

2023 QUINQUENNIAL INSPECTION REPORT

CHURCH OF ST. MATTHEW & ST. WILFRID

(Ref: 2306)

Diocese of Durham
Archdeaconry of Sunderland
Deanery of Wearmouth



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Date of Report: April 2023

Date of Inspection and weather conditions:

16th March 2023 : Dry and overcast.

(Date of previous Report: May 2015 by Tony Barnes)

1. Executive Summary of General Condition

The church is in a reasonable condition though is deteriorating owing to water ingress through poorly pointed walls, and defective rainwater goods. The electrical system and heating require upgrading, there is no wheelchair WC or kitchen facility.

2. Previous Report.**2.1 Work completed since previous report**2017

1. Paths improved in churchyard.
2. Pews replaced with stackable chairs
3. Sound system upgraded.

2018

4. Floor and window cill repairs.

2019

5. Asbestos survey.
6. Sewer survey and repairs.

2021

7. Roof repairs – flat roof over WC.

2022

8. Churchyard wall repairs.

2023

9. Replace lightning conductor.
10. Gas heater repair/disconnection.

2.2 Work outstanding from the previous report:

1. Remove moss from roofs.
2. Repoint vestry hip cappings.
3. Clean and repair gutters.
4. Repoint plinth mortar joints and other areas.
5. Re-paint fascia, gutters and RWP.
6. Redecorate vestry door.
7. Clear gullies.
8. Re-paint entrance doors, adjust ironmongery.
9. Service bells and repoint plinth stones on bellcote.
10. Lower ground level around porch.
11. Re-plaster porch.
12. Adapt entrance door threshold to suit wheelchairs.
13. Remove non-breathable paint from window reveals and flagstones.
14. Remove perished plaster and replace.
15. Adjust doors to reduce draughts.
16. Overhaul window vents to W6 & W8.
17. Consider re-wiring.
18. Undertake heating appraisal.

19. Install handrail to boiler room.
20. Form low kerb to direct water around porch.
21. Repair north boundary wall plinth and railings.
22. Attend to unsupported heating pipes.
23. Ease internal door to chancel
24. Commission arborealist repost.

2.3 No Log Book was available for inspection but a list of work was provided.

3. Brief Description of the building

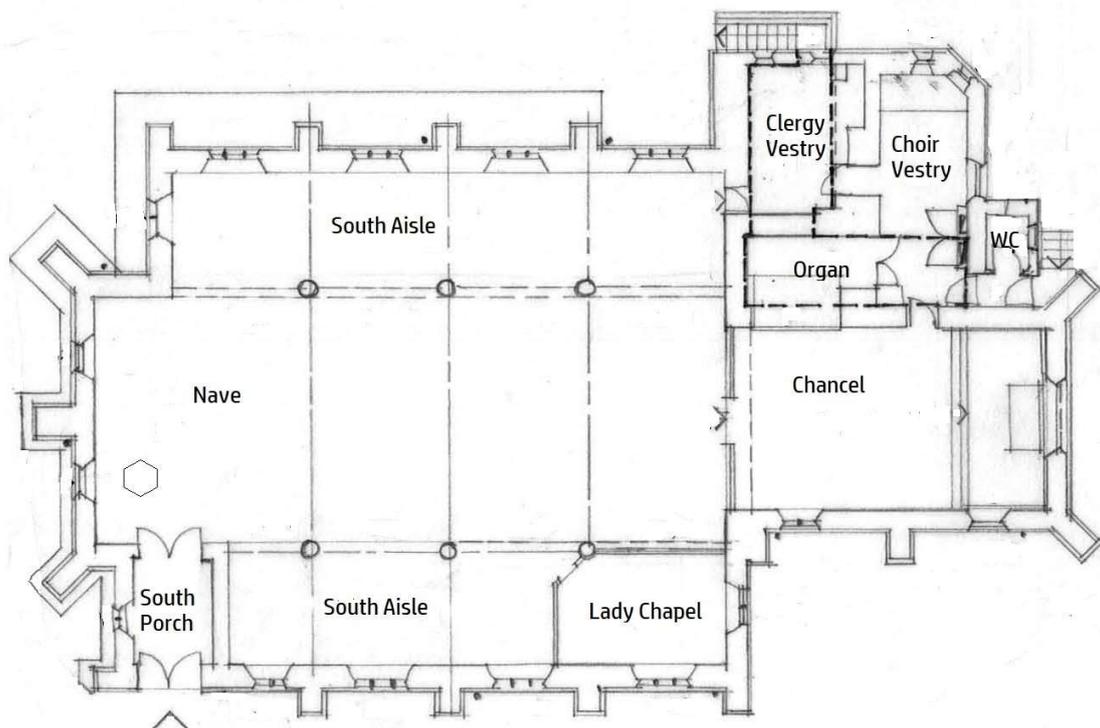
The church is situated on rising ground west of Silksworth village with a large open churchyard. The building is Grade II listed and not in a conservation area.

