at the mid-water table, there is a crack to the left-hand side of the triangular stone coping, which has not been noted previously, therefore there may be some active movement in this gable which should be monitored.



Figure 11 – East Vestry cracking

Tower

8.7 South -

- 8.7.1 **Spire:** See Stone Technical Report and works carried out, no defects visible from ground level, some moss at the top.
- 8.7.2 **Third (Belfry) Stage:** Erosion to the Lombardy corbels and open joints below. Minor open joints to the string course above. Replacement circular mullion, timber louvres slight wear to the louvres but all appear intact. Rooks reported at the last QI and the PCC report that Jackdaws are currently nesting inside.
- 8.7.3 **Second (Ringing) Chamber:** Clock dial renewed, masonry generally appears sound with a few eroded stones just above the string course to either side of the lancet window, which should be monitored as it may require some replacements in the next 5-10 years. Diaper leadwork has a ventilator that is operating, but may not shut fully – see section 12.3.3.
- 8.7.4 **First stage:** walling eroded slightly by the nave and severely to the left of the doorway, the mortar here has almost been lost to the full depth and needs two or three new stones indenting. There is another area of severe erosion to the SE buttress, and should be closely monitored for replacement. Crack to the left-hand shoulder of the doorway lintel, as reported previously. The pointing around the step should also be renewed once cleared of vegetation.

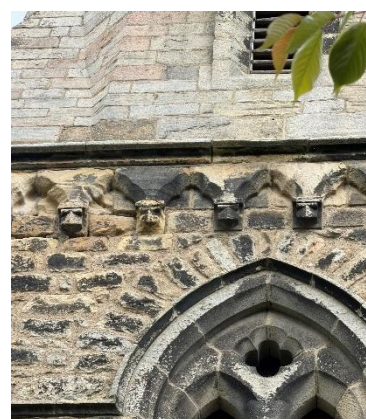


Figure 12 – South Tower Third stage



Figure 13 – South Tower First stage

8.8 West Side:

- 8.8.1 **Spire:** As above, though difficult to gain a good visual from ground level, given overhanging trees.

- 8.8.2 **Third Stage:** Slight erosion to the frieze and some holes just above the corbel on the S W corner, open joints between the corbels on the north side. The walling shows some erosion below the string course.
- 8.8.3 **Second Stage:** Walling is generally sound. Narrow lancet, leadwork is aging but no action is currently required.
- 8.8.4 **First Stage:** Walling is generally ok, apart from some erosion to either side of the base of the lancet. The lancet is clear glazed and ventilator looks rusted and fixed. The north buttress shows slight erosion to the stonework.



Figure 14 – Northeast buttress

8.9 North Side:

- 8.9.1 **Spire:** As above, some moss growth, no defects seen from ground level.
- 8.9.2 **Third stage:** A couple of stones are eroded but no action required yet.
- 8.9.3 **Second Stage:** Generally sound, the buttress to the east is slightly eroded, but not of concern. There is a hole in the pointing above the north aisle that requires re-pointing.
- 8.9.4 **First Stage:** Lancet window with diaper leadwork and clear glazing all ok, some minor erosion below this.



Figure 15 – East Frieze mid-section

8.10 East Side:

- 8.10.1 **Spire:** As above, it appears as though there may have been some recent re-pointing to this elevation.
- 8.10.2 **Third Stage:** Frieze and stone above has an area of erosion centrally, this should be monitored. The walling below is satisfactory and the rest is enclosed by the Nave.

9. EXTERNAL WINDOWS & DOORS

Windows

9.1 Chancel

- 9.1.1 **East Side:** Three-light window with some erosion to the lancet arches. The glazing is protected externally with obscure polycarbonate. No change in condition previously noted.
- 9.1.2 **South Side:** Four individual lancets with ashlar surrounds, which appear generally sound. The windows contain pictorial glass with diaper patterning, one opening hopper and have no external protection. No action required.

9.2 Nave South

The nave has a pair of lancets and three individual lancets, five windows in total. The glass is pictorial, similar to the chancel, and remains unprotected. The ventilators appear to have been repaired previously, but some still not openable (see section 19). The westernmost cill is cracked.

9.3 Porch

West Side: Single lancet with good ashlar surround. The pictorial glass is protected by aged polycarbonate. No action required.

9.4 North Aisle

9.4.1 **West Side:** Pair of lancets, with the partial lancet head renewed in the past. The angled ashlar surrounds appear sound, although there is some algae staining at the cill. The window has polycarbonate protection with pictorial glass behind. No action required.

9.4.2 **North Side:** A pair of lancets to the east and three individual lancets to the west. The lancet heads appear sound, though no hoodmoulds like elsewhere. The windows have polycarbonate protection, which is beginning to grey slightly, less so to the far west, pictorial glass behind. No action required.

9.5 Organ Chamber

The window has some erosion to the face of the square head. It contains diaper leadwork, with polycarbonate protection, and is quite dirty. The glass should be cleaned.

