

St. Oswald's Church, Shiney Row

Diocese of Durham
Archdeaconry of Sunderland
Deanery of Houghton-le-Spring

Quinquennial Inspection Report
February 2022

Vicar: Vacant



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A	Brief Description of the Building
A1	<p>Background and General:</p> <p>St Oswald's Church is situated fairly centrally in Shiney Row on the north side of the A182 road, which runs from Shiney Row to Newcastle and Washington northwards and Houghton-le-Spring southwards.</p> <p>Ordnance Survey Map Reference: NZ 32878 52635</p>
	General Description of Church
A2	<p>The Church building dates from c. 1910. It is understood that the current building was planned to be the Church Hall, contiguous with a main church in the adjacent large site (now owned by the purchaser of the former Curate's house). This is reflected in the unusual north/south orientation of the building.</p> <p>The nave and chancel are bordered on the east by entrance porch, WC's and Church Hall and kitchen. The west side is bounded by organ chamber and vestry.</p> <p>Fuller descriptions of the Church are given in the following references:</p>
A3	<p>Pevsner 'Building of England', 3rd Edition (2021): <i>"St. Oswald, Shiney Row. Red brick with bellcote. Built as a mission chapel in 1910 by Fowler, extended and rebuilt by W.H. Wood, 1914, 1923 and 1928 (chancel). – Curate's House by Fowler, 1910."</i></p>
A4	The Church has no Listed status under the Town and Country Planning Act.
A5	There is no Conservation Area relating to the Church.
A6	There are no Tree Preservation Orders on the Churchyard.
A7	There are no ancient monuments or internments attached to the Church.

B Scope of Report	
B1	This report, the first undertaken on this Church by the writer, is based on findings of a site visit, undertaken in February 2022. The weather was generally good, dry and sunny. Viewing was made from ground level and with the aid of binoculars. No ladder inspection was made externally or into the roof void internally or the belfry.
B2	A photographic record was made internally and externally of representative views.
B3	There are roof voids in the Nave and Chancel and in the adjacent Hall to which access was not available
B4	The ground floor boarded flooring was not opened up or access panels found.
B5	The Churchyard is open and maintained by parishioners, however there is no record of internments or memorials. The inspection included these areas to the immediate vicinity of the Church.
B6	There is a foul drainage installation from the WC and kitchen area and this is assumed to connect into the Local Authority sewer in the road, but no manholes were opened up, or access points opened up.
B7	Thanks are acknowledged for help given on the inspection day by Mr. Harry Graham.
B8	See Appendix 'A' in this report for a full description of limitations of the inspection.

