

**Quinquennial Inspection Report
Holy Trinity Church, Southwick, Sunderland
Diocese of Durham**



Report prepared by

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1.0 BACKGROUND

- 1.1 Holy Trinity Church, Southwick
Church Bank
Sunderland
SR5 2DU
- 1.2 Client:
The Parochial Church Council of The Parish Church of Holy Trinity, Southwick
Church Bank
Sunderland
SR5 2DU
- 1.3 Report prepared by David Jowett - Architect, BA, DipArch, RIBA
25 Roseworth Avenue
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email: david@davidjowett-architect.co.uk
- 1.4 Date of Inspection 15 April 2021 at 11am
- 1.5 Weather conditions - windy and dry. 15°C
- 1.6 Previous Report 27 April 2021 by David Jowett - Architect.

2.0 EXECUTIVE SUMMARY

- 2.1 The church is kept in excellent condition, and there are no major defects to report. Since the last quinquennial, it has been greatly improved by decorating the interior, stonework and roofing repairs to the east end of the nave, and a ramp with a handrail up to the chancel.

A scheme has been prepared to generally reorganise the west end. I note that if the funds are not available for the whole scheme, then sections, most notably the WC provision, will need to be tackled in a more piecemeal manner.

A very recently falling piece of masonry from the tower's west elevation, fortunately, caused no damage. The photos from the previous quinquennial show no signs of any issue with the stone in question. A prompt steel jack inspection revealed two further loose stones and a loose wooden louver to the tower, all now removed.

Given this issue, and the fact that there has been much historic cement mortar pointing that is starting to compromise the stonework, a running programme of stonework repairs, in order of priority, should be agreed with the stone mason.

The rainwater goods all require redecoration.

The timbers in the tower should be inspected by a reputable timber preservation company to establish the extent and possible treatment of woodworm in tower timbers

I do wish to say that the Log Book, kept over the last 5 years, is exemplary. It clearly lists the works carried out using the standard Log Book template of boxes, which is accompanied by a separate ring-binder that stores in separate sections all accompanying certificates for inspections such as heating, electrics, lighting conductor etc.

The ongoing maintenance of this building is currently undertaken by a small number of people with limited funds and these people should to be greatly applauded for their efforts.

3.0 PREVIOUS REPORT

3.1 The previous Report followed the inspection on 27 April 2021 by David Jowett - Architect, 25 Roseworth Avenue, Gosforth, Newcastle upon Tyne, NE3 1NB.

The report identified the following maintenance items and these are noted as either completed or outstanding:

Repair Needs, Category A, Urgent, requiring immediate attention

Remove stored materials from Porch. **Completed**

Plasterboard ceiling with 15mm plasterboard and skim to provide 30 minutes fire protection to underside of staircase. **Completed**

Supply and fit interlinked smoke detector in the Gallery Meeting Room linked to others in the Church to give occupants early warning case of fire. **Completed**

Category B, Requires attention within the next twelve months

Undertake full inspection of hidden valley gutter between Vestry and Chancel and identify and remove debris on nave north roof by reputable roofing company. **Completed**

Repair missing section of stone roof to tower staircase as Faculty granted 2021. **Completed**

Check rainwater goods for watertightness, blockages and redecorate. **Completed**

Realign rainwater pipes to discharge directly into gullies. **Completed**

Carry out repairs to parapets and chimney as Faculty granted 2021. **Completed**

Repoint missing and cracked section of mortar fillet to west end. **Completed**

Check rainwater goods for watertightness, blockages and redecorate. **Completed**

Realign rainwater pipes to discharge directly into gullies. **Completed**

Carry out repairs to parapets and chimney as Faculty granted 2021. **Completed**

Repoint missing and cracked section of mortar fillet to west end. **Completed**

Carry out repairs to east gable stonework as Faculty granted 2021. **Completed**

Arrange inspection with stonemason to advise on schedule of future stonework repairs and repointing in order of priority. **Outstanding**

Final external cover to Vestry fan vent outlet. **Completed**

Excavate a trench 300mm wide and to 450mm below existing ground level to south nave wall. Line sides and bottom of trench with Recycled Polyester Geotextile material. Backfill trench with gravel between 20mm and 50mm diameter to within 100mm of surface and cover with a further layer of Recycled Polyester Geotextile material. Backfill to surface with final 100mm gravel layer.

Repoint open joints in stonework with lime mortar. **Completed**

Replace Vestry Door as permission granted 2021. **Completed**

Repair broken pipework and concrete surround and clear leaves.

Arrange inspection of whole drainage system to check for breakages and tree roots in consultation with Ecclesiastical Insurance. **Completed**

Fit rope handrail to stone staircase from West Porch to Ringing Chamber. **Outstanding**

Replaster low level damp section with lime plaster and redecorate with breathable clay paint as Faculty granted 2021. **Completed**

Decorate staircase ceiling as Faculty Granted 2021. **Completed**

Agree scheme to reorganise west end. **Outstanding**

Agree scheme to reorganise west end including forming an Access WC and a second WC, both with Baby Change Units. **Outstanding**

Agree scheme to reorganise west end including amended Boiler Cupboard/Cleaners Store. **Outstanding**

Arrange inspection with stonemason to advise on schedule of future stonework repairs and repointing in order of priority as item 9.4 above. **Outstanding**

Excavate a trench 300mm wide and to 450mm below existing ground level to Vestry walls. Line sides and bottom of trench with Recycled Polyester Geotextile material. Backfill trench with gravel between 20mm and 50mm diameter to within 100mm of surface and cover with a further layer of

Recycled Polyester Geotextile material. Backfill to surface with final 100mm gravel layer. **Completed.**

Agree scheme to reorganise west end including forming alternative means of escape from gallery. **Outstanding**

Establish who is responsible for maintenance of the boiler house entrance and the tombstone. **Completed**

Establish who is responsible for maintenance of the boundary walls and fences and arrange repair of walls. **Completed**

Establish who is responsible for maintenance of the pathways and arrange repair of pathways. **Completed**

Establish who is responsible for maintenance of the trees. **Completed**

Agree scheme to reorganise west end including forming alternative means of escape from gallery. **Outstanding**

Agree scheme to reorganise west end including forming an Access WC. **Outstanding**

Repair Needs, Category D, Requires attention within the next 5 years

Redecorate church interior. Note change of colour may require Faculty Approval. **Completed**

Redecorate Porch interior. Note change of colour may require Faculty Approval. **Completed**

Decorate Vestry walls and ceiling. **Completed**

Consider removal of organ to create more usable space on the Gallery. **Outstanding**

Category E, a desirable improvement with no timescale

Replace UPVC rainwater goods with cast iron or aluminium. **Outstanding**

Replace wired window guard to Meeting Room west window with polycarbonate. **Outstanding**

Replace Vandalite Security Glazing. **Outstanding**

Reglaze sections of clear and coloured glass. **Outstanding**

Consider whether insulation could be provided and/or upgraded. **Outstanding**

Consider fitting a handrail to the chancel steps. **Outstanding**

Repair Needs, Category M, Routine Maintenance

Monitor stonework deterioration. **Outstanding**

Lift all inspection chamber covers and rod and purge system annually. **Outstanding**

Clear away leaves and debris regularly particularly after the final fall of autumn leaves. **Completed**

Maintain the trees generally with regular pruning as advised by qualified tree surgeon and arrange tree survey on a 5 yearly basis by qualified tree surgeon. **Completed**

Works listed in the Log Book as completed since the last quinquennial:

4/3/2023 Faculty granted for ramp to the north side of the chancel now installed.

4/7/2023 Churchyard south wall, tree growing from the wall pruned and chemically treated.

22/8/2023 Guttering repairs and gutters and valleys cleaned.

11/9/2023 Fire protection to the ceiling of the boiler cupboard was installed.

26/6/2024 Redecoration of kitchen walls and ceiling.

24/9/2024 Kitchen boiler expansion tank replaced.

37/9/2024 Repairs to the lightning conductor.

14/10/2024 Decoration of the Welcome Room with clay paint.

23/3/2026 Decoration of the Church, vestry, nave, chancel and bell tower stairs and ceiling with clay paint.

4.0 BRIEF DESCRIPTION OF BUILDING

4.1 The church is situated in a prominent area of elevated ground to the west of Sunderland city centre, overlooking the Alexandra Bridge and the River Wear to the south. The site is bounded by Northern Way to the west, Church Bank to the south and east and the former Rectory to the north.

The Church was built between 1842-43 to the designs of the architect and clerk of works to Durham Cathedral George L. Jackson. It is in the Early English Gothic revival style with lancets, walls of coursed squared sandstone with ashlar dressings and clasped buttresses. The pitched roofs are welsh slate.

The Church is Grade II listed. The boiler house walling and piers to the south east are also Grade II listed, together with curtilege walling, gates and railings to the north, east, and south boundaries.

The building provides a box nave, chancel with north side vestry (originally smaller), an intricate projecting tower with pinnacles set centrally at the west end with entrance porch below. There is a gallery across the nave at the west end, with the organ placed centrally, flanked by stores.

Original drawings suggest that the gallery was added later and the organ moved from the north east corner of the nave.

Beneath the gallery and set between the porch and the nave is a meeting room, toilet and kitchen, all later c 1980.

A basement heating chamber beneath the chancel with external access is now redundant and closed up.