Constructed in 1872 in the Early English style to the design of John Henry. Aisles were added in 1878-9, east window in 1888, internal Lady Chapel 1914 with Kempe glass, clergy and choir stalls 1917, and a vestry extension 1958.

Welsh slated with coped gables, a west bellcote, in local Magnesian limestone rubble walls with ashlar dressings.

There is no car park, though there is some limited parking on the driveway north of the church.

4. Plan of the church



5. Statutory Listing

The church is not listed and not within a Conservation Area.

6. Maintenance Responsibility

There is an open churchyard and PCC undertakes churchyard maintenance.

7. Specific Limitations of the Report

For General Limitations see also Appendix 1; Explanatory Notes

The inspections were visual and non-destructive. Those parts of the structure which were not exposed or inaccessible have not been inspected and it is not possible to report that any such part of the building is free from defect.

Access was gained at the lower gutter level and vestry roof otherwise inspections were made from ground level.

The following parts were inaccessible and excluded from the inspection:

1. Voids beneath the floor.
2. Organ.

Drainage, water and electricity have not been tested.

This report has been prepared for the purpose of the Care of Churches Measure 2020. Contents may be disclosed to other professional advisors but it is **not** intended as a specification for repair works, and no responsibility is accepted for a third party. When the PCC is ready to proceed with any of the recommended repairs the Inspecting Architect should be asked to prepare a Schedule of Work and a Specification on which DAC consent, and quotations from suitably qualified contractors can be sought.

Where information has been supplied to the Inspector this is assumed to be correct.

8. Carbon reduction targets

The General Synod has committed to a carbon reduction target of Net Zero by 2030 and has issued the 'Practical Path to Net Zero Carbon' (PPNZC) to show how this might be achieved. They have created an 'Energy Footprint Tool' which can be used to establish the church's carbon footprint as part of the Online Parish Returns System. By inputting your most recent energy bills you will be able to calculate the amount of carbon produced, and receive helpful tips to reduce carbon omissions.

9. Schedule of Repairs with priority and budget cost.

The following categories denote urgency of work:

A - Urgent, requiring immediate attention

B - Requires attention within 12 months

C - Requires attention within 2 years

D - Requires attention within 5 years

E – Desirable improvement with no timescale

M – Routine maintenance which can be carried out without professional advice or a Faculty.

Please note that the estimates given below are approximate and based upon prices at the time of the Report. Some may be dependent upon further investigation, on who carries out the work, on how much is commissioned at one time, and whether any is done voluntarily. The PCC is advised to have full specifications prepared by the quinquennial architect and to obtain firm quotations from reputable tradesmen familiar with church conservation work.