1.0	<p>Works Carried Out Previous to Report:</p> <p>A previous inspection was carried out by Christopher Downs in 2007. Michael Drage undertook the last inspection in 2013.</p> <p>Since the 2007 report, a number of repairs and alterations have been carried out, as recorded in the Parish Logbook. Apart from routine maintenance and servicing, the main items were:</p> <ul style="list-style-type: none"> • 2008 – Level access to rear door, 2 no. new hall windows, new sound system • 2009 – Disability access and accessible WC, new felt roof to lobby and WC's, hall redecoration • 2010 – New kitchen water heater, Sarnafil covering to hall and kitchen roofs etc., handrail and fence to cellar steps, noticeboard refurbished • 2011 – Heating pipe repair in nave, nave roof repairs, church decorative repairs • 2013 – Heating pipe repair in nave
2.0	<p>General Condition of Church:</p> <p>The Church continues to be carefully maintained and roof repairs attended when required. Regular attention to all gutters is required to avoid leaf collection, which results in blockages. The interior is well kept and welcoming. Annual maintenance items as listed should continue. The recommended works are attached at the end of the report.</p>
EXTERNAL INSPECTION	
3.0	Roof Coverings
3.1	<p><i>Generally:</i></p> <p>There are four roof areas all covered in Welsh slates to even courses and all roof coverings appear to be of similar age, with evidence of many repairs, suggesting onset of nail-sickness.</p> <p>N.B. It is important that any repairs match in size, type, colour and thickness, and using proper repair clips rather than copper wire, lead or bitumen.</p>
3.2	<p><i>Nave Roof:</i></p> <p>Slated to approx. 40° with a red clay ridge and terracotta water tabling just slightly above the roof line. The slating is almost completely intact and appears even and level. There are signs of slate repair to chancel but no reports of recent work here. Monitor repairs as the frequency of slate loss is an indication of nail fatigue and re-roofing in the long run.</p> <p>There is a pitched gable adjacent to the (flat roofed) organ chamber, with stone water tabling. This gable, with arched brickwork infill, suggests an uncompleted pitched roof extension abandoned prior to the flat roof organ chamber/vestry.</p>
3.3	<p><i>Chancel Roof:</i></p> <p>Slated to same pitch as Nave and appears to be in the same condition. The architect should be consulted when roof access is next considered in order to make more detailed investigation of slate/fixing condition and integrity of gutters/downpipes.</p> <p>The gable has a modest overhang with timber barge boards and a small cross in metal/wood.</p> <p>There is a dual pitched, slated dormer over the chancel on the east pitch, which lights the choir area, with rendered cement cheeks.</p>
3.4	<p><i>Vestry/Organ Loft Roof:</i></p> <p>Felted with two outlets, low parapet with stone parapet top.</p>
3.5	<p><i>West Roofs:</i></p> <p>Church Hall comprises two dual pitches at right angles to main nave pitch, with felted flat and pitched roofs to entrance lobby and WC's. The residue of the Church Hall and kitchen/passage are flat roofed, with a recent single ply membrane to these latter.</p>
4.0 Rainwater Goods and Disposal	
4.1	<p>All rainwater goods originally consisted of cast iron goods but there are now some recent uPVC additions, which all appear to be generally sound. The downpipes discharge into gullies. Some gully surrounds are damaged and grids are missing. All gullies, gutters, hoppers and valley gutters should be checked and cleared regularly.</p>
4.2	<p>Water table flashings and table stone joints appear tight.</p>

4.3	Following checking and clearance of all cast iron and UPVC gutters and downpipes these former should be redecorated and insides of gutters painted with bitumen paint, with attention paid to integrity of joints for all materials.
4.4	Check that all gullies are free flowing; manholes/access points to be checked for drain flow and rodding on a regular basis. Cracked gulley areas should be pointed as required.
5.0	Bellcote and Spire
5.1	Bells in open bellcote on west gable not inspected closely. Check and grease pivots as and when high level access is available.
6.0	Walls and Masonry
6.1	<i>Interior Walls:</i>
6.1.1	<p><i>Nave:</i> The interior walls are plastered and decorated but some low-level damp patches (south east corner, porch side). These walls have been replastered and are awaiting full drying out before redecoration. It will be important to apply a breathable matt emulsion in the first instance. There is a small area to the left hand side of the entrance doors still requiring attention (salts being liberated, efflorescence).</p> <p>There is a small extent of minor high-level cracking adjacent to the north west corner of the nave (above pulpit) and some high level paint flaking at the highest part of the (west) wall in the same corner, which may indicate some minor historic water ingress. This should be monitored, especially in times of heavy rainfall.</p>
6.1.2	<p><i>Chancel:</i> The walls are plastered and decorated as with the Nave and appear to be in sound condition.</p>
6.1.3	<p><i>Porch:</i> The Porch is a later addition located on the south west corner. Walls are plastered and decorated. There are double entry doors, doors to nave, WC and Church Hall.</p>
6.1.4	<p><i>WC's:</i> Shared WC has timber decay to skirting below wash hand basin; top sash to window catch is broken. An extract fan would be desirable. Accessible WC wash hand basin may compromise wheelchair side transfers? Difficulty in securing privacy latch.</p>
6.2	<i>Exterior Walls:</i>
6.2.1	<p><i>Generally:</i> Brickwork condition and character relates to the particular phase of build. Smooth red bricks comprise the majority of external walls, with a paler tan brick used for the community hall extension, and common bricks for the hall extension/kitchen. There are a number of bricks with partially lost faces, due either to poor firing or moisture trapping. Mortar of harder consistency than surrounding brickwork can tend to accelerate this process. When repointing a mortar mix of the same porosity as the surrounding brickwork should be used, with an open texture, rather than a struck steel trowel finish, and finished off to leave a clean face</p>
6.2.2	<p><i>South (road) Frontage:</i> There are areas of lost faces to brickwork, particularly at lower level. Some repointing has been undertaken, somewhat untidy in places. Brick buttresses and artstone water tabling are in generally good condition. There are signs of vegetable growth below the southwest kneeler, which should be removed and pointed up.</p> <p>Ventilation louvres to the roof space appear to be sealed off with Perspex.</p>
6.2.3	<p><i>East (former Vicarage) Frontage:</i> There are similar areas of isolated brickwork erosion to this frontage, with signs of salts (corresponding to residual plaster salts internally) in the angle of the buttress adjacent to the east entrance doors. Similar situation occurs in the buttress angle to the second and third bays. There is no visible evidence of a traditional damp proof course, but this may have been lost from view with increased ground levels.</p>
6.2.4	<p><i>North Frontage:</i> This elevation comprises the pitched roof chancel and flat roof vestry and store area. The chancel gable is built in buff bricks with closer pieces to attic vents. There are terracotta air bricks with signs of a traditional damp proof course. Some low-level pointing required. High level nave wall gable appears to have been fully pointed/rebuilt; no corresponding vents as south gable.</p>