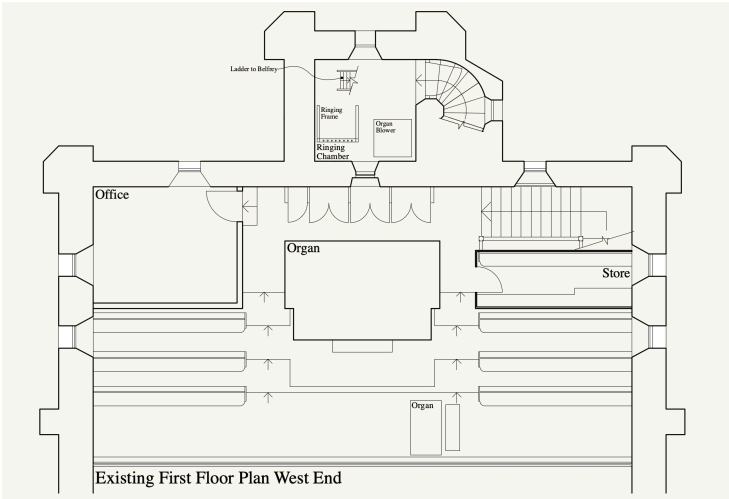
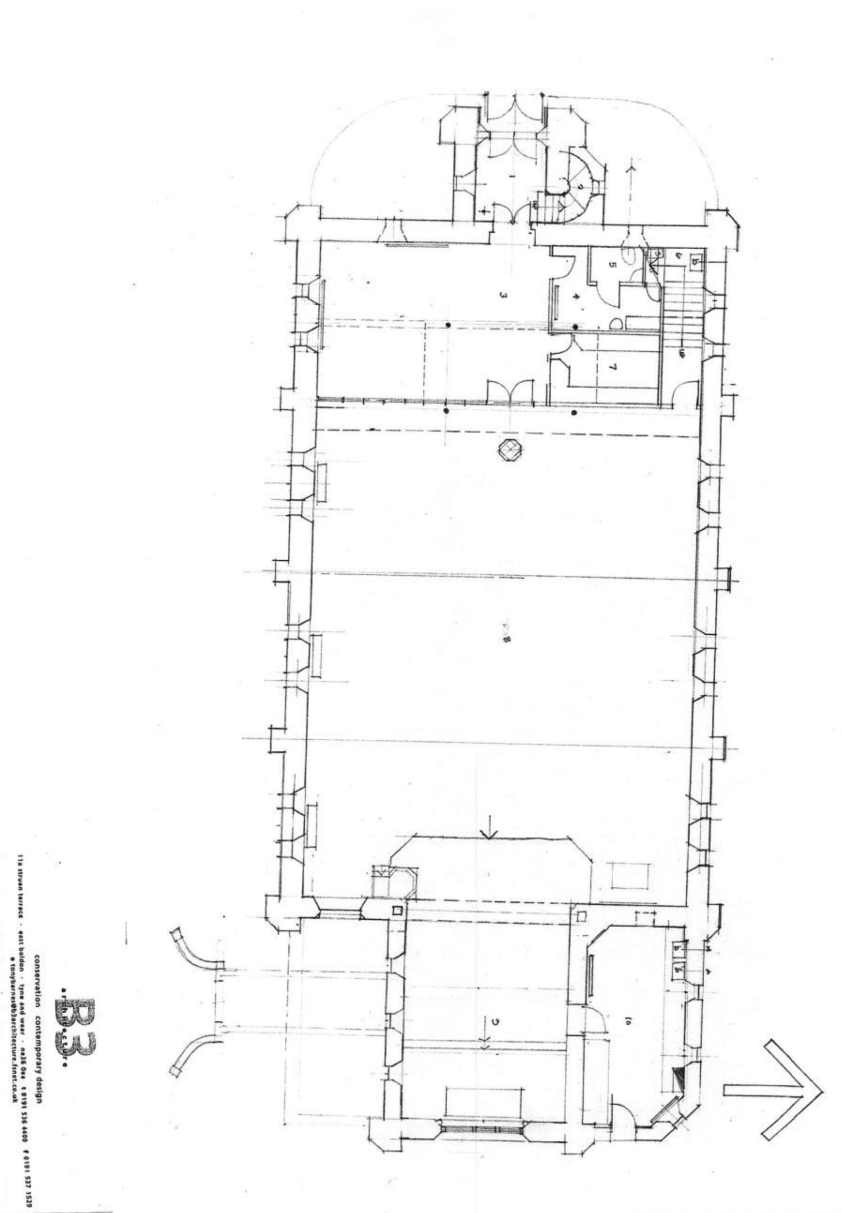
The nave interior has a queen post roof on corbels with exposed purlins, rafters and boarding.

A chamfered arch leads to the Chancel.

The choir stalls have been removed. The altar is of painted stone with cusped panels containing paintings of the Evangelists.

Of local interest is that the Revd Charles Lutwidge Dodgson, pen name Lewis Carroll, author of *Alice in Wonderland*, stayed at Holy Trinity Rectory in 1872 and 1887, visiting his sister Mary, who lived there with her husband, the Revd Collingwood, rector of the parish. There is a blue plaque with details on the former rectory wall. Further information on Carroll's links with Sunderland can be found in Bryan Talbot's graphic novel, *Alice in Sunderland* (London: Jonathan Cape, 2007)

5.0 PLAN OF CHURCH



6.0 LISTING GRADE

COPY OF LISTING DESCRIPTION (from English Heritage website)

NZ3858 CHURCH BANK, Southwick 920-1/8/283 (West side) 10/11/78 Church of Holy Trinity

GV II

Parish church. 1842. By George L Jackson. Coursed squared sandstone with ashlar dressings and Welsh slate roof. Nave with west tower, chancel with north vestry. Early English style, with lancets and clasping buttresses. EXTERIOR: 4-bay nave with narrow chancel. Chancel has 3 south lights; stepped east lights with cinquefoils in spandrels. 4-bay nave with head and ballflower stops to hoodmould of paired lancets on sill string. Tower, with buttresses reducing to angle buttresses on upper stages, has ballflower-stopped hoodmould over pointed-arched west door; lancet in second stage; roundel in third; arcaded triple lancets in fourth, the outer arches blind, under parapet with corner pinnacles. High-pitched nave and chancel roofs. Vestry roof has hipped east end. INTERIOR: chancel with N vestry; nave with W gallery and W tower porch. Chamfered chancel arch on imposts with dog-tooth and roll mouldings. E window has nailhead-moulded rerearch on nookshafts; trefoil shafts between lancets. All windows have sloping reveals. Chancel has shouldered arch to vestry door; geometric-pattern tiled sanctuary floor. Painted stone altar with paintings of Evangelists in cusped panels. Renewed pulpit and communion rail (using older posts). Arch-braced chancel roof and queen-post nave roof on roll-moulded corbels. STAINED GLASS: E window to Scott family d.1864 and 1882; Chancel south: 3 lights to Agnes Collingwood d.1875, and Sarah Thompson d.1866, with Christ the Good Shepherd, Faith and Hope, signed Alex Gibbs, 21 Bloomsbury Street, London WC. Nave SE window also signed Alex Gibbs fecit, 1901, to Collingwood, rector, d.1898. Other C19 glass in nave includes fourth on north side a Good Samaritan commemorating Charles Pickersgill, Crown Road shipbuilding yard owner. (Corfe T and Milburn G: Buildings and Beliefs: Sunderland: 1984-: 28).

Listing NGR: NZ3818758565

NZ3858 CHURCH BANK, Southwick 920-1/8/285 (East side) Boiler house walls and piers to south-east of Church of Holy Trinity

GV II

Boiler house retaining and parapet walls to SE of Church of Holy Trinity (qv). Probably 1842 by G Jackson. Coursed squared sandstone with ashlar dressings. Elliptical-headed moulded surround to door in high wall with flanking quadrant parapet walls; 4 square piers terminate quadrant walls and have roll-moulded stepped gabled coping; roll-moulded gabled coping on walls.

Listing NGR: NZ3820358555

NZ3858 CHURCH BANK, Southwick 920-1/8/284 (East side) Walls, gates and railings to north, south and east of Church of Holy Trinity

GV II

Churchyard walls around 3 sides, with gates, piers and railings on E; the fourth, to W, rebuilt when churchyard truncated for road improvements. Limestone rubble with sandstone ashlar coping; ashlar piers; wrought-iron railings. N and S walls limestone and sandstone rubble with some brick patching and gabled ashlar coping; E wall to church bank has ashlar top course and gabled coping, with rear angled walls supporting stays of railings. Square piers have plinths and stepped gabled coping; gates have pierced roundel finials to frame uprights, bud and spike dog bar finials; most gate finials damaged. Railings spike-headed with scroll finials on some principals.

Listing NGR: NZ3822658556

7.0 MAINTENANCE

Maintenance of the church lies with the PCC. The Churchyard is closed and maintained by the local authority. Maintenance of the boundary walls, pathways, grounds and trees lies with the Local Authority.

8.0 LIMITATIONS OF THE REPORT

The inspection of the church was visual and made from ground level. Only selected areas were examined in detail. Parts of the structure which were inaccessible, enclosed or covered were not opened up and therefore I am unable to report that any such part of the building is free from defect. The inspection excluded testing of services and organ. The report is restricted to the general condition of the building and is a summary report only as it is required by the Inspection of Churches Measure. It is not a specification for the execution of the work and must not be used as such.

9.0 EXTERIOR

9.1 ROOF COVERINGS

Description

Welsh slate with ridge and hip tiles and dressed stone water tabling, re-covered c1990. Lead covering to tower roof with what appears to be fibre glass lining to valley leading to a lead shoot. Lead valley between Vestry and Chancel roofs. Mostly lead flashings with some remaining sections of mortar fillets. Stone roof to tower staircase.



North Elevation



Vestry and Chancel North Roof



Vestry East Roof



Chancel South Roof

Condition

Generally in satisfactory condition. There are a few slipped slates to the chancel south elevation and one to the nave north elevation.

Category B, Requires attention within the next twelve months

Undertake full inspection of hidden valley gutter between Vestry and Chancel and replace all slipped slates. Cost Band 1-£0.00-£1,999.

9.2 RAINWATER GOODS

Description

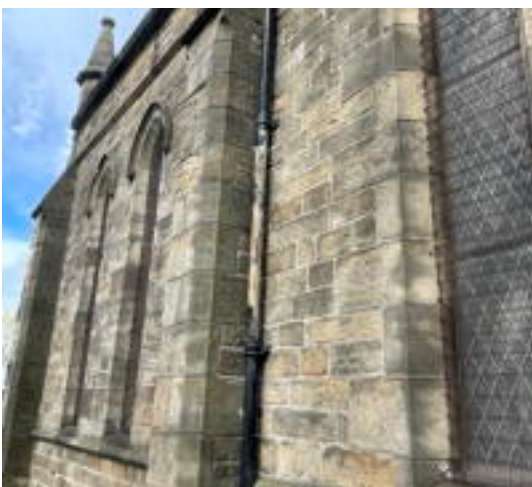
Lead lined concealed gutter to north and south nave and chancel. UPVC guttering to Vestry. A mixture of black painted cast iron and UPVC rainwater pipes which generally discharge over and sometimes, incorrectly, away from gullies. Two rainwater pipes to both north and west Nave elevations. One rainwater pipe to Chancel east elevation. One rainwater pipe to Tower south elevation fed from a lead shoot. Two rainwater pipes to Vestry roof.



North Elevation RWP



South Elevation RWP



South Elevation RWP



Vestry RWP



Tower South Elevation RWP



Chancel South Elevation RWP

Condition

It was not possible to tell if everything is fully watertight as it was dry at the time of the inspection.

The cast iron rainwater goods all require redecoration. All fixings and joints should be checked over and refixed, caulked as necessary. Particular attention is required to decorating the backs of the pipes which are easily missed.

Some rainwater pipes are directed so that they miss the gullies.