9.6 Vestry

Pair of lancets with clear diaper leadwork. The windows are covered with polycarbonate and are very dirty. The glass should be cleaned.

9.7 **Tower** – for tower windows see sections 8.7 – 8.10.

Doors

9.8 Vestry

Red/ Pink painted door. The decoration is breaking down, although the door remains reasonably serviceable as the stop bead has recently been replaced. The locks require easing. Ease the lock and redecorate.

9.9 Porch

South porch door, now painted red/pink but previously reportedly blue. Decorative ironwork to face, the door locks well, but the decoration is breaking down at the foot. Redecoration is recommended.

9.10 Tower

As per the vestry door. Decoration breaking down at the weather bar and around the lower decorative hinge, this will need sanding down prior to re-decoration.



Figure 16 - Tower door

10. EXTERNAL METALWORK, WOODWORK & PAINTWORK

10.1 An iron weathervane sits atop the tower spire and appears ok but could not be assessed at close proximity to comment on its stability. Checked within Stone Technical Services Report of 2021 and reportedly needed decoration, it is unknown if this was actioned.

11. BOILER ROOM / BASEMENT

11.1 The concrete ceiling appears generally satisfactory, although there is one area of rusting where the concrete has spalled. The external section of roof appears to have a timber structure internally and seems dry enough at present.

11.2 The walls are a mixture of stone and brick and appear generally sound. The floor is concrete and appears satisfactory. The boiler sits on a concrete plinth to raise it above potential water level, and there is a sump pump and sump hole, both of which were dry at the time of inspection.

11.3 The boiler is an Ideal Falcon GTS. The door is rather lightweight, with a simple rim lock which could be vulnerable to forced entry. It also appears to have had a temporary repair. The handrail to the external steps is new, but the steps themselves were completely covered with leaves and should be kept clear. The sides of the stairwell have areas of render coming away and some erosion to the stonework, although this is generally serviceable at present. The rotten timber board to the right of the steps should be removed.



Figure 17 - Rust to ceiling

12. TOWER INTERNALS

12.1 Spire

12.1.1 No access was available at the time of this inspection. An inspection after the previous QI was carried out by Stone Technical, who noted that the whole interior is cement pointed and recommended cleaning out bird debris and guano, painting the rusting cross tree and kingpost tension rods, and replacing missing bird mesh.

12.1.2 It is not known whether these recommendations were carried out. Jackdaws are reportedly nesting within the spire and belfry, suggesting that bird access may remain an issue. The interior of the spire should be inspected at regular intervals and, therefore, it would be a worthwhile improvement if safe and practical access could be made feasible.



Figure 18 - gap in belfry ceiling boarding

12.2 Belfry

12.2.1 There is a trap door to the ceiling, assumed to give access up into the spire. The walls are exposed stonework, with a mixture of cement and lime pointing and some evidence of earlier limewash. They appear generally sound. There is, however, a slight gap at high level adjacent to the ceiling, where birds can be seen nesting and accessing the belfry from above. The gaps around the fixed sound baffles do not appear large enough to be the route of entry.

- 12.2.2 The floor is dry and lightly dusty, with the boarding appearing sound and in good order. There is currently bird nesting material across the floor and some material on the bells. The bell frame is painted steel and appears satisfactory. There are six bells, which appear to be Whitechapel bells, with a 1969 date visible on one bell.
- 12.2.3 The handholds at the top of the access ladder are coming away and the access arrangement requires improvement, with better grab rails and a more secure ladder arrangement. The walls have permanently fixed baffles with drop-down sound hoppers, which appear satisfactory, although they were not tested.



Figure 19 - hand holds and bird material

12.3 Ringing Chamber

- 12.3.1 The boarded ceiling appears generally sound. There is a sliding access hatch to the belfry, with a further trap door above; the sliding hatch is slightly loose and may need to be adjusted.
- 12.3.2 The walls are painted and generally satisfactory. There is a minor hairline crack below the circular window, running towards the keystone on the south side. This has reportedly moved in the past, but there is no current evidence to suggest further movement. The high-level west window has slight open joints to the arch internally, although there is no obvious movement. Some cementitious repair has been carried out in this area previously.



Figure 20 - crack to circular window

12.3.3 The floor is carpeted and generally serviceable, although there is some undulation and localised creaking to the floorboards. The room has a diaphragm window with an opening ventilator. The ventilator operates, but does not close properly, allowing a draught. There is a simple Dimplex electric oil heater against the wall.

12.3.4 The stair/ladder up to the belfry is strung up when not in use, which is acceptable. However, when lowered it does not meet the bench below and ringing boxes had to be used as a prop. As noted in the belfry section, the ladder requires a more secure fixing and the overall access arrangement should be improved. The grab rails at the head of the stair from the room below appear satisfactory.