6.2.5	<i>West Frontage:</i> This elevation to extended hall, kitchen and store areas in (recent) common brickwork. Two gables to hall in buff brickwork (twin vents sealed as elsewhere). Brick plinth course showing signs of settlement adjacent to junction with more recent extended flat roofed section. Former continuous dished segmental brick channel now interrupted by manhole cover, and elsewhere open jointed.
7.0	Exterior Doors
7.1	<i>South Entrance:</i> Double outward opening timber doors, flat topped with arched panel over, diagonal tongued and grooved boarding, brown stained.
7.2	<i>East Entrance:</i> Double outward opening timber doors, flat topped with arched glazed panel over, side ½ glazed panels, ½ glazed doors with cusped head diamond lead glazing.
7.3	<i>East Entrance (Vestry):</i> Double outward opening timber doors, flat topped with arched head and brick infill.
7.4	<i>West Entrance:</i> Solid single, flush, flat topped, outward opening fire escape doors.
7.5	<i>Cellar Entrance:</i> Steps down to security door.
INTERNAL INSPECTION	
8.0	Windows
8.1	Windows in the nave are timber construction, 2 level, of 4 lights with cusped head below triangular framing. Two centre lights at second level, originally openable. Round window to south elevation above, some paint flaking externally. Bottom rail/junction with uprights/framing showing signs of serious decay. Some repairs undertaken.
8.2	Vestry window 3-light and 1-light chancel window, opening lights at edges of second tier.
8.3	Hall and kitchen, white uPVC with night lights.
8.4	Internally some wood decay has affected window sills (nave east window nearest organ).
9.0	Ground Floor and Finishes
9.1	Chancel floor has marble steps up (3 no.) with one cracked riser. There are chequer pattern stone tiles to altar area with timber floor boarding below choir stalls and nave pews. Carpet to central aisle.
9.2	Vestry entrance has carpet over red clay tiles. Choir vestry has asphalt floor, with historic cracking.
9.3	Main hall has hardwood strip flooring in good condition.
9.4	Kitchen and WCs have safety flooring.
9.5	South entrance porch has ceramic tiles.
10.0	Roof Structures and Ceilings
10.1	The nave has 4 no. hammer beam trusses with horizontal and vertical tie rods bearing on stone kneelers. The original ceiling appears to have been overlaid/replaced with a dry square modular panel system of unknown material.
10.2	The chancel has two similar trusses with exposed purlins.
10.3	The two western gables appear to be formed with timber trusses with a ceiling at below tie level, with flat soffits to flat roof areas.