Category B, Requires attention within the next twelve months

Check rainwater goods for watertightness, blockages and redecorate. Realign rainwater pipes to discharge directly into gullies. Cost Band 1—£0.00-£1,999.

Category E, a desirable improvement with no timescale

Replace UPVC rainwater goods with cast iron or aluminium. Cost Band 2— £2,000.00-£9,999.

9.3 PARAPETS, PINNACLES, FINIALS, TOWER AND CHIMNEY

Description

Stone parapet cappings at west and east ends of nave with stone finial cross to east end ridge and stone pinnacles to west end corners. Chimney to centre of parapets both sides to nave east end now capped. East end stone parapet cappings with stone pinnacles to ends and stone finial cross to ridge at chancel. Chancel final cross appears to be a modern replacement. Tower to west end with buttresses reducing to angle buttresses on upper stages and stone Pinnacles to corners.



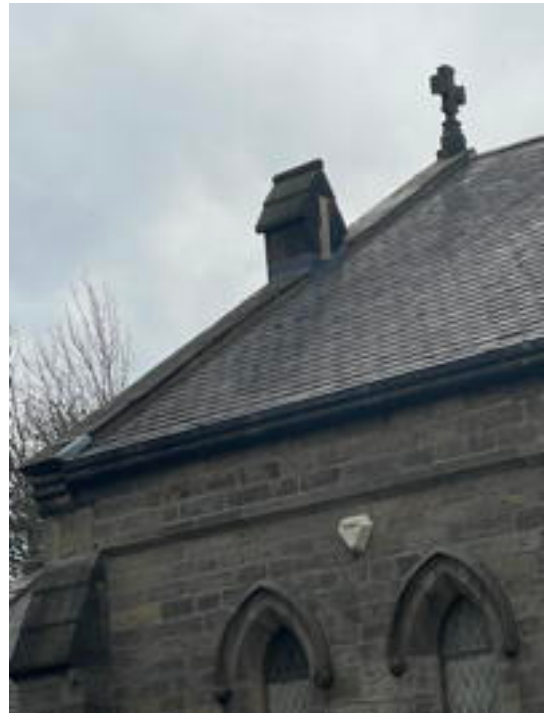
Chancel East Elevation



Nave North East Elevation



Nave South East Elevation



North Elevation East End



West Elevation



North Elevation West End

Condition

Overall condition is good when viewed from the ground. Water tables to nave north east gables repaired and chimneys fully capped during the last quinquennial.

Nave south elevation, west end parapet not visible from the east side when viewed from the ground due to the trees.

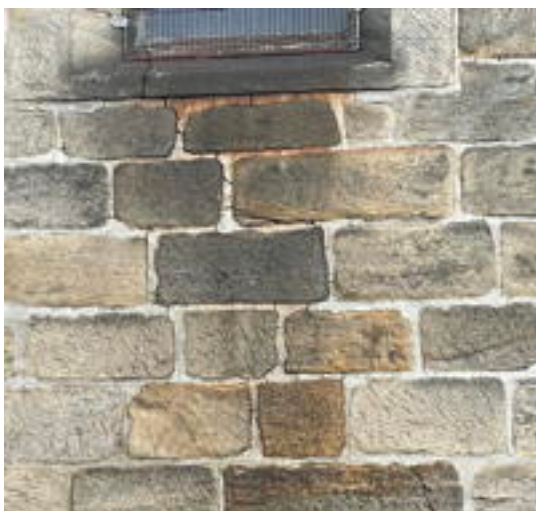
Category B, Requires attention within the next twelve months

Undertake a full inspection of the Nave south elevation, west end parapet. Cost Band 1-£0.00-£1,999.

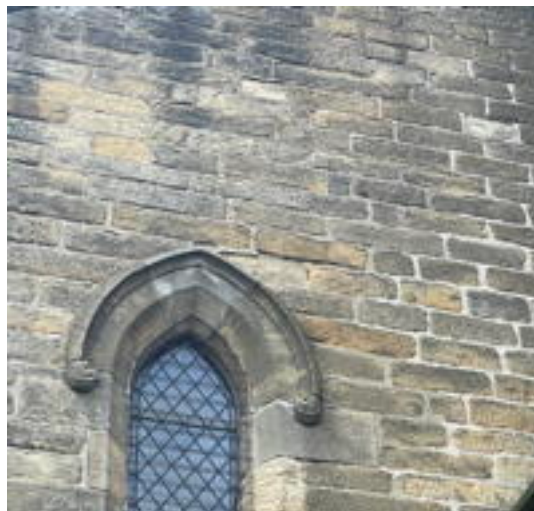
9.4 WALLING AND POINTING

Description

Squared rubble sandstone with ashlar dressings (approx 750mm thick), cill string and chamfered stone plinth. Buttresses squared rubble sandstone, polygonal at corners, plain intermediates, with dressed ashlar caps. Flush pointing including coarse stuff.



West Elevation South End Cracking and Staining



West Elevation North End Eroding Stone and Cement Pointing



Tower West Elevation Fallen Stone



Tower South Elevation Eroding Stonework to Buttress



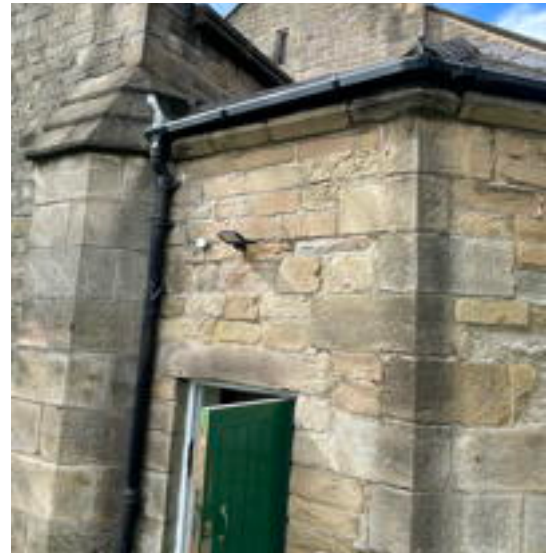
Tower West Elevation Eroding Stonework to Buttress



Vestry North Elevation Eroding Stonework



Vestry North East Elevation Eroding Stonework



Vestry East Elevation Eroding Stonework



North Elevation Cracking



Chancel South Elevation Open Joints and Eroding Stonework



Chancel East Elevation Open Joints and Eroding Stonework

Condition

Overall condition of the nave north, south, and east walls is satisfactory. Nave west elevation, both north and south sides, has areas of loose mortar around the windows.

The tower west elevation has recently suffered from a section of high-level stone falling. A subsequent inspection by the steeplejacks has seen two further loose sections of stonework removed. Sections of the tower buttressing are showing signs of decay.

Vestry, north, north east and east elevations all have areas of decaying stonework.

Chancel east gable at high level has open joints to the stonework.

Chancel south elevation has open joints, decaying stonework and cement pointing at high level

There are considerable sections of hard cement pointing notably to the vestry, chancel south elevation, nave east gable.

Wired window guards to Welcome Room west window are rusting and staining stonework below.

Repair needs, Category B, Requires attention within the next twelve months

Arrange inspection with stonemason to advise on schedule of future stonework repairs and repointing in order of priority. Cost Band 1–£0.00-£1,999.

Category E, a desirable improvement with no timescale

Replace wired window guard to Welcome Room west window with polycarbonate. Cost Band 1–£0.00-£1,999.

9.5 WINDOWS AND EXTERNAL DOORS

Description

Single and paired lancet windows with plain heads. Stepped tripartite to East Chancel with paired cinquefoils. Ball figured stopped hood moulds.

Tower, single lancet in second stage, roundels in third, arcaded triple lancets in fourth with wooden louveres and wire netting, outer arches blind.

Glazing generally stained/clear and some coloured glass with lead comes, but also Vandalite security glazing with diamond mesh. East window to the Scott family, 1864 and 1882. South Chancel, 3 lights to Agnes Collingwood and Sarah Thompson, with Christ the Good Shepherd, Faith and Hope. Nave south east window 1901 commemorating Collingwood rector, signed Alex Gibbs, London. Nave north east window, A Good Samaritan commemorating Charles Pickersgill, Crown Road Shipbuilding yard owner. The previous report lists other stained glass by Clayton Bell London, G J Baguley, Newcastle upon Tyne and Gateshead Stained Glass company, but does not specify to which windows this applies. Galvanised metal mesh and Polycarbonate sheet protection to most.

Doors vertical pine boarded with decorative 'C' strap work to west door with frame rebated into dressed sandstone with level threshold. Plain flush door to Vestry.

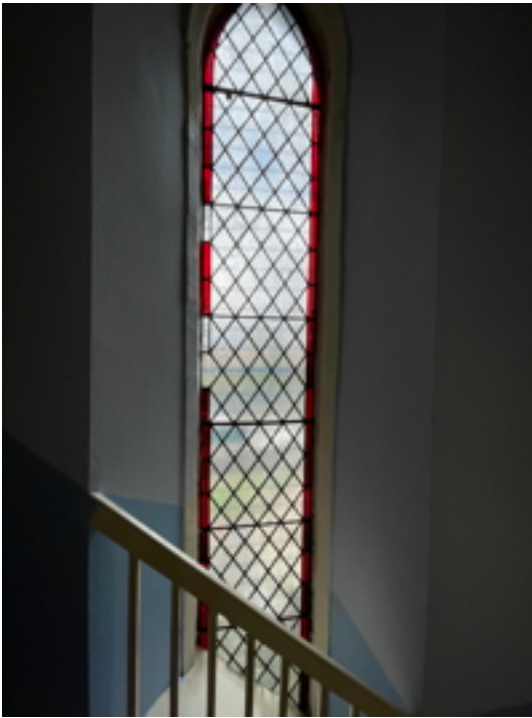
Windows are numbered clockwise from west door.