Reference	Condition	Action	Priority	Cost£	Photograph
EXTERNAL					
9.1 Roofs					
1.	Slipped slates at porch valley.	Repair.	A(M)	40	
2.	Missing slate on chancel north, 2No. slipped to south.	Replace and repair.	A(M)	100	
3.	Slipped and missing slates on north aisle.	Repair	A(M)	120	
4.	Missing slate on nave north and south.	Replace.	A(M)	100	

Reference	Condition	Action	Priority	Cost£	Photograph
5.	Slipped slates to vestry.	Repair.	A(M)	60	
6.	Loose mortar and verge flashing at west end of north aisle.	Repair	B(M)	100	
7.	Cracked mortar abutment fillet on porch.	Replace.	B(M)	100	
8.	Gaps beneath rolls on vestry hips.	Point with mortar.	B(M)	60	

Reference	Condition	Action	Priority	Cost£	Photograph
9.2 Rainwater goods and disposal systems					
1.	Nave south RWP misses south aisle gutter.	Adjust.	A(M)	60	
2.	Porch gutter and hopper blocked, gutter dripping at joint to east.	Clear and re-seal.	A(M)	80	
3.	Vestry gutter leaking down wall east side.	Investigate and repair.	A(M)	60	
4.	Vestry RWP blocked and leaking down wall north side.	Clear.	A(M)	30	

Reference	Condition	Action	Priority	Cost£	Photograph
5.	North aisle gutter blocked east end.	Clear.	A(M)	30	

9.3 Parapets, chimneys and verge upstands

1.	Mortar joints between copings eroded.	Check accessibility and re-point.	C	200	
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9.4 Walling and pointing

1.	Most masonry is in good condition except for erosion, especially of plinth blocks.	Descalce loose material.	D	300	
2.	Cement pointing is trapping moisture and dissolving the lime mortar behind.	Begin programme of repointing using lime mortar.	C	10000	

Reference	Condition	Action	Priority	Cost£	Photograph
3.	Cracking of vestry north wall.	Monitor over quinquennial period.	D(M)	-	

9.5 External doors

- | | | | | | |
|----|---|-----------------------------------|---|-----|--|
| 1. | Entrance doors have peeling and chipped paint. | Prepare and re-paint. | C | 500 |  |
| 2. | Vestry door has peeling varnish and rotting weathermould. | Replace mould, prepare and paint. | C | 500 |  |

9.6 Windows

- | | | | | | |
|----|--|-----------------------------------|------|---|---|
| 1. | Windows all protected by polycarbonate.
External ferrous saddles corroding. | Monitor over quinquennial period. | D(M) | - |  |
|----|--|-----------------------------------|------|---|---|

Reference	Condition	Action	Priority	Cost£	Photograph
9.7 Drainage					
1.	Many RWPs disappear to ground.	Expose all gully tops to ensure proper function.	B(M)	60	
2.	Foul and surface water connected to main sewer at northeast. Broken cover adjacent path.	Replace CI cover if available, otherwise new ductile iron cover and frame.	D	160	

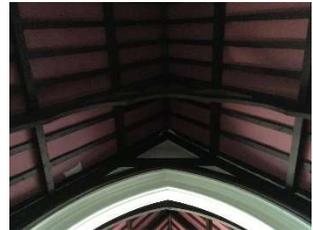
INTERNAL ELEMENTS

10.1 Tower – none present**10.2 Bells**

1.	2No. small bells in west bellcote. Ropes and sallies in poor condition.	Replace	C	200	
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10.3 Roof and ceiling voids and ventilation

1. Small inaccessible ceiling voids over vestries ventilated through slates.

Reference	Condition	Action	Priority	Cost£	Photograph
10.4	Bats	None present.			
10.5 Roof structures and ceilings					
1.	Inclined ceilings over worship areas appear in good condition except for peeling paint west end of chancel.	Monitor over quinquennial period.	D(M)	-	
2.	Flat ceiling over WC in poor condition after recently replaced covering.	Monitor over quinquennial period.	D(M)	-	
10.6 Upper floors, balconies and access stairways					
1.	None present				
10.7 Ground floor and timber platforms					
1.	Pew platforms flush, well ventilated with 900mm void and in good condition where inspected.				