12.4 Base of the Tower

- 12.4.1 The open-joisted ceiling appears ok, apart from a hole over the stair, although this lies beneath the built-in box seat above. The walls are painted plaster and are generally serviceable, but the decoration is aged and peeling in places. The floor is stone paved, with some areas of lime mortar beginning to break up.
- 12.4.2 The north window has a slight crack at the arch, which was also reported in the previous QI, although not photographed. On the south side, the window continues up into the ringing room and appears satisfactory. The floor runs

across this opening and there is a build-up of dust and debris on the cill, which should be brushed down.

- 12.4.3 The arch to the nave appears sound. The west window has some cracking at the head, again previously reported as present but stable, and localised repointing would be beneficial. The glass is diaper leaded and appears to be in fair condition.
- 12.4.4 There is a door to the south, providing good egress for bell ringers through a small lobby within the thickness of the wall. The door decoration has broken down, with slight cracking to the shoulder moulding of the lintel and deterioration to the adjacent plasterwork, as expected in this damp area. The floor is slightly uneven and the threshold step could present a trip hazard. The outer door is backed by a flush internal door to reduce draughts; this is rudimentary but serves its purpose.
- 12.4.5 The room is currently rather cluttered with timber and stored items. It is understood that there are plans to reconfigure this area. At present it also contains clergy robes, a small sink and hot water heater, and is used as the tea and coffee preparation area, although this arrangement is not ideal.

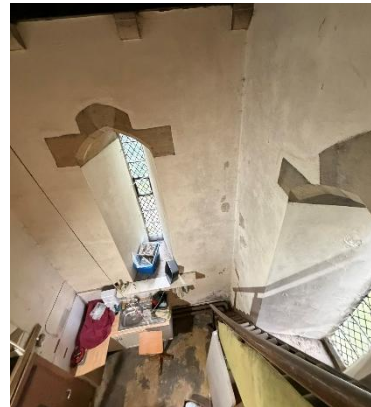


Figure 21 – general wall decoration



Figure 22 - crack at head of west window

INTERNAL FABRIC

13. ROOF TIMBERS

13.1 **Nave:** Arched-braced roof with nine trusses, with legs carried down onto decorated corbels. The timbers are dark stained and appear reasonably sound. There is some evidence of light water penetration on the north side, associated with previous leaks, and a few cobwebs. The staining is most prominent at the west end of the north side, adjacent to the tower. A new leak is reportedly present on the south side, which appears to correspond with a missing slate above.

13.2 **Chancel:** The roof is of similar design to the nave, with five trusses, one shortened just above the nave arch. The trusses appear generally sound. Water staining remains evident at the north-east corner, previously reported as more recent. It is not known whether this remains active, although no external roof repairs are understood to have been carried out in this area. The external roof was moss-covered, and it would be beneficial to clear the moss and inspect the slating and junctions beneath. This area should continue to be monitored. The trusses immediately adjacent to the walls are at increased risk from damp, particularly as both the east wall and chancel arch have had damp issues in the past. These should be checked more closely now that the damp issue appears to have been resolved.

13.3 **North Aisle:** The roof timbers are formed with simple trusses and raking struts off corbels, similar to the nave, and appear generally sound. The wall plate at the arcade appears sound and there is no obvious evidence of movement. There is a pale/white haze visible to some of the timbers, likely associated with surface condensation or historic moisture rather than active decay. This should be brushed or lightly cleaned back where accessible and monitored. Ventilation and heating patterns should also be kept under review to reduce condensation risk.

13.4 **Porch:** The porch has a simple exposed timber roof structure with boarded sarking, rafters and raking struts. The timbers are dark stained and appear generally sound, with no obvious signs of significant movement or active decay visible from ground level. There are some cobwebs and dust accumulation, and the finish is a little worn in places. The roof timbers should be brushed down as part of routine housekeeping and checked more closely if access is available, particularly at the wall plate and bearing points. Any dampness affecting the surrounding construction should be addressed in line with the external recommendations, so as to prevent rot to adjacent roof timbers.

13.5 Roof timbers to the Nave and Organ loft could not be inspected.



Figure 23 – nave trusses and boards



Figure 24 - chancel east



Figure 25- north aisle

14. CEILINGS

- 14.1 The **nave, chancel and aisle** ceilings are boarded.
Comments on the condition of the visible roof timbers and finishes are included in the section above.
- 14.2 The **vestry** has a fibreboard-type ceiling with taped joints, some of which are coming away. There are also a couple of damaged areas, together with a hole and cracking at the edges. Overall, the ceiling is in poor condition and should be renewed.
- 14.3 **Organ Loft:** It was not possible to access the organ loft to inspect the ceiling fully. Polythene sheeting is present to the ceiling area, which limits visibility. A further inspection should be arranged, if possible, perhaps when the organ is next serviced.



Figure 26- Vestry ceiling

15. CHANCEL ARCH, ARCADES & MASONRY STRUCTURE

- 15.1 **Chancel Arch:** The chancel arch is a lancet-shaped arch and appears sound, with no cracking noted. The bases do not appear to be significantly affected by damp, although there is a minor area of damp-related marking on the south side near the choir stalls.
- 15.2 **Nave Arch to Tower:** The arch to the tower is also lancet-shaped, similar to the chancel arch, and no significant defects were noted. There is some erosion to the stonework at the base, worse on the south side, with more minor erosion to the north side.