West Door



W1 Tower Staircase Vandalite Security Glazing



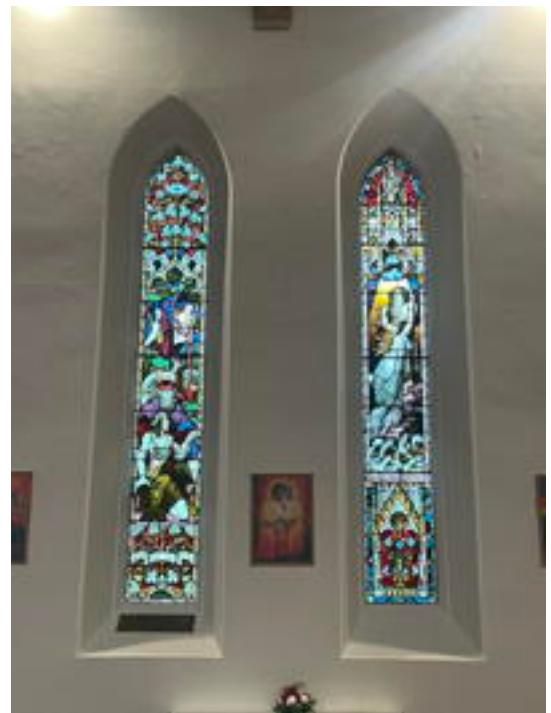
W2 Gallery Staircase West Clear and Coloured Glass with Lead Cames



W3 and 4 Gallery Staircase Vandalite Security Glazing



W5 and 6 Nave North West Vandalite Security Glazing



W7 and 8 Nave North Central, W7, A Good Samaritan commemorating Charles Pickersgill, Crown Road Shipbuilding yard owner



**W9 and 10 Nave North East
Vandalite Security Glazing**



**W11 and 12 Vestry North Green
Film over Polycarbonate**



**W13 Nave Vestry North East
Green Film over Polycarbonate**



Vestry Door



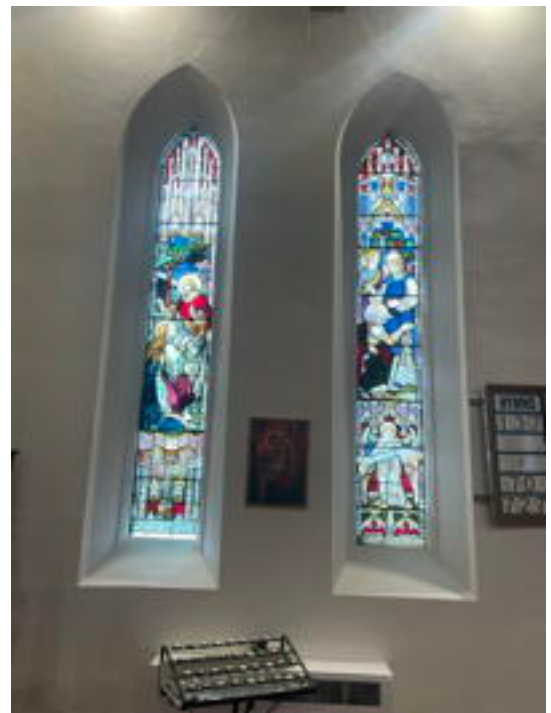
W14 East Window to Scott Family



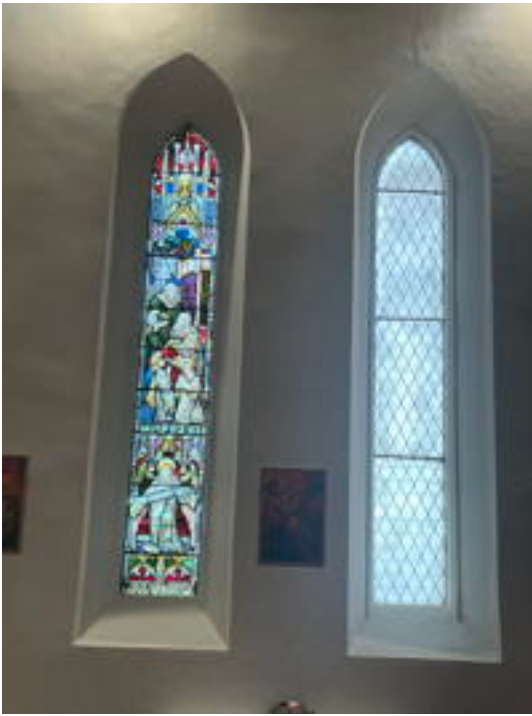
W15, 16 and 17 Chancel South to Agnes Collingwood and Sarah Thompson, with Christ the Good Shepherd, Faith and Hope



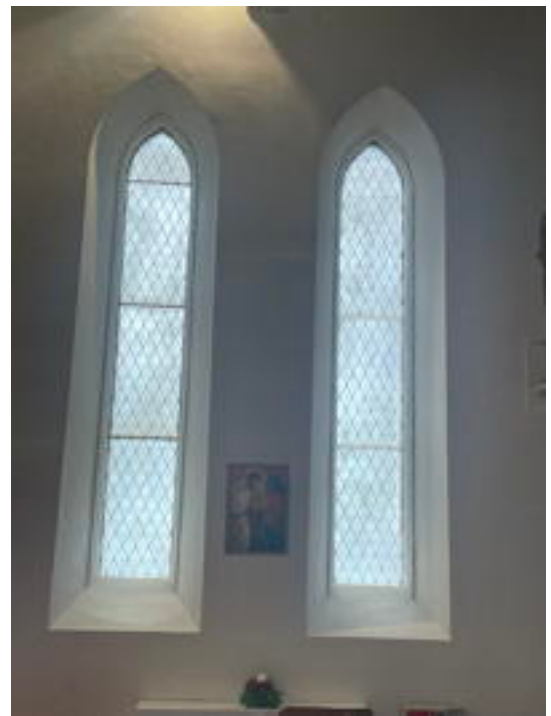
W18 Nave South East Window by Gibbs 1901 commemorating Collingwood rector, signed Alex Gibbs, London



W19 and 20 Nave South Elevation East End



**W21 and 22 Nave South Elevation
Central**



**W23 and 24 Nave South Elevation
West End Vandalite Security**



**W25 and 26 Welcome Room South
Elevation Vandalite Security
Glazing**



**W27 Gallery Welcome Room West
Elevation Obscure Polycarbonate
Sheet**



Tower Fourth Stage West Arcaded Triple Lancets, outer arches blind



Tower Fourth Stage North Arcaded Triple Lancets, outer arches blind



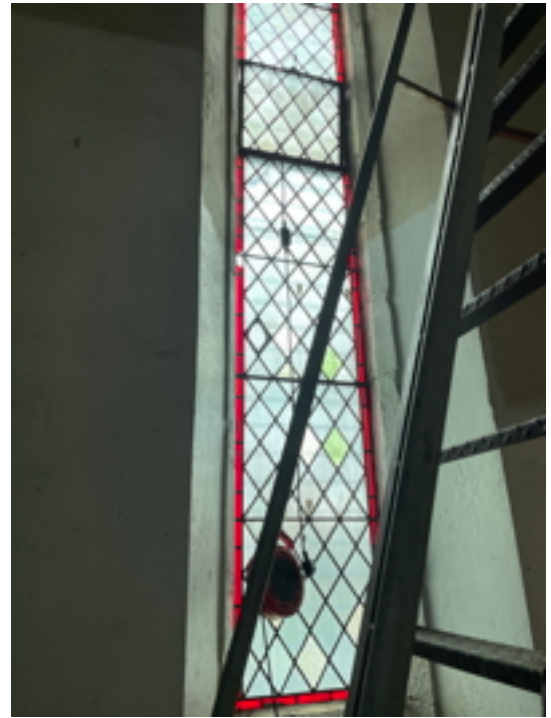
Belfrey Internal East Window Clear Glass with Lead Cames



Nave East Gable Window Clear and Coloured Glass with Lead Cames



**W28 Porch South Window
Vandalite Security Glazing**



**Tower Second Stage West Lancet
Clear and Coloured Glass with
Lead Cames**



Tower Third Stage Roundel



**Tower Third Stage Roundel
Polycarbonate**



**Tower Fourth Stage South and
East Arcaded Triple Lancets, outer
arches blind**

Condition

Vandalite Security Glazing should be replaced, ideally with double glazing to reduce heat loss.
Four broken quarries evident in the gallery area.
Loose Louvre, now removed, to fourth stage, needs refixing.

Repair needs, Category B, Requires attention within the next twelve months

Replace loose louvre. Cost Band 1–£0.00-£1,999.

Category E, a desirable improvement with no timescale

Replace Vandalite Security Glazing. Cost Band 3: £10,000 – £29,999

Replace broken sections of glass. Cost Band 2– £2,000.00-£9,999.

9.6 BELOW GROUND DRAINAGE

Rainwater pipes discharge over clay gullies. There are three inspection chambers to the west of the site. It is probable that rainwater gullies discharge to soakaways and the WC and Kitchen wastes to foul water drains but this needs to be confirmed. The Vestry basin discharges over a gully and this may discharge incorrectly to a soakaway.



West End Inspection Chambers



West End Inspection Chamber



Gully Partially Blocked by Leaves



Gully Not Connected to Drain

Condition

Some leaves obstructing gullies. One gully unconnected to drain.

Repair needs, Category B, Requires attention within the next twelve months

Clear leaves from gullies. Cost Band 1-£0.00-£1,999.

10.0 INTERIOR

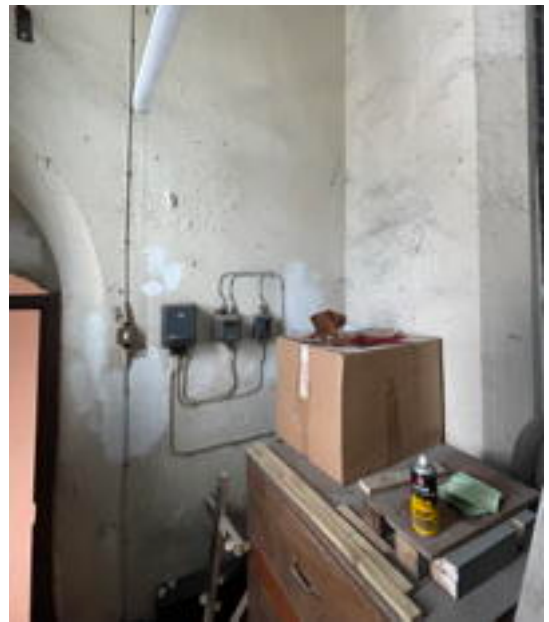
10.1 TOWER

Description

A stone spiral staircase leads from the West Porch to Ringing Chamber, second stage, with a single lancet window. A fixed, long metal ladder leads to the third stage with roundel windows. A second, shorter fixed metal ladder leads to the Bell Chamber with wooden louvres and wire netting internally. A third shorter fixed metal ladder leads to the roof through a hatch. Tower walls of rubble stone with rendered finish to Ringing Chamber and third stage, and exposed stonework in Bell Chamber. Bell Chamber has a base for the former flag pole, now removed. Timber floors to Ringing Chamber, third stage and Bell Chamber.