Reference	Condition	Action	Priority	Cost£	Photograph
10.8 Partitions, screens and internal doors					
1.	Entrance door from porch is twisted and is draughty,	Investigate methods of sealing.	D	?	
10.9 Internal wall finishes					
1.	Plaster in good condition except where previously water damaged from gutters and RWP.	Establish maintenance plan before re-patching lime plaster and paint.	D	2000	
2.	Porch plaster deteriorating behind cement repointing.	Prepare and re-paint after lime repointing externally.	D	600	
10.10 Monuments, tombs. Plaques etc.					
1.	None present				

Reference	Condition	Action	Priority	Cost£	Photograph
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10.11 Vestries meeting rooms, WCs and kitchens

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|----|---|--|---|-------|--|
| 1. | WC inaccessible through vestries and up a step. | Provide new accessible WC and drain connection. | D | 15000 | |
| 2. | Vestries in reasonable condition though stacked with storage. | Provide storage with new WC, and convert existing WC into storage. | D | 3000 | |

10.12 Fittings, fixtures, furniture and moveable articles

- | | | | | | |
|----|--|--------------------------------------|---|------|--|
| 1. | Pews replaced with loose upholstered seating which is stacked in aisles. | Provide a chair store within new WC. | D | Inc. | |
|----|--|--------------------------------------|---|------|--|

10.13 Organ

- | | | | | | |
|----|---|--|--|--|--|
| 1. | Last tuned 04.07.22; said to work fine. | | | | |
|----|---|--|--|--|--|

10.14 Disabled Access

- | | | | | | |
|----|--|--|--|--|--|
| 1. | Wheelchair access to nave and aisles only. | | | | |
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Reference	Condition	Action	Priority	Cost£	Photograph
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11. SERVICES

11.1 Electrical Installation

1. 2-phase electrical supply below ground into vestry cupboard.
2. Aged wiring and fittings including obsolete fluorescent tube fittings.
3. Last test 27/02/19 and declared unsatisfactory with potentially dangerous fittings.

Prepare proposals to upgrade on CAD measured survey plan.

B 1300

Upgrade electrics.

B 13000



11.2 Water installation

1. Black alkathene mains feeds vestry from WC

11.3 Gas installation

1. Gas meter in cellar feeds boiler and 2No. balanced flue heaters.

11.4 Oil installation – none.

Reference	Condition	Action	Priority	Cost£	Photograph
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11.5 Heating installation

- | | | | | | |
|----|--|---|---|---|--|
| 1. | <i>Hamworthy</i> boiler in cellar feeds wide bore steel pipes around perimeter of worship areas. Uninsulated header tank over organ. | Prepare proposals for upgrade of heating. | D | ? | |
| 2. | 2No. independent <i>Kestral</i> floor-mounted gas heaters supplement. One in south aisle no longer functions. | | | | |
| 3. | 2No. electric bar heaters on walls in vestries. | | | | |

11.6 Insulation and air leakage.

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|----|---|-----------------------------|---|---|--|
| 1. | No insulation seen. | | | | |
| 2. | Air leakage moderate to high. Windows in reasonable condition and both doors are lobbied, though entrance door is twisted and allows draught when external door is open. A well ventilated sub floor. | Draught seal entrance doors | D | ? | |

11.7 Sound system

1. Reported to work satisfactorily.

11.8 Fire precautions

1. 6L foam to nave west, south aisle east and choir vestry.
2. 2Kg CO₂ to organ.
3. Last inspection 07/22.

Reference	Condition	Action	Priority	Cost£	Photograph
11.9 Lightning protection					
	1. Conductor terminates at bellcote.	Seek quotations for upgrading earth only.	B	?	
	2. Last inspection 14.02.23 – passed.				
11.10 Asbestos - none seen.					