Figure 27 - Vestry crack

15.3 **Arcades:** There are four arcade arches with circular columns and semi-circular responds. The arches all appear sound, with no cracking noted. There has been some previous stonework repair to the west column at low level. There is slight erosion to the bases of the two full columns to the east, but this is not currently of concern.

15.4 **Vestry:** There is a hairline crack radiating from the top left-hand side of the window, up to the ceiling, this was not reported previously and should be monitored, as read with the cracking externally in section 8.6 could be an indication of some eaves spread.

16. **PLASTER & DECORATION** - The walls are painted plaster, with what appear to be gypsum repairs in places. Dado panelling is present below. The decoration is generally fair, but there are areas where damp has been showing through. These were previously reported as likely arising from failures to roof coverings, flashings and/or rainwater goods. Many of these issues now appear to have been addressed, although some problems remain evident.

16.1 Nave

- 16.1.1 South side: To the west of the doorway there is some hairline cracking running down from a roof truss corbel, as noted previously. This area is now blistered and should be monitored to confirm whether it is drying out. It may relate to earlier guttering issues, although another cause cannot be ruled out at this stage. To the bottom left-hand side of the war memorial window, there is cracking in the plaster at the reveal, appears damp.
- 16.1.2 West side: To the right of the doorway there have been remedial gypsum plaster repairs. The finish is blistering and salts are coming through as it cant effectively dry out.
- 16.1.3 East side: Above the chancel arch there are two damp-stained patches, one either side of the apex of the arch. These have increased in size since the previous inspection but are reportedly now much drier following external pointing and water table repairs. These areas should be monitored and, once fully dry, redecorated using a lime finish.



Figure 28 - West wall, near door

16.2 North Aisle:

- 16.2.1 There is discolouration to the left-hand side of the spire memorial brass, as noted below, which may relate to a now-resolved gutter issue externally. The west wall also shows damp at high level, particularly above the window and at the junction with the arcade. This was not previously reported in this area and may be linked to external defects, including areas requiring repointing, open water table joints or defective flashing.
- 16.2.2 Towards the east end, between the last two windows, the plaster panel behind the Shincliffe bell is quite blistered. This area appears to have had a plaster repair in the past and one of the reveals remains damp. This may be due to incompatible plaster, although the position also corresponds with an external rainwater downpipe, which may have contributed to the damp. Any defects may have been addressed during the July 2022 gutter works, but this is not confirmed and the area should be monitored.
- 16.2.3 Above the Lady Chapel, adjacent to the organ loft, the west wall is now quite badly damaged. This is believed to be an ongoing issue which has not yet been resolved. Externally, as noted in Section 6.5.2, the water table has been identified as a possible cause and should be investigated further. A similar repair approach to the east end and chancel arch water tables may be required.



Figure 29 - N aisle, West wall



Figure 30 - Lady Chapel, east wall

16.3 Chancel:

- 16.3.1 The south wall appears generally satisfactory.

- 16.3.2 The area around the chancel arch was described as patchy in the previous QI, but now appears worse than shown in the previous report photographs. However, this may be because the area is now drying out, with the paint beginning to flake away as residual moisture escapes. This should continue to be monitored before any redecoration is carried out.

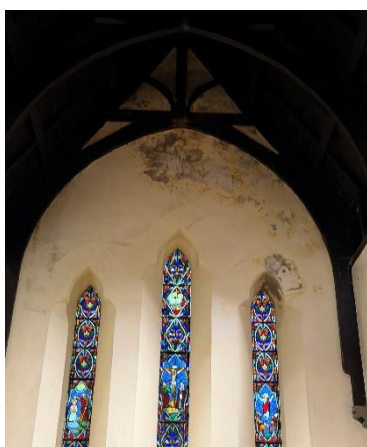


Figure 31 - Chancel East

16.3.3 On the north wall, alongside the organ arch, there is a large area of affected plaster where water ingress had previously caused problems. This has reportedly now been repaired and was understood to relate to a gutter issue. The area should be allowed to dry fully before being redecorated.

16.3.4 At the east end, high level damp staining to the south side was reported in the previous QI. Since then, the water table has reportedly been re-bedded and the full elevation repointed in lime mortar. This is understood to have made a significant improvement. The area should now be allowed to fully dry out and then redecorated using lime-based finishes.

16.4 **Vestry:** There is plaster loss above the chimney fireplace, probably associated with a previous leak. This area appears to have been patched with gypsum plaster, but it is not known whether the original cause has been fully resolved. At the base of both doors, the finishes are breaking down due to damp. Elsewhere, the plaster and decoration are generally satisfactory, although aged.