11.0	Fittings, Fixtures and Furniture
11.1	<p><i>Organ:</i> Organ by Wordsworth & Co. rebuilt by HE Prested of Durham in 1961. The organ appears in satisfactory condition and is well maintained by the organist, who was an organ builder.</p> <p>There has been some concern over the state of the plaster ceiling above. This should be observed, and it may become necessary for overboarding to project the organ from falling debris.</p>
11.2	<p><i>Pulpit:</i> Timber (oak) construction on stone base with 4 no. steps up. Slim balustrading (all originally from Bishopwearmouth Parish Church, installed here 1936).</p>
11.3	<p><i>Pews:</i> Simple pine, in good order.</p>
11.4	<p><i>Font:</i> Simple stone font on plinth, centrally positioned, with cove at south end adjacent to entrances.</p>
11.5	<p><i>Altar and Rails:</i> Altar rail is cast iron with timber top, step up to altar rail, second step to altar table, oak, deep profiled.</p>
11.6	<p><i>Reredos:</i> Matching reredos below window, cusped faux tracery panels and side curtains.</p>
12.0	Heating Installation
12.1	Boiler in basement below hall, reportedly in good working order, however it is rusting at base due to wet floor. It would be advisable to mount it on a plinth. The boiler should continue to be serviced annually.
12.2	The electrical conduits serving the boiler at floor level are rusting and unsupported. This requires urgent attention.
12.3	Gas fired, low pressure hot water system serving large bore steel pipes and cast iron column radiators. There have been recent recurring leaks in the church pipework, and at least one current leak that requires attention. It may be advisable to budget for re-piping the system in the medium term.
12.4	It is noted that there are air source heat pumps installed in the Church Hall. It would be useful to have some objective measurement of their use; running costs/comfort levels achieved etc.
12.5	Gas meter is in external housing behind front boundary wall.
12.6	Kitchen has independent gas water heater.
12.7	WC's have electric handwash heaters.
13.0	Electrical and Lighting Installation
13.1	Overhead electric cables are connected to the southwest corner of the road elevation.
13.2	Main metering and distribution board at rear of church, appears relatively up to date. Wiring is a mixture of MICCC and PVC cable.
13.3	<p><i>Electrical Test Certificate:</i> No current certificate was available. A test should be carried out urgently and the results filed in the Log Book and reported to the architect.</p>
13.4	Light level is poor in church/hall lobby. Lighting elsewhere appears satisfactory but more energy efficient and accessible fittings in the church should be considered. High level nave recessed ceiling lighting may prove difficult to maintain and be less energy efficient than modern LED-type units.
13.5	<p><i>Lightning Protection:</i> There is no lightning protection to the building but the risk appears to be low.</p>

14.0	Security
14.1	The doors appear to be adequately locked. The rear vestry door frame is slightly loose and requires fixing.
14.2	Windows are not guarded and have been the target of a break-in and damage.
14.3	The fixed alarm system is in the vestry and appears satisfactory. This system seems to have deterred final entry during previous break-in.
15.0	Fire Precautions
15.1	There is good provision of extinguishers in the church. These must be maintained and annual testing should be continued. A carbon dioxide extinguisher must only be used on electrical equipment and the organ. Note: Avoid using dry powder extinguishers (see Archdeacon's newsletter 2006).
15.2	Kitchen servery hatch is not fire resistant and ideally should be upgraded. Gas cooker does not have emergency gas cut off valve.
15.3	Escape routes in the hall are clear and have illuminated signs.
16.0	Vestries and Toilet
16.1	<i>Choir Vestry:</i> Fitted with cupboards.
16.2	<i>Clergy Vestry:</i> Fitted cupboards, writing surface, 2 x 4-draw filing cabinets and 2 no. safes.
16.3	<i>WC's:</i> There is a single accessible/female WC at south end of the building with male WC area next to this, both in satisfactory condition but with no extractor fans and windows inoperative. Door to accessible WC needs lever latch and lock adjusting. Position of wash hand basin in accessible WC may limit side transfer to WC from wheelchairs. Timber skirting below wash hand basin in male WC has significant wet rot. Underground drainage system is assumed to be combined and in working order but not inspected or tested.
17.0	Disabled Provision and Access
17.1	Principal access to the Church from the site footpath is at the south end via steps with handrails.
17.2	Access inside the Church is generally satisfactory for wheelchair and disabled access but without a suitable ramp for access to the chancel/altar area.
17.3	Those suffering auditory disabilities have been provided with sound reinforcement and hearing loop and these appear to be quite satisfactory.
17.4	An access audit should be considered to comply with the Disability Discrimination Act, and it is recommended that Churches obtain the publication "Widening the eye of a Needle" by John Penton published by Church House Publishing (1999).
18.0	Bats
18.1	There were no reports of bats in the Church or Churchyard.
19.0	Memorials
19.1	There is an oak war memorial board to right of Chancel arch and brass memorial on the west wall.
19.2	There have been no interments within the site curtilage