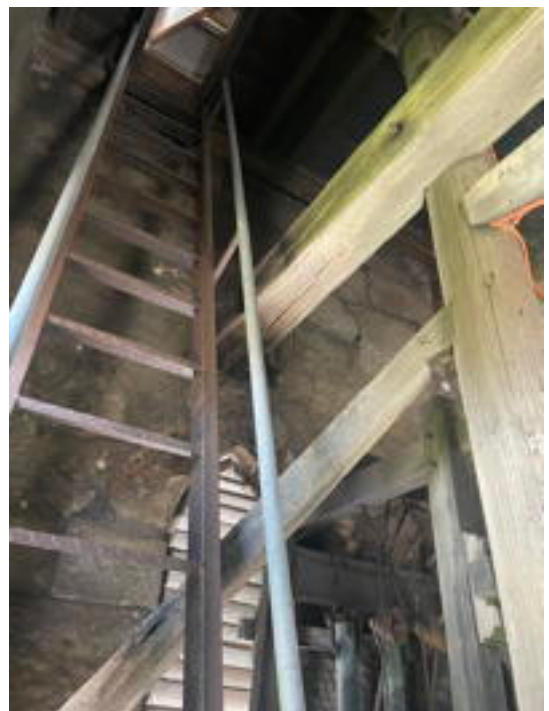
Spiral Staircase to Ringing Chamber



Ringing Chamber Second Stage



Third Stage



Ladder to Roof



Woodworm at Fourth Stage

Condition

Generally satisfactory. The stone staircase from the porch lacks a handrail. Some woodworm is evident in the timbers at stage 4.

Category B, Requires attention within the next twelve months

Fit rope handrail to stone staircase from West Porch to Ringing Chamber. Cost Band 1– £0.00-£1,999

Arrange inspection of tower timbers with a reputable timber preservation company to establish the extent and possible treatment of woodworm in tower timbers. Cost Band 1– £0.00-£1,999.

10.2 BELLS

A peal of tubular bells by Harrington Latham and Co, Coventry. One bell can be operated from the West Entrance Porch.



Bell Mechanism

Condition

Reported as seldom used and in need of maintenance.

Repair Needs, Category B, Requires attention within the next twelve months

Agree a maintenance schedule, based on usage, with a bell maintenance company. Cost Band 1– £0.00-£1,999.

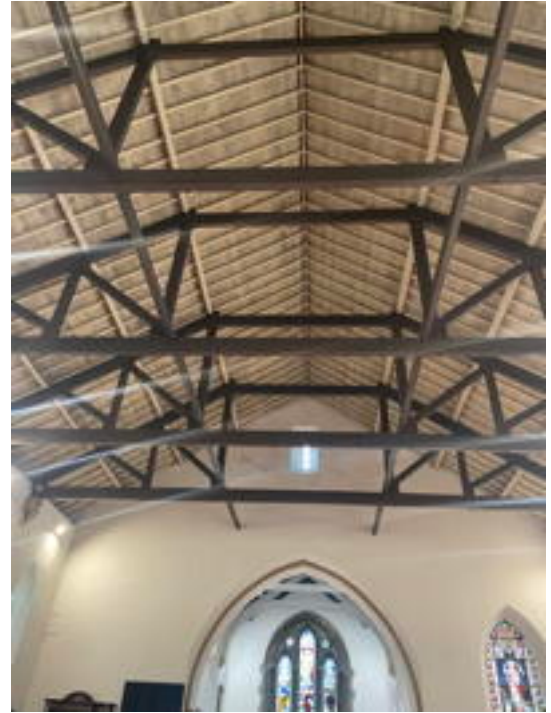
10.3 ROOF

Description

Painted board infill between common rafters to nave and chancel. 7no queen post trusses over four bays in Nave and 2no raised collar trusses in Chancel with purlins all exposed, set on roll moulded corbels and painted.



Chancel Ceiling



Nave Ceiling Looking East

Condition

All appear in good condition. The Nave ceiling would benefit from decoration.

Category E, a desirable improvement with no timescale

Redecorate nave ceiling. Cost Band 3: £10,000 – £29,999

10.4 GALLERY

Description

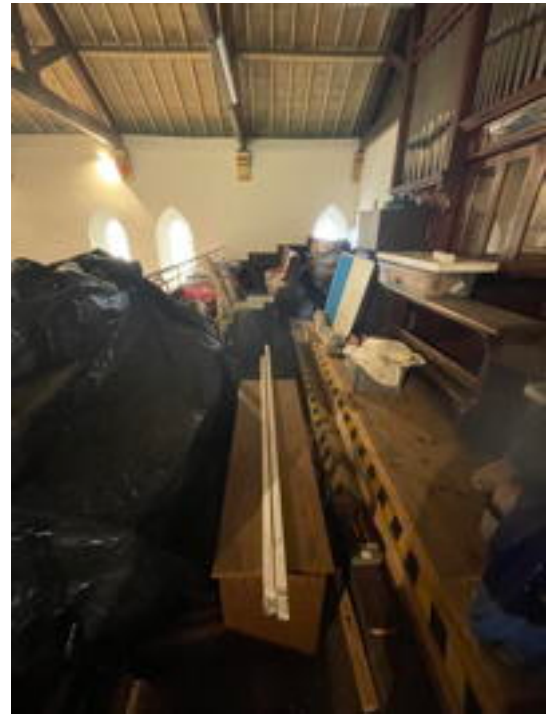
Gallery to west end accessed by staircase in north west corner was probably added later. Currently used a storage with most pews removed. Organ to centre with fixed cupboards behind. Meeting Room to South West corner and Store to north west corner. Timber boarded floor with carpeting to some areas.

Condition

The space is basically redundant and the church is currently considering plans to upgrade the area to form useful meeting and Storage space.



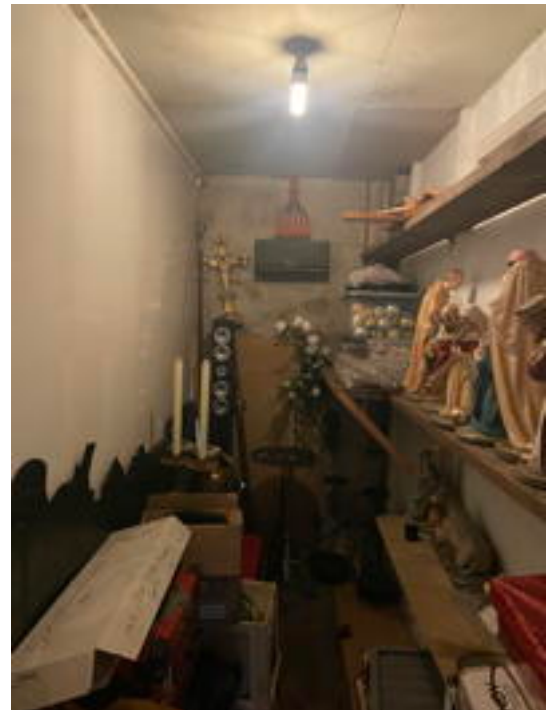
West End Gallery



Gallery Looking South



Gallery Staircase Looking South



Gallery North Side Storage

10.5 PANELLING AND DOORS CEILING

Description

Varnished oak paired 3 glazed panels doors between Welcome Room and Nave. Part glazed varnished oak panelling between Welcome Room and Nave with plywood panels to lower section. Full height plywood panels in oak framing separate Kitchen from Nave. Part glazed varnished oak door separating Gallery from Nave. Oak framed and boarded door to Vestry from Chancel.



Welcome Room Doors



Welcome Room Panelling



Vestry Door



Door to Gallery

Condition

All appear in good condition.

10.6 FLOORS

Description

Solid construction to the ground floor, timber boarded to the gallery. Patterned vinyl sheet and carpet in Nave, carpet in Chancel (possibly over red/black diagonal pattern tiles). A new ramp has been installed to north side of the chancel since the last quinquennial.



Nave Floor Looking East



Chancel Floor Looking East



Chancel Ramp

Condition

All are in generally satisfactory Condition.

10.7 INTERNAL WALL FINISHES

Description

Painted Plaster.



South Elevation Wall



Chancel Walls



Nave East Residual Damp

Condition

All decorated since the last quinquennial with clay paint and looking very good. Residual damp still drying out following stonework repairs to the east end of the nave at high level, and can be expected to take a minimum of another 12 months, or considerably longer, before being fully dried out.

10.8 MEMORIALS

Description

Memorials include WW1 and WW2 war memorial on east Nave Wall north side. Various brass and stone plaques in Chancel and Nave. Memorial windows as previously noted.

Condition

All memorials are in good condition and well cared for.



WWI and WW2 Roll of Honour



Southwick Congregational Church
WWI Memorial, Edward Brignall,
29 June 1941, St Columba's
Southwick WW1 and WW2 Roll of
Honour



Fred Harper 31 January 1917



Joseph Shortt Rector 1898 to 1919



William Archdall 19 April 1863



Henry Scott 1854, Jane Scott 1856



**Holy Trinity 150 Anniversary Plaque
28 July 1995**

10.9 WEST ENTRANCE PORCH

Description

Plastered and painted walls and painted boarded ceiling. The porch floor is a quarry tiled finish.

Condition

All decorated since the last quinquennial with clay paint and looking very good.



Porch Looking South



Porch Looking North

10.10 WELCOME ROOM



Welcome Room Looking South

Description

Plastered ceiling in part following gallery profile above, plastered walls and flooring of oak laminate boards.

Condition

All decorated since the last quinquennial with clay paint and looking very good. The area does not meet the current needs of the Church, which is exploring a scheme to amend and enlarge the space.

Repair Needs, Category D, Requires attention within the next 5 years

Agree scheme to reorganise west end. Cost Band 5: £50,000 - £249,999.

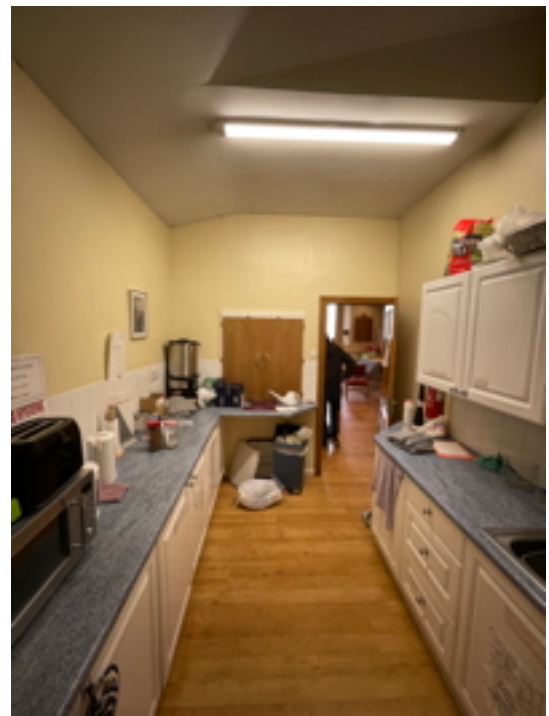
10.11 KITCHEN

Description

Plastered ceiling in part following gallery profile above, plastered walls and flooring of oak laminate boards. Basic floor and wall units with sink, fridge freezer, 4 ring electric cooker, water boiler and microwave. In use at the time of the survey, so access was very limited.