16.5 **Organ Loft:** It was not possible to inspect the organ loft properly, so the full condition could not be confirmed. The opposite side of the Lady Chapel wall is heavily affected by damp, with plaster coming away. This is generating dust and debris, and the organ should be protected until the issue has been resolved and the area made good. There is also dust present on the floor.



Figure 32 - Organ chamber west

17. PARTITIONS, SCREENS, DOORS & PANELING

17.1 Partitions

17.1.1 **Tower:** There is a fine oak timber doorway with obscure diaper and square glazing. This is a very attractive piece and appears to be in good condition.

17.1.2 **Lady Chapel:** The Lady Chapel has an oak parclose screen, apparently of a similar design to the tower screen. The chapel was refurbished in January 1974.

17.2 **Panelling:** There is oak dado panelling to both the chancel and nave, which appears to be in good condition.

17.3 Screens

- 17.3.1 **Chancel Arch:** There is a delicate timber screen separating the nave from the chancel, with linenfold detailing. It is a good quality feature and appears to be in good condition.

17.4 **Doors:**

- 17.4.1 **South Porch:** The south porch has a heavy boarded oak door. The latch is just about serviceable, although the door would probably benefit from a pull handle. There is no draught proofing.
- 17.4.2 **Vestry:** The vestry has a boarded oak door with heavy ornamental hinges, all of which appear satisfactory.



Figure 33 - Chancel arch screen

18. VENTILATION

18.1 To the Nave, Chancel and the Vestry, there are top hung ventilators that are limited in their operation, one operates fully the others are either seized or broken in some way, see below. It would be beneficial for these to be eased.

18.2 There are external air bricks to the west end of the nave, on the south side, but are either covered or lacking elsewhere. The voids under the raised timber platforms are not well ventilated.

19. **GLAZING** - The glazing is generally sound, although some suspected hairline cracking was noted. Some windows are dusty and cobwebby, and there is some bowing to the south side glazing. The cobwebs should be cleared and the glazing inspected by a specialist to the South façade.

19.1 Chancel

- 19.1.1 **East:** Three-light pictorial window, understood to be by Miller. There is some apparent cracking to the glass, although one or two of the lines may be cobwebs rather than cracks at high level. The window appears generally sound.
- 19.1.2 **South:**
From east to west:
- Nicholson pictorial Good Shepherd window, with a ventilator which does not appear to lock properly and is currently propped shut with a tealight.
 - Pictorial window, generally satisfactory.
 - Pictorial window with diamond-pattern semi-obscure glass, generally satisfactory.
 - Similar to the above, generally satisfactory.

19.2 Nave

- 19.2.1 Pictorial window with slightly dirty diaper glazing. There is a slight crack in the name panel at the bottom.
- 19.2.2 Similar window, with no crack noted.
- 19.2.3 Second World War memorial window with a bottom ventilator, which operates well.
- 19.2.4 Dennett pictorial window with coloured diaper glazing. The ventilator does not open.
- 19.2.5 Hutton pictorial window of St Mary the Virgin, in good condition.

19.3 North Aisle

19.3.1 **West:** Pair of lancets, dirty but otherwise generally sound.

19.3.2 North:

- Pictorial window designed by Christopher Wardale and made by Kate Watkinson, installed in 2000. Dusty and cobwebby.
- Parish Church 100th anniversary pictorial window of St Cuthbert, with a ventilator which works.
- Puzzle window by Christopher Wardale, made by Kate Watkinson, installed in 1993. A little cobwebby but generally good.
- Pair of pictorial windows in memory of Brack. The glass appears good.

19.4 Lady Chapel

19.4.1 **East:** Blind windows now enclosed with painted oak boarding and containing statues. The arrangement is visually poor and could be improved.

20. FLOORS, RAILS

20.1 **Nave and Aisles:** The pew platforms are raised timber and undecorated. Where some boards were lifted at the far south end, the ends of the floor joists were found to be softened. Increased ventilation is needed to these areas, as damp is likely to continue building up around the joist ends where they are built into the walls.

20.2 The circulation areas are solid floors with carpet over. There is mosaic around the font, with a crack in the mosaic at the tower arch. The west end is also timber boarded, with the finish now rather worn. Within the tower, the floor is slightly undulating and has been patch pointed in lime mortar. In the north aisle there are carpet tiles, and the step to the Lady Chapel is uneven, possibly where pews have been removed in the past. This could present a trip hazard.

20.3 **Chancel:** The chancel floor is marble and mosaic. The sanctuary step is unstable or loose, and there is cracking at the chancel arch step. The sanctuary floor itself appears generally satisfactory. There is quite a lot of dust on the floor from failing plaster decoration above.

20.4 **Vestry:** The vestry has a timber floor with carpet tiles, which appears generally satisfactory.



Figure 34 - Chancel step

21. MONUMENTS, BRASSES, FURNISHINGS, ORGAN & CLOCK

21.1 Reredos:

There is a fairly plain oak reredos, which is appropriate to its setting and appears to be in satisfactory condition. It is, however, heavily dusted on top. The wall-mounted reredos was restored in 1981 following the fire of 4 August 1980. No works are required, other than routine cleaning.