CURTILAGE	
20.0	Churchyard and Environs
20.1	There have been no interments within the site curtilage
20.2	<p>Access to the church is from Church Road of the main A182 road, where a driveway path leads to the north end of the Church, with a branch path leading to the south end main entrance. Paths up to the Church porch are in fair order with steps. Steps to the south entry vestibule have a central handrail but have some areas of cracking on the rear of the going. It might be useful to recoat in white the leading edges of the steps.</p> <p>Surfacing at the southeast corner reverts to PC slabs.</p>
20.3	<p>The path from the car parking areas is PC flagged with some minor trip hazards. A low brick wall separates the grass/planted area to the east of the nave, which may be a hindrance to grass cutting.</p> <p>The car parking area to the north of the chancel/vestry is block paved. Car parking bays are not marked out.</p> <p>There is a metal gate between the parking area and the eastern pathway.</p>
20.4	<p>The Church Road boundary is formed with a timber paling fence, with a well-trimmed hawthorn hedge internally.</p> <p>Northern boundaries to the large, grassed open space are formed by adjacent single storey workshops and some perimeter shrub planting.</p> <p>The western boundary is formed with timber lap panels with ivy, forming the boundary with the (empty) public house (Traveller's Rest).</p>
20.5	There are two lime trees, c. 120 years old.
20.6	There is a single pre-cast concrete garage used for garden equipment storage.
21.0	Log Book
21.1	Continue to maintain Log Book.
22.0	Previous Quinquennial Inspections
	<ol style="list-style-type: none"> 1. 2007 Christopher Downs 2. 2013 Michael Drage

	PRICE
URGENT WORKS REQUIRING IMMEDIATE ATTENTION - Category 1	
None	
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 12 MONTHS - Category 2	
Undertake asbestos survey	£200.00
Roofer to check and investigate chancel/nave roof for slipped slates. Consult Architect with findings and allow him roof access to view	£100.00
Re-plaster damp patches to walls before redecorating	£500.00
Continue to maintain all gutters and downpipes and ensure gutters are cleaned and coated with bitumen paint	£250.00
Check annually that rainwater gullies are clear and free flowing. Check annually that manholes and access points are clear and rodded	£100.00
Vestry handrail to steps from chancel	£200.00
Kitchen hatch shutter replacement	£750.00
Emergency gas shut off/fan link (kitchen)	£300.00
Re-lay slipped paving slab to south pathway	£30.00
Continue to maintain organ annually	£150.00 pa
Address vestry lobby ceiling surface deterioration	£150.00
Continue to maintain boiler	£230.00
Remove rotted skirting to WC	£100.00
Continue to test intruder alarm regularly	£150.00
Continue to check fire extinguishers annually	£150.00
Rectify window closer to WC	£30.00
WORK RECOMMENDED TO BE CARRIED OUT DURING NEXT 5 YEARS - Category 3	
Undertake sample 2-pack epoxy repair to timber window frame bottom, and framing and redecoration	£200.00
Provisional sum for repointing in suitable mortar mix	£300.00
Remove low level masonry wall to south pathway and make good	£250.00
Lower planting bed levels to south side to explore DPC (?)	£200.00
External painting including barge boards	£2,000.00
WORK TO BE CONSIDERED BEYOND 5 YEARS - Category 4	
Upgrade nave/chancel lighting	£4,000.00
Re-slate west pitches	£10,000.00