Reference	Condition	Action	Priority	Cost£	Photograph
12. CHURCHYARD					
12.1 Buildings within the curtilage - none					
12.2 Ruins maintained by the PCC - none					
12.3 Monuments, tombs and vaults					
1.	Several leaning headstones though none in immediate danger of collapse.	Monitor over quinquennial period.	D(M)	-	
2.	Sunken graves, especially on west side make walking difficult.	Infill the most severe dips.	D	200	
12.4 Boundary walls, railings, fencing, hedging and gates					
1.	North has low brick wall with piers, round-topped coping and iron railings. Heavily corroded. Leaning, several rods missing and a twisted area at west end.	Repair missing sections.	E	3000	
		Prepare and re-paint.	D	1500	
2.	South has single-skin wall crudely constructed from kerbs etc. with slight outward lean, missing copings. Reasonable condition.				

Reference	Condition	Action	Priority	Cost£	Photograph
3.	West has granite sett wall except for some stone and boarding north end. Good condition.				
4.	East has battered stone wall to north and single skin to south. Lean and cracks centrally with missing stones, otherwise in reasonable condition.	Patch repair.	D	400	
5.	Vestry step railings are heavily corroded.	Prepare and repaint.	D	200	

Reference	Condition	Action	Priority	Cost£	Photograph
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12.5 Hardstanding areas

1. Macadam drive around building in reasonable condition.
2. Gravel paths in reasonable condition.

12.6 Grassed areas

1. North areas mown, south areas left 'wild'.
2. Areas of artificial grass present south end.

12.7 Notice Board

Reference	Condition	Action	Priority	Cost£	Photograph
13. TREES					
13.1 Identification of trees with preservation orders					
	1. Informed that there are no tree preservation orders in the churchyard.				
13.2 General health of trees and safety concerns					
	1. Semi-mature trees north side, no trees south side.	Consider planting some new trees south side.	E	200	
	2. Chestnut, beech and sycamore to southeast recently heavily pruned.				
13.3 Impact of trees on nearby walls and buildings					
	1. 2No. sycamores on west boundary are within falling distance of vicarage. Several trees are within falling distance of church.	Conduct an arboricultural survey at 10 year intervals to remove potential dangers.			

Appendix 1: Explanatory Notes for PCCs

- a) The need for a Faculty The inclusion of an item of work in a Quinquennial Report does not remove the need to seek permission before it is carried out. A Faculty or Archdeacon's consent will normally be required (with the exception of some minor maintenance items).
- b) General limitations of the Quinquennial Report The Quinquennial Report is a *summary report only* as required by the Inspection of Churches Measure. It is restricted to the condition of the building and its defects and is not a specification for the execution of any necessary repair work and should not be used as such. The Professional Adviser is normally willing to advise the PCC on implementing the recommendations and will, if so requested, prepare a specification, seek tenders and oversee the repairs.
- Woodwork or other parts of the building that are covered, unexposed or inaccessible will not normally be inspected in a Quinquennial Inspection. The Adviser cannot therefore report that any such part is free from defect. The report may include the recommendation that certain areas are opened up for inspection.
- Further specific limitations on access etc. may be noted in the Report text.
- c) Annual Inspections by the Church Wardens Although the Inspection of Churches Measure requires the Church to be inspected every five years, it should be realised that serious trouble may develop in between surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches Measure 2018 to make an annual inspection of the fabric and furnishings of the Church and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. Guidance on these inspections and statutory responsibilities can be found on the Churchcare website.
- d) Rainwater gutters and downpipes One of the most common causes of damage in Churches is the blockage of the rainwater gutters and downpipes. The PCC are strongly advised to either clean out gutters and downpipes at least once a year, or enter into a contract with a local builder for the cleaning.
- e) Insurance cover The PCC are reminded that insurance cover should be index linked so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- f) Electrical installation Any electrical equipment should be tested at least once every quinquennium in accordance with IEE Regulations, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the Church Log Book. Inspections carried out by the Professional Adviser will normally be based on a visual inspection of the main switchboard and certain sections of the wiring selected at random, without the use of instruments.

g) Lightning conductor Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer and the record of the test results and condition should be kept with the Church Log Book.

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

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

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

Further advice is available on the Churchcare website.

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

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

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