21.2 Memorials and Brasses:

The memorials and brasses appear to be in good condition. No works are required.

21.3 **Furnishings:**

There is a modern screen around the children's corner. Doors appear to be stored in this area and should be removed to a more suitable location.

21.4 The nave has fairly standard bench-type pews, which are rather bolt upright, together with standard pine furnishings. At the front there are some older prayer desks and a couple of priest's chairs. The pulpit is oak and of a similar design to the chancel arch screen.

21.5 Within the chancel there are oak choir stalls and two reading desks of better quality. There is also a three-panel altar table, a Glastonbury chair and a simple desk. The communion rail is simple Victorian ironwork with an oak rail. The font is octagonal stone and appears satisfactory. No further works are required.

21.6 **Clock:** Electric modern clock motor. The face was re-decorated in 2016 by Cumbria Clock Company and the clock motor was installed circa. 1980.

21.7 **Organ:** By Harrison and Harrison of Durham, who reportedly carry out an annual test though it is unknown when the last inspection was.

22. HEATING

22.1 Gas fired boiler in the basement serving pipework and radiators, installed in 2011, there has been burner trouble with gaskets replaced in the past and the logbook records a gas leak which was fixed within the same day, last serviced in November 2025 and currently running ok.

22.2 The PCC have desires to replace the heating with an electrically powered system, in order to progress towards their Net Zero targets.

22.3 The gas meter is also located in the basement and is well labelled, replaced in 2021.

23. ELECTRICAL: The service was last inspected in March 2022 and noted the replacement of distribution board in church, all existing circuits reused. The electrical system was renewed following the 1980 fire it appears to be in overall good condition.

23.1 The lighting comprises Victorian Gothic-style suspended ring fittings, supplemented by high-level flood lighting. The lamps have been upgraded to LED since the previous QI. New spotlight fittings were installed in the nave and chancel in 2018, using the existing cabling. The ringing chamber has fluorescent lighting and the tower is lit by a tungsten halogen floodlight.

23.2 Sound system: Comprises lectern and pulpit mic and handheld with speakers.

23.3 The last PAT test was March 2025, this should be completed annually.

24. LIGHTNING CONDUCTOR: Two downtapes fixed to the spire, on the S is a tape and on the N is a wire. Inspected in September 2025.

24.1 The insurers recommend this is inspected and tested at fixed intervals, preferably not exceeding 12 months, the maximum interval under the new standard is four years

25. WATER & SANITARY FACILITIES

25.1 Water: There is a sink in the tower and it is assumed that the water service comes up from the highway.

25.2 Foul drainage: none.

26. FIRE PRECAUTIONS: The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet). This should then be made available along with the Log Book.

26.1 Five extinguishers and one fire blanket were noted throughout the church, last tested in December 2025. Certificates should be stored in the logbook.

26.2 The church has a good three way means of escape, though accessibility of all exists should be considered in the overall strategy.

27. SECURITY & SAFETY

27.1 The church is left open during the day with valuables locked in the safe. This is in line with current Ecclesiastical Insurance guidelines; however, the PCC should make themselves familiar with all recommendations.

27.2 Asbestos: No inspection has been carried out.

28. ACCESSIBILITY: The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act. This should be made available in the church.

28.1 There is level access from the entrance of the site where a masonry ramp has been formed at the porch and it is level through to the chancel steps.

29. CHURCHYARD, BOUNDARIES, SIGNS, PATHS, TREES

29.1 There appears to be very little change externally since the previous QI. The churchyard is large and sprawling, with a golden gravel path around the church and a tarmac path to the entrance.

29.2 There are numerous memorials and tablets, some of which have toppled, together with mature trees, some covered by Tree Preservation Orders. There is some build-up of brash and fallen material, although this is reportedly due to be cleared. The PCC should ensure regular checking of gravestones and maintain a tree survey to monitor the conditions of all trees within the graveyard. The church should also confirm which boundaries are within its ownership and therefore its maintenance responsibility. Memorial safety testing should be kept up to date, and a clear management plan should be maintained for fallen or unstable gravestones.



Figure 35 - SW gates

29.3 The **southern boundary** forms the principal access from the village, with narrow vehicular access over grassed and tarmac areas. The boundary walls associated with adjoining domestic properties are generally serviceable, although there are areas of open-jointed stonework, particularly around the lean-to structure at the south-east corner. Localised repointing is required. The gateposts at the southwest corner still have the pins inset, though the gates have fallen off and rest against the fence under shrubbery. These should be repaired, replaced or removed (with necessary permissions).

29.4 The **eastern boundary** comprises a brick and stone wall to the adjoining dwelling, with raking brick buttresses. There are some settlement cracks, ivy growth, smeared previous mortar repairs and open joints, particularly to the southern end. The northern section is mainly stonework with brick coping, though not accessible at the time of inspection due to over-growth, it reportedly leans in towards the churchyard. Ivy should be cleared, the wall inspected more fully, and defective joints repointed. The whole eastern section of the graveyard is currently inaccessible and should have vegetation tamed.