Comprehensive package of repointing	£5,000.00
Improved car parking/level access/grounds utilisation	TBC
ITEMS RECOMMENDED TO IMPROVE ENERGY EFFICIENCY - Category 5	
Consider overall heating system replacement	TBC
WORK REQUIRED TO IMPROVE DISABLED ACCESS – Category 6	
Consider improved access to toilet i.e. reposition wash hand basin to improve wheelchair side transfer	£500.00
Consider an “Access Audit” for compliance with the DDA.	£200.00

NOTE

Churchwardens should be aware of their responsibility under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 which includes guidance to routine maintenance and inspection of Church property.

‘A Guide to Church Inspection and Repair’ published by the Council for the Care of Churches can be obtained from SPCK bookshops.

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Pearson Park Entrance Archway, Hull:

Winner, AABC Conservation Award (Highly Commended), Civic Trust Awards 2022

Listed Status, Institution of Mechanical Engineers, Engineering Heritage Awards 2020

Wyndham Park Visitor Centre, Grantham:

Winner, Best Public Service Building, LABC Building Excellence Awards 2019

Bentley Park Pavilion, Doncaster:

Winner, Best Restoration and Conversion, LABC Building Excellence Awards 2015

West Park, Goole:

Finalist, East Riding of Yorkshire Council, Chairman’s Awards 2015

Wesleyan Reform Church, Ashington:

Finalist, LABC Building Excellence Awards 2017

APPENDIX

A. General:

This report is not a specification for the execution of works and must not be used as such. It is a general report only as required by the Inspection of Churches Measure 1955.

The Architect has indicated in it such maintenance items, if any, which may safely be carried out without professional supervision.

Conservation and repair of Churches is a highly specialised subject if work is to be carried out both aesthetically and technically in the best manner, without being wasteful in expenditure. It is, therefore, essential that every care is taken to ensure that no harm is done to the fabric or fittings and when the Parochial Church Council is ready to proceed it should instruct the Architect accordingly, when he will prepare specifications and schedules and arrange for the work to be carried out by an approved Contractor under his direction.

Costs on much of the work or repairing Churches cannot be accurately estimated because the full extent of damage is only revealed as work proceeds, but when the Architect has been instructed to prepare specifications he can obtain either firm prices or considered approximate estimates, whichever may be appropriate.

The Architect will be glad to help the Parochial Church Council complete an appeal application to a charitable body if necessary, or to assist in applying for the essential Faculty or Archdeacon's Certificate.

B. Scope of Report:

The Report is based on the findings of an Inspection made from the ground and from other easily accessible points, or from ladders provided by the Parochial Church Council, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955.

It is emphasised that the inspection has been purely visual and that no enclosed spaces or inaccessible parts, such as boarded floors, roof spaces, or hidden timbers at wall heads have been opened up for inspection. Any part which may require further investigation is referred to in the appropriate section of this Report.

C. Cleaning of Gutters etc.:

The Parochial Church Council is strongly advised to enter into an annual contract with a local builder for cleaning out the gutters and downpipes twice a year.

D. Pointing and Masonry:

Wherever pointing is recommended it is absolutely essentially that the procedure in item (a) of this appendix be adhered to as without proper supervision much harm can be done to the fabric by incorrect use of materials and techniques.

E. Heating Installation:

Subject to any comments to the contrary in Section 21.0 of this Report, the remarks in this Report are based only upon a superficial examination of the general condition of the heating installation, particularly in relation to fire hazards and sightliness. The installation and maintenance of any oil fired equipment should be in accordance with current editions of the British Standards Code of Practice CD 3002 and British Standards BS799.

NB: A proper examination and test should be made of the heating apparatus by a qualified engineer each summer, prior to the start of the heating season and the report of such examination should be kept in the Church Log Book.

The Parochial Church Council is strongly advised to consider arranging a regular inspection contract.

Wherever practicable, subject to finances, it is recommended that the installation be run at a low setting throughout the week, as distinct from being 'ON' during services only, as constant warmth has a beneficial effect on the fabric, fittings and decorations.