Kitchen Looking North



Kitchen Looking South

Condition

The Kitchen is all satisfactory except the door and hatch which have no fire resistance. Area does not meet the needs of the church, which is currently exploring a scheme to amend and enlarge the space, including the fitting of a new fire door and hatch.

Repair Needs, Category D, Requires attention within the next 5 years

Agree scheme to reorganise west end. Cost Band 5: £50,000 - £249,999.

10.12 WC LOBBY



WC Lobby

Description

Plastered ceiling, plastered walls and flooring of oak laminate boards. Includes Baby Change Unit and washbasin. There is an obscure glazed panel to give borrowed light from the staircase leading to the Gallery.

Condition

The WC Lobby is generally in satisfactory condition, although, in terms of its layout, it could be organised better. The glazing between the Lobby and staircase would be better with fire-resistant glazing or removed altogether, as it compromises the means of escape for the Gallery and privacy within the WC area.

Repair Needs, Category D, Requires attention within the next 5 years

Agree scheme to reorganise west end. Cost Band 5: £50,000 - £249,999.

10.13 WC



WC

Description

Plastered ceiling, plastered walls and flooring of oak laminate boards. Includes WC and washbasin.

Condition

The WC does not meet the requirements for an Access WC.

Repair Needs, Category D, Requires attention within the next 5 years

Agree scheme to reorganise west end, including forming an Access WC and a second WC, both with Baby Change Units. Cost Band 5: £50,000 - £249,999

10.14 BOILER CUPBOARD/CLEANERS STORE



Description

Accessed from WC Lobby and below the Gallery staircase. Plastered ceiling, plastered walls and vinyl flooring. Includes cleaners sink and boiler that serves west end.

Condition

The space is generally unsatisfactory.

Repair Needs, Category D, Requires attention within the next 5 years

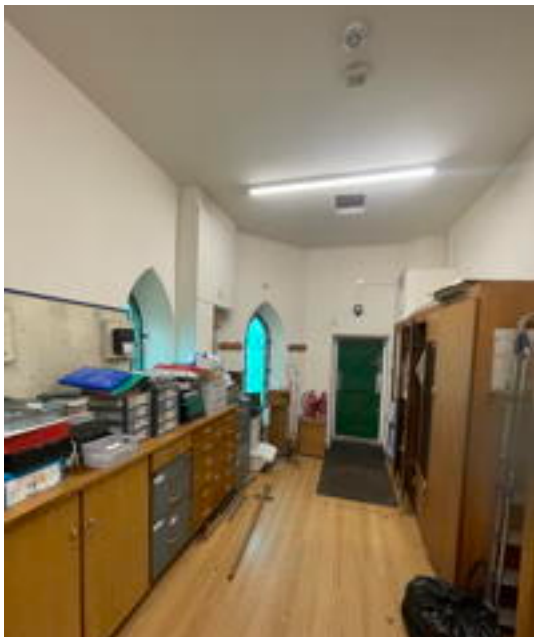
Agree scheme to reorganise west end, including amended Boiler Cupboard/Cleaners Store. Cost Band 5: £50,000 - £249,999

Boiler Cupboard/Cleaners Store

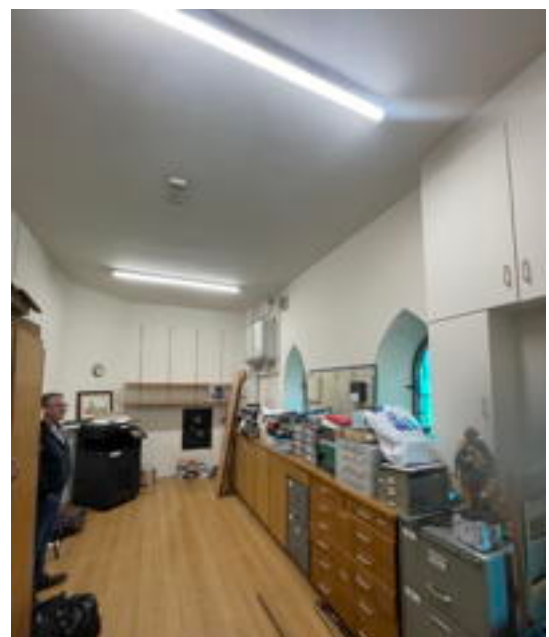
10.15 VESTRY

Description

Plastered ceiling, plastered walls and flooring of oak laminate boards. Contains twin boilers that heat the nave and chancel and built in low level units along the north wall and tall units along the south wall.



Vestry Looking East



Vestry Looking West

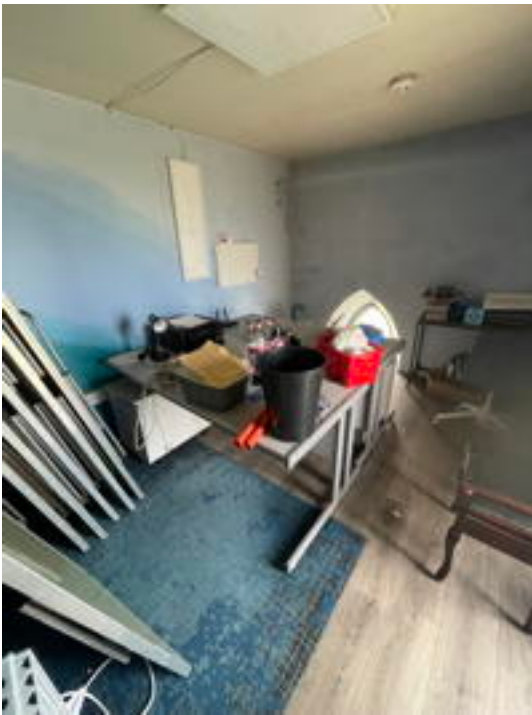
Condition

All decorated since the last quinquennial with clay paint and looking very good.

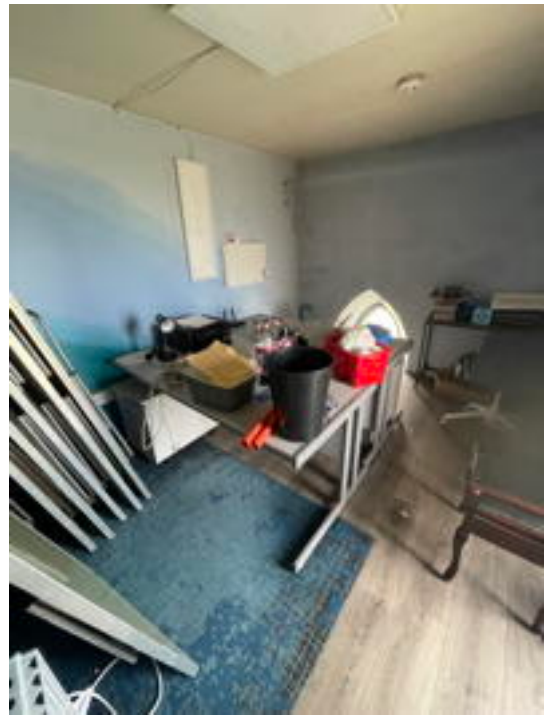
10.16 GALLERY MEETING ROOM

Description

Accessed up two steps from the Gallery in the south west corner. Plastered walls and laminate flooring. Painted boards to ceiling. Painted flush door.



Gallery Meeting Room Looking South



Gallery Meeting Room Looking North

Condition

The Gallery Meeting Room is generally satisfactory, however, the Means of Escape is solely down the gallery staircase that leads to the nave. This leaves those using the room vulnerable in case of emergency

Repair Needs, Category D, Requires attention within the next 5 years

Agree scheme to reorganise west end, including forming alternative means of escape from gallery. Cost Band 5: £50,000 - £249,999.

10.17 FIXTURES, FITTINGS, FURNITURE AND MOVEABLE ARTICLES

Description

Altar plain design, open frame in oak forward of reredos. Reredos of Caen stone/timber 2x2 painted panels between side and central pilaster with niches and canopies, designed by J. Shields, architect of Sunderland c 1895. Cross of brass 1895 to Collingwood. 6no brass candle sticks.

Oak nave altar, plain open frame.

Simple octagonal slatted oak pulpit on stone pedestal. In memory of Frank Richardson (rector) c. 1974.

Decorative brass pedestal lectern with eagle.

Brass candle stick, twisted stem 3 clawed feet to simple round base. In memory of Robert Trimble c. 1992.

Stone font, octagonal plain faces with 4no incised clustered column pedestal on square base. Inset enamelled blue bowl.

Loose chairs, upholstered, in Nave.

2 pews to west end.

Assorted tables and statue of Mary holding the Baby Jesus.

Assorted plastic storage boxes to west end.



Altar and Reredos



Pulpit



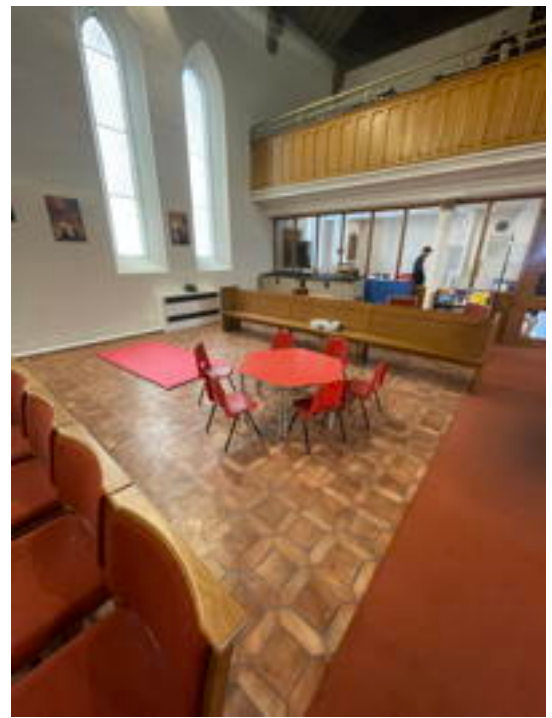
Lectern



Font



Loose Chairs



West End Furniture

Condition

All are in satisfactory condition.

10.18 ORGAN



Organ

Description

Organ is situated to the centre of west gallery. It is by Vincent of Sunderland with a panelled softwood case. The blower is situated in the Ringing Chamber.

There was no Organ Tuner's Book visible. Further details at <https://www.npor.org.uk/NPORView.html?RI=H00980>.

Condition

The organ is reported as not working and there are no plans to bring it into working order.

Repair Needs, Category D, Requires attention within the next 5 years

Consider removal of organ to create more usable space on the Gallery. Cost Band 1– £0.00-£1,999.

11.0 CHURCH ENVIRONS

11.1 MONUMENTS AND FORMER BOILER HOUSE ENTRANCE

Description

The boiler house entrance retaining and parapet walls are to the south east of the church and are probably 1842 by G. Jackson and are grade 2 listed. The tombstone to Charles Pickersgill is sited to the north of the church.



Former Boiler House Entrance



Tombstone to Charles Pickersgill

Condition

The top section of the tombstone has come dislodged and should be repaired.

Category B, Requires attention within the next twelve months

Arrange repair of the tombstone with the Local Authority. Cost Band 1– £0.00-£1,999.

11.2 BOUNDARY WALLS, FENCES AND GATES

Description

The boundary wall to the east is magnesium rubble limestone with some brick patching with sandstone cappings, ashlar piers and spiked wrought iron railings and is grade 2 listed. To the north and south the walls are limestone and sandstone rubble with some brick patching and gabled ashlar copings and again are grade 2 listed. There is a painted metal gate leading to the former Rectory to the north of the site. To the west the boundary is circa 1970 and installed when churchyard was truncated for road improvements. There are entrances to the site from the east and west.

Condition

The stonework walls are in many areas suffering from lack of pointing, shrubs growing within walls and in one area, partial collapse. The east elevation railings are in need of decoration.



Collapsed Buttress East Elevation



East Elevation Wall Typical Missing Pointing Plant Growth



East Elevation Wall Missing Pointing, Plant Growth and Rusting Railings



East Elevation Typical Rusting Railings



South Elevation Shrub Growth



South West Corner Movement

Category B, Requires attention within the next twelve months

Arrange repairs of boundary walls with the Local Authority. Cost Band 1– £0.00-£1,999.

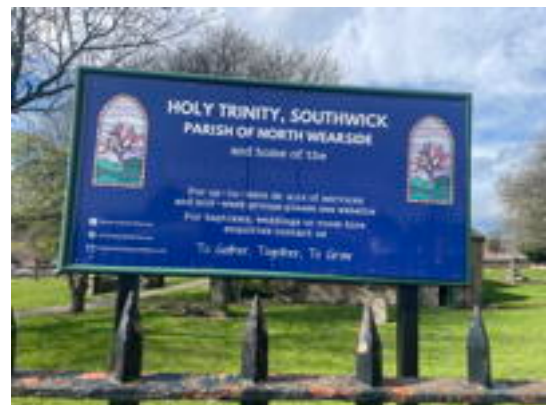
11.3 NOTICEBOARDS

Description

To the side of the entrances on the east and west boundaries.



West Boundary Noticeboard



East Boundary Noticeboard

Condition

The Noticeboards are in excellent condition.

11.4 PATHS AND LANDSCAPING

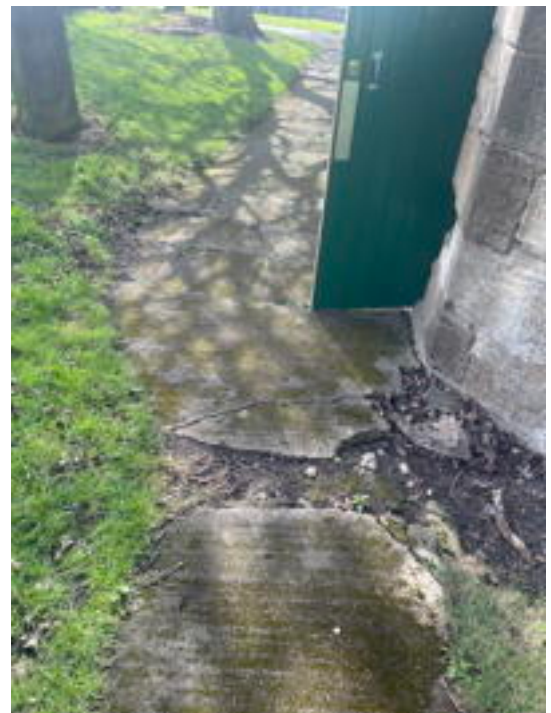
Description

The access to the site from the west is a tarmaced ramp leading to a paved pathway that leads to the west door and from there around the south elevation to the east boundary entrance. I understand this is a public right of way and maintained by the local authority. There is another paved pathway to the east of the church that leads to the Vestry door.

The areas around the church are grass with a handful of graves stones still standing, but most laid flat to the southern boundary. The churchyard is closed and maintained by the local authority. There are two small garden areas behind railings to the south east and south west corners of the church.



West Access Ramp



Broken Pathway by Vestry Door



East Boundary Pathway



Pathway Leading North



Grassed Area to the North



Grassed Area to the South

Condition

Most is generally in satisfactory condition. The paving to the pathways, especially at the east boundary, has some uneven and broken flags that could cause a trip hazard and should be levelled. There is broken section of concrete pathway adjacent to the Vestry door.

Category B, Requires attention within the next twelve months

Arrange repair of pathways with the Local Authority. Cost Band 1– £0.00-£1,999.

11.5 TREES

Description

There are several trees on the site mostly to the south and east of the church with a few scattered to the north.



Trees Looking From the East



Northern Boundary Trees

Condition

The trees generally all appear to be in satisfactory condition and are reported to be maintained by the local authority. The trees should all be inspected by a qualified tree surgeon every five years and pruned in accordance with their recommendations.

Repair Needs, Category M, Routine Maintenance

Arrange regular maintenance of the trees with the Local Authority. Cost Band 1– £0.00-£1,999.

11.6 VIEWS

There is a view from the south west corner of the site down towards the Pallion Shipyard, formerly Doxford, and now Pallion Engineering, on the south bank of the River Wear. From the west boundary there is a view across to the Northern Spire Bridge and Nissan.

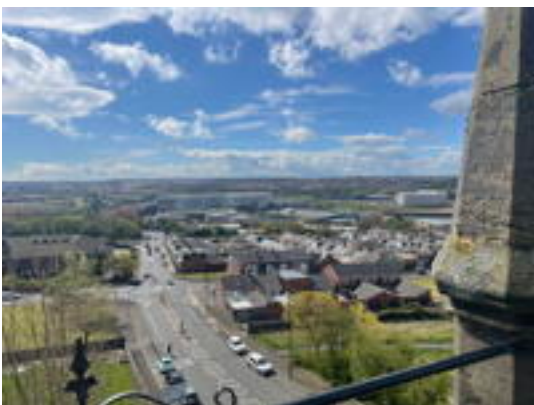
From the tower there are panoramic views including Penshaw Monument, the Stadium of Light and the mouth of the River Wear.



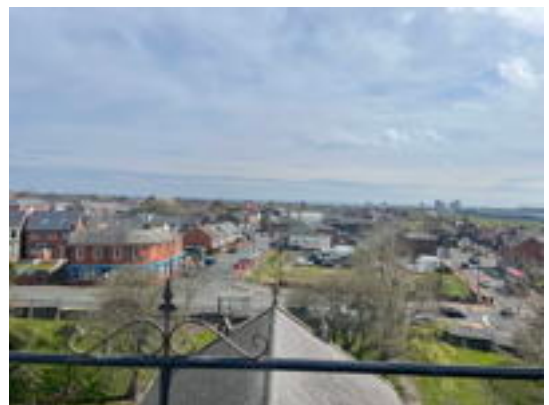
Pallion Shipyard



Spire Bridge and Nissan



Towards Penshaw Monument



**Towards the Stadium of Light and
the Mouth of the River Wear**

12.0 SERVICE INSTALLATIONS AND OTHER MATTERS

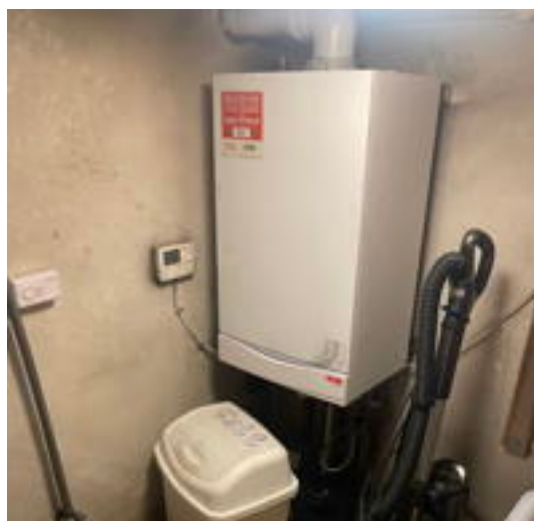
12.1 HEATING

Description

There are two separate heating systems. There are twin Potterton Profile wall-mounted gas boilers in the vestry serving steel/iron pipes and fan convectors and radiators around the main church and vestry with balanced flues through the north wall. The gas meter in Vestry. There is a third Main Eco Elite gas-fired wall-mounted boiler in the boiler cupboard that serves radiators in the Kitchen, WC, Meeting Room and Gallery staircase. Boilers are last noted as being serviced in the Log Book at February 2025, although I was told the next service is currently booked in. There are room thermostats included in the Boiler Cupboard and North Aisle. There are Fireangel carbon monoxide detectors in the Vestry and the west end Boiler Cupboard.



Vestry Boilers



West End Boiler



Carbon Monoxide Alarm



Nave Heater

Condition

All appears to be in satisfactory order.

12.2 ELECTRICAL INSTALLATION

Description

The electrical supply comes into the Vestry at high level cupboard on the north wall. There are distribution boards with RCCB protection adjacent to the meters and further distribution boards in the WC Lobby and Ringing Chamber.

Wiring is generally surface fixed.

In the church there are wall mounted lights with LED fittings. There are downlights to the meeting room. There are fluorescent lights to other areas.



Vestry Electrics



Typical Nave Light

Condition

According to the Log Book the last electrical test is dated September 2025.

12.3 INSULATION AND AIR LEAKAGE

Description

It is not apparent that there is any insulation to the building. The West Porch provides a draft lobby.

The building does not appear unduly drafty.

Repair Needs, Category E, a desirable improvement with no timescale

Consider whether insulation could be provided and/or upgraded.

12.4 WATER SUPPLY

Description

Incoming mains supply recently checked as noted in Log Book in May 2025.

Condition

All appears to be in working order.

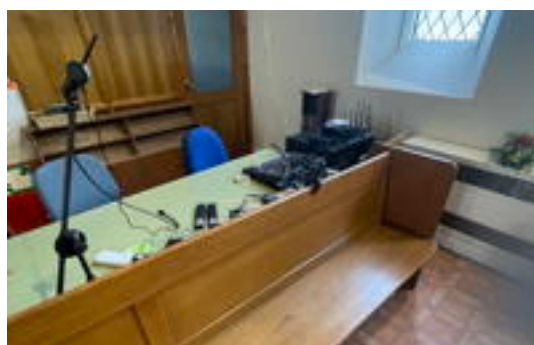
12.5 SOUND SYSTEM AND HEARING LOOP AND VISUAL DISPLAY

There is a Sound System in the church with moveable lectern microphones, facilities for radio microphones, a Hearing Loop and mixer desk at the west end. The mixer desk position is temporary and waiting on final designs regarding the west end alterations.

There is a visual display system with wall mounted TV on the wall of the nave north east corner and a second mounted in the pulpit.



Nave TVs



West End Sound System

Condition

All appears to be in working order.

12.6 FIRE PROTECTION

Description

Fire protection is provided by fire extinguishers, which are serviced annually, most recently in September 2025 as noted in the Log Book.

A secondary means of escape is provided through the Vestry to the outside with a lock that can be opened from the inside without the use of a key.

There are wifi interlinked Fireangel smoke detectors throughout the building.

There is emergency lighting noted in the Log Book as being checked every month

Condition

All appears to be in working order.

For the Gallery to be safely used, consideration needs to be given to means of escape.

Repair Needs, Category D, Requires attention within the next 5 years

Agree scheme to reorganise west end including forming alternative means of escape from the gallery. Cost Band 5: £50,000 - £249,999.

12.7 LIGHTNING CONDUCTOR

There is a lightning conductor to the tower noted in the Log Book as last serviced September 2025.

Condition

All appears to be in working order.

12.8 SECURITY

The locks to church all appear satisfactory from a security point of view. Additional external gates to West door. Safe in Vestry. Security alarm noted in Log Book as last serviced December 2024.

Condition

All appears to be in satisfactory.

12.9 ACCESS AND USE BY PEOPLE WITH DISABILITIES

Description

Permanent level access is provided to the building through the west porch. There is ramp with handrail provided up to the chancel and there are two steps up to sanctuary and no hand rails.

The WC is not fully wheelchair accessible. There is a hearing loop system. The internal decor to the building generally provides reasonably contrasting colours which is helpful for the visually impaired. The artificial lighting is satisfactory so that those who are visually impaired should not experience too much difficulty in this area. Large print copies of service sheets and hymn books, where used, should be provided for the visually impaired.

Repair Needs, Category D, Requires attention within the next 5 years

Agree scheme to reorganise west end, including forming an Access WC and a second WC, both with Baby Change Units. Cost Band 5: £50,000 - £249,999

13.0 SUMMARY OF REPAIRS

Repair Needs, Category B, Requires attention within the next twelve months

Undertake full inspection of hidden valley gutter between Vestry and Chancel and replace all slipped slates. Cost Band 1–£0.00-£1,999.

Check rainwater goods for watertightness, blockages and redecorate. Realign rainwater pipes to discharge directly into gullies. Cost Band 1–£0.00-£1,999.

Undertake a full inspection of the Nave south elevation, west end parapet. Cost Band 1–£0.00-£1,999.

Arrange inspection with stonemason to advise on schedule of future stonework repairs and repointing in order of priority. Cost Band 1–£0.00-£1,999.

Replace loose louvre. Cost Band 1–£0.00-£1,999.

Clear leaves from gullies. Cost Band 1–£0.00-£1,999.

Fit rope handrail to stone staircase from West Porch to Ringing Chamber. Cost Band 1– £0.00-£1,999

Arrange inspection of tower timbers with a reputable timber preservation company to establish the extent and possible treatment of woodworm in tower timbers. Cost Band 1– £0.00-£1,999

Agree a maintenance schedule, based on usage, with a bell maintenance company. Cost Band 1– £0.00-£1,999.

Arrange repair of the tombstone with the Local Authority. Cost Band 1– £0.00-£1,999.

Arrange repairs of boundary walls with the Local Authority. Cost Band 1– £0.00-£1,999.

Arrange repair of pathways with the Local Authority. Cost Band 1– £0.00-£1,999.

Repair Needs, Category E, a desirable improvement with no timescale

Replace UPVC rainwater goods with cast iron or aluminium. Cost Band 2– £2,000.00-£9,999.

Replace wired window guard to Meeting Room west window with polycarbonate. Cost Band 1– £0.00-£1,999.

Replace Vandalite Security Glazing. Cost Band 3: £10,000 – £29,999

Re broken sections of glass. Cost Band 2– £2,000.00-£9,999.

Redecorate nave ceiling. Cost Band 3: £10,000 – £29,999

Agree scheme to reorganise west end. Cost Band 5: £50,000 - £249,999.

Consider removal of organ to create more usable space on the Gallery. Cost Band 1– £0.00-£1,999

Consider whether insulation could be provided and/or upgraded.

Repair Needs, Category M, Routine Maintenance

Arrange regular maintenance of the trees with the Local Authority. Cost Band 1– £0.00-£1,999.

14.0 ROUTINE MAINTENANCE PLAN

General maintenance should be carried out on a seasonal basis, following the list below. Further advice is available in *SPAB Faith in Maintenance Calendar* at <https://www.spab.org.uk/sites/default/files/SPAB-FiM-maintenance-calendar.pdf>.

14.1 RAINWATER GOODS AND DRAINS

Gutters and Downpipes

Clear away leaves and debris regularly.
Consider fitting bird/leaf guards.

Gullies

Clean gullies regularly and remove any silt and debris.
Clear any blockages using drain rods.
Empty any silt traps every three months.

Soakaways

Check for silting or contamination every few months or so.
Remove any silt deposits when the soakaway chamber is empty.

14.2 ROOFS

Natural Slate

Record the location of slipped slates and tiles before having them replaced.

Ridges

Use mastic or repair tapes as an emergency measure until a proper repair can be carried out.
Consider having heating tapes fitted in inaccessible gutters.

Roof Valleys and Parapet Gutters

Clear debris from roof valleys and parapet gutters at least twice a year.
Clear away snow from parapets and valley gutters in the winter.

Flashings

Remove leaves and other debris that have become trapped underneath duckboards.

Bellcote

Consider commissioning a steeplejack to inspect the bell tower once every five years.

14.3 WALLS

Structural Issues

Note down the position of any existing cracks, bulges or other such defects in your logbook. Take advice from your architect or surveyor about whether monitoring is required.
Report significant changes in any cracks to your architect or surveyor.

Masonry

Clean gullies regularly and remove any silt and debris.
Clear any blockages using drain rods.
Empty any silt traps every three months.

Timber

Ensure that the integrity of paint finishes is maintained by repainting external timberwork every few years.

Plants

Clear away plant growth from around the building.
Consider removing ivy and other climbing plants.

Ground levels, Air Bricks and Ventilators

Clean air bricks or ventilators if necessary.
Consider fitting a fine mesh behind the ventilator to exclude rodents and insects.

14.4 DOORS AND WINDOWS**Doors**

Lubricate door ironmongery.
Check the security of any locks.

Timber Windows

Ensure that the integrity of paint finishes is maintained by repainting timber windows every few years.
Make sure that windows can be opened easily so that the building can be ventilated.
Lubricate window ironmongery.
Check the security of any locks.

Metal Windows

Ensure that the integrity of paint finishes is maintained by repainting metal windows every few years.
Make sure that windows can be opened easily so that the building can be ventilated.
Lubricate window ironmongery.
Check the security of any locks.

Leaded Windows

Make sure that windows can be opened easily so that the building can be ventilated.
Clear away any dirt from condensation drainage channels.

Ferramenta

Check for silting or contamination every few months or so.
Remove any silt deposits when the soakaway chamber is empty.

External Joinery

Ensure that the integrity of paint finishes is maintained by repainting external joinery every few years.

14.5 INSIDE THE BUILDING**Bells and Bell Frames**

Consider preparing and implementing a maintenance plan for the bell and bell frame.

Ceilings

Consider carrying out an inspection of the roof covering if you observe any new stains.

Internal Walls

Identify and address the cause of any dampness indicated by patches of staining or peeling paint.
Open windows and doors on dry days during the summer months, to allow water vapour to escape.

Organs

Consider keeping a Tuner's Logbook.

14.6 SERVICES

Plumbing

Fix dripping taps and leaks immediately to prevent moisture seeping into nearby timber or masonry and causing decay.

Electrical Systems

Commission an electrical inspection by a qualified person at least once every five years.

Heating Systems

Shut down the heating system once a year and have the boiler serviced.

Fire Safety

Test and clean smoke alarms regularly

Arrange for fire extinguishers to receive an annual maintenance check and service.

Consider having your lightning conductor system tested at least once every five years.

15.0 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 should be made with the insurance company to ensure that the 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 any particular work is subject to faculty can be obtained from the DAC.
- **Fire Safety Advice** can be found at <https://www.ecclesiastical.com/risk-management/church-fire-articles/>.
- **Electrical Installation**
Any electrical installation should be tested at least once every five years, in accordance with the recommendations of the Church Buildings Council. Inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, with an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book. For further details, please see <https://www.ecclesiastical.com/risk-management/church-electrical-wiring/>.
- **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 once every five years, in accordance with the current British Standard, by a competent engineer. A 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 asbestos are available at <https://>

www.ecclesiastical.com/risk-management/asbestos/. Such an assessment has not been covered by this report, and it is the duty of the PCC to ensure that this has been, or is carried out.

- **Equality Act 2010**
The PCC should ensure that they have understood their responsibilities under The Equality Act 2010. Further details and guidance are available at <https://churchgrowth.org.uk/wp-content/uploads/2020/09/Equality-act-making-buildings-fully-accessible-September-2020.pdf>
- **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 <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches>.

Trees, Bells and Organs

The Church Building Council has prepared the following fact sheets:

Trees

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/eafeb641c40a88e3e20e70d2e2d254c9a6f6ac28.pdf>

Bells

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/5d956a7eef3eb6e41cfed5690363b0b16d63935e.pdf>

Organs

<https://d3hgrlq6yacptf.cloudfront.net/5fbc2ba5a8086/content/pages/documents/ab01e8a6f0f019e8282fcc2f09aa7b7ab16a9b23.pdf>

- **Sustainable Buildings**
A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of their 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 at <https://www.churchofengland.org/about/church-england-environment-programme>.