Figure 36 - North steps

29.5 The **northern boundary** is largely open to the highway with a 1-2m level difference and no edge protection, with mature trees, low hedging, fallen branches and redundant stones. Fallen material should be cleared. There are steps up from the pavement which are undulating and the central handrail requires decoration.

29.6 The **western boundary** includes an additional burial area projecting westwards, with a mixture of domestic fencing, hedges and stone walling. Some open joints remain to the stone walling and should be repointed in due course. Closer to the church, there is an additional gated entrance, though once again the gates are detached and the fence is falling over, this should be repaired.



Figure 37 - West entrance gate



Figure 38 - Branches to be cleared at E

29.7 The signs are in poor condition and should be updated.

29.8 **Surface water drainage:** The N side maybe piped but there are no manholes, it is likely that the whole of the site has soakaways now no longer effective. The ground has been lowered around walls to create a moat, water does gather here but percolates away after a while.

30. Archaeology – No archaeological information is available; it is suggested that if any works are to be carried out to the church paths or grounds that the county archeologist be consulted prior to starting.

29. SUMMARY OF CONDITION

The church is generally in fair condition and remains structurally stable, with no major structural movement noted, though the small hairline crack to the vestry east gable should be closely monitored. The principal concerns relate to roofs, watertables, high-level access, localised masonry erosion, and the continuing effects of historic and possibly ongoing damp internally.

Some significant works have been carried out since the previous QI, including lime repointing and re-bedding of the chancel arch and east chancel water tables, alongside full repointing of the east elevations, which has reportedly improved the high-level damp at the east end and chancel arch. However, several roof and rainwater issues remain unresolved or require further checking, particularly the porch roof details, the north aisle east abutment, slipped or damaged slates, and the ongoing moss growth to northern roof slopes.

The rainwater goods were reportedly overhauled in July 2022, but no detailed record has been provided and a number of defects remain evident, including blocked gullies, vegetation in gutters, rusting joints, short downpipes, and vulnerable discharge arrangements. These should be addressed as a priority as they are likely to be contributing to damp within the building.

The tower and spire were inspected by Stone Technical in 2021 and were generally found to be in good condition, with localised repairs recommended. It is not known whether all of these recommendations were carried out. Jackdaws are reportedly nesting in the spire and belfry, and there is visible bird nesting material within the belfry. Improved safe access and regular inspection of the spire interior should be planned.

Internally, the main fabric is generally sound, but areas of damp-damaged plaster remain, particularly around the chancel arch, north aisle, Lady Chapel/organ loft wall and vestry. Some areas may now be drying following external repairs, but others appear unresolved and should be monitored or investigated before redecoration. The vestry ceiling is in poor condition and should be renewed. Floors are generally serviceable, although there are local issues including softened joist ends beneath pew platforms, an unstable sanctuary step, worn finishes and possible trip hazards.

The churchyard is large and sprawling, with numerous memorials, mature trees and mixed boundary conditions. The PCC should continue to manage memorial and gravestone safety, tree inspection, boundary ownership and churchyard maintenance as part of its regular responsibilities.

PART THREE

Summary of repairs in order of priority

	Comment	Item ref	Budget
Category 1 - Urgent, requiring immediate attention.			
1	Address the reported active/new leak to the south nave roof, including replacement/refixing of missing or slipped slates.	6.3.2, 13.1	£2,000–9,999
1	Remove bird nesting material from the belfry and bells, confirm route of bird entry, and install temporary bird exclusion measures if required.	12.1, 12.2	
1	Make safe and improve the belfry access arrangement, including loose handholds, ladder fixing and grab rails.	12.2.3, 12.3.4	
1	Repair or make safe the unstable/loose sanctuary step.	20	
1	Remove stored doors and unsuitable stored material from the children's area and reduce clutter at the base of the tower.	12.4.5	
Category 2- Requires attention within 12 months.			
2	To the south nave and chancel roofs, replace defective ridge bedding/pointing, replace slipped slates and cracked/chipped slates.	6.2.2, 6.3.2	£30,000–49,999
2	Repair the porch roof, including failed ridge bedding, slipped slate to gutter, cracked mortar abutment, and poor ridge/gutter junction detail.	6.4.1, 6.4.2	
2	Investigate and repair the north aisle east water table/flashing where saturated beneath the lead, including possible re-bedding/repointing of copings and renewal of flashing.	16, 6.5.2, 6.6	
2	Clear moss from the organ loft and vestry roofs and inspect roof junctions, abutments and flashings beneath, repairing as necessary.	6.6, 6.7	
2	Undertake local rainwater goods repairs following the 2022 overhaul, including short downpipes, loose lower section to vestry downpipe, rusting joints, defective discharge arrangements and blocked gullies.	7.3 to 7.8	
2	Repoint the south porch elevation open joints, including high level above the arch.	8.3.2	
2	Carry out local masonry repairs to the tower first stage, including severe erosion beside the south doorway and pointing around the step once vegetation is cleared	8.7.4	
2	Inspect the spire interior and confirm whether the 2021 Stone Technical recommendations were completed. Clean out bird debris/guano, replace missing bird mesh and paint rusting cross tree/kingpost tension rods if not already done.	6.1, 12.1	
2	Renew the vestry ceiling, including damaged fibreboard, failed taped joints, hole and cracking.	14.2	
Category 3- Requires attention within the next 12-24 months.			
3	Carry out localised masonry repointing and repair to the south nave, including open joints and holes west of the porch, and cracked west lancet cill.	8.2.2, 9.2	£10,000–29,999
3	Repoint the north tower second stage hole above the north aisle and local open joints to tower frieze/corbel areas.	8.9.3, 8.8.2	
3	Inspect the stone band and eaves overhang above the north aisle when roof access is available, including checking possible timber decay.	8.2.3	
3	Carry out localised repairs to the organ chamber/boiler house arch, including possible stone indent to the west side and removal of proud hard cement pointing where appropriate.	8.5	
3	Review and improve ventilation to raised pew platforms where softened joist ends were found, particularly at the far south end.	20.1	
3	Inspect and service window ventilators, including those not closing or opening properly, and inspect suspected hairline cracks and bowing to south glazing.	9.2, 19	
Category 4- Requires attention within the quinquennial period.			
4	Clean glazing and obtain advice on bowed units on South side	9.5, 9.6, 19	£10,000–29,999
4	Ease and redecorate vestry, porch and tower external doors.	9.8 to 9.10	
4	Monitor and, where required, repoint eroded or open-jointed masonry to the chancel corbels, chancel south string course, porch east and west sides, north aisle west water table and vestry east coping.	8.1, 8.3, 8.4, 8.6	
4	Consider reinstatement of the missing porch finial cross, subject to evidence of original detail and permissions.	8.3.2	
4	Monitor eroded stones to tower, vestry and chancel, allowing for selective replacement if deterioration progresses.	8.6 to 8.10	
4	Redecorate damp-damaged internal plaster only once areas are confirmed dry, using appropriate lime-based finishes	16	

4	Repair or replace defective plaster to the base of doors, tower base, vestry and other damp-affected areas once external causes are resolved.	12.4, 16	
4	Brush down roof timbers and monitor pale/white haze to north aisle timbers, reviewing ventilation and heating patterns	13.3	
4	Inspect organ loft ceiling when safe access is available, ideally when the organ is next serviced, and protect the organ from dust from adjacent plaster decay	14.3	
4	Repair or replace signs, and review churchyard gates at the south-west corner.	29.3	
4	Monitor cracking to vestry east gable	8.6, 15.4	
Category 5- A desirable improvement with no timescale.			
5	Improve permanent safe access to the spire interior to allow regular inspection and maintenance.	12.1, 12.2	£30,000– 49,999 + (depending upon reconfiguration)
5	Reconfigure the base of the tower to provide better storage, tea/coffee preparation and general use, if still intended by the PCC.	12.4.5	
5	Improve security to the boiler room door and remove redundant rotten timber board by the external steps.	11.3	
5	Consider replacing or improving the south porch door ironmongery/draught proofing, including pull handle if required.	17.4.1	
Advice & routine maintenance. This can mostly be done without professional advice or a faculty.			
	Complete and maintain the Logbook		
	Keep the gutters and gullies clear	7.2 to 7.8	
	Arboriculturist to monitor trees and PCC to review boundaries		
	Ensure all graves are checked regularly for safety		

AREAS NOT INSPECTED (The following list may not be exhaustive)

- Under floor voids (where present and not expressly stated as accessed), Organ Pipework and inaccessible areas around organ, Covered timbers, upper stages of spire inspected from ground level only, grounds where overgrown.

Advice to the PCC

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser 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.
- Contact with the insurance company to ensure that cover is adequate.
- 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.
- **LOGBOOK** The parish has a duty under Canon F13(4) to keep a Log Book recording all work carried out on the building. I commend this practice to the PCC. Not only does it help the inspecting architect but it can prove a valuable aid to the parish.

• **Fire Safety Advice** can be found at <https://www.firesafe.org.uk/places-of-religious-worship/>
<https://www.ecclesiastical.com/risk-management/church-fire-articles/>

- **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 Log Book.

- **Heating Installation**

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

- **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 Log Book.

- **Asbestos**

A suitable and sufficient assessment 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 <http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/asbestos>

- **Equality Act**

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at <http://www.churchcare.co.uk/churches/open-sustainable/welcoming-people/accessibility>.

- **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.

- **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: <http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

- **Sustainable buildings**

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 <http://www.churchcare.co.uk/churches/open-sustainable> and <http://www.churchcare.co.uk/shrinking-the-footprint>