F. Electrical Installation:

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be otherwise recommended in this Report) by a competent electrical engineer or by the Supply Authority and an insulation resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book.

Where no recent report or certificate of inspection from a competent electrical engineer (one who is on the Roll of Approved Contractors issued by the National Inspection Council for Electrical Installation Contracting) is available, the comments in this Report are based upon a visual inspection made without instruments of the main switchboard and of sections of wiring selected at random. Electrical installation for lighting and heating, and other electrical circuits, should be installed and maintained in accordance with the current editions of the Institution of Electrical Engineers Rules and the more specific recommendations of the Council for the Care of Churches, contained in the publication "The Lighting of Churches".

G. Lightning Conductors:

As a defective conductor may attract lightning, the lightning conductor should be tested every quinquennium in accordance with the British Standard Code of Practice (current edition) by a competent electrical engineer and the record of the test results, conditions and recommendations should be kept with the Church Log Book.

Conductors on lofty spires and other not readily accessible positions should be closely examined every ten years, particularly the contact between the tape and the vane rod or finial. If the conductor tape is without a test clamp, one should be provided above ground level.

H. Maintenance between Inspections:

Although the Measure requires the Church to be inspected by an Architect every five years it should be realised that serious trouble may develop between surveys if minor defects such as displaced slates and leaking pipes are left unattended.

J. Fire Insurance:

The Parochial Church Council is advised that the fire insurance cover should be periodically reviewed to keep pace with the rising cost of repairs.

At least one fire extinguisher should be kept in an easily accessible position in the Church, together with an additional extinguisher of the foam of CO₂ type where heating apparatus is oil fired.

APPENDIX B: Photographic Survey:



P1 (5806):
Wet rot to window frame and sill



P2 (5818):
Eaves paint flaking (west/nave);
ceiling tiles composition TBC
(possible asbestos?)



P3 (5823):
Pipework repair



P4 (5842):
Chancel ceiling, pattern staining;
lighting accessibility issues



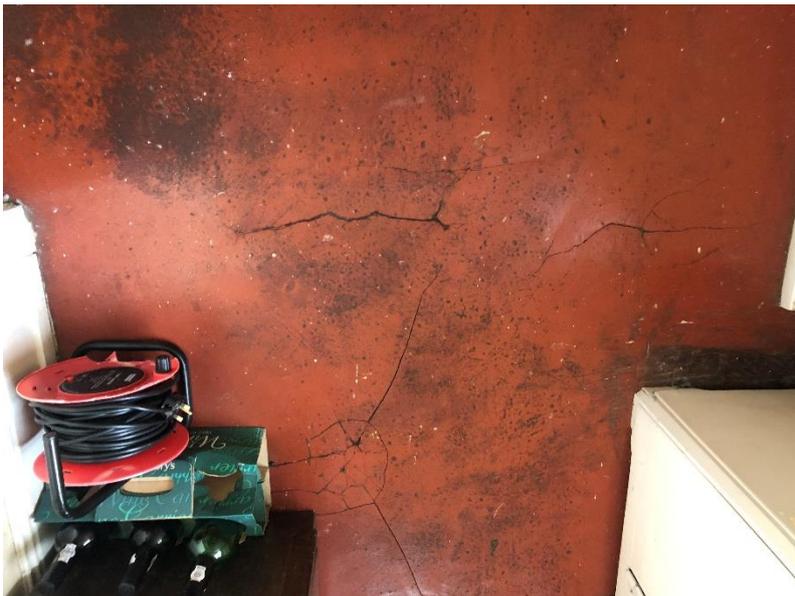
P5 (5848):
Vestry passage ceiling condition



P6 (5851):
Vestry passage wall condition



P7 (5852):
Vestry carpet edge



P8 (5856):
Vestry floor cracking



P9 (5861):
Vestry steps, lack of handrail



P10 (5886):
Kitchen servery hatch (fire
resistance?)



P11 (5887):
Emergency gas shut off/
fan isolator



P12 (5958):
Plinth brickwork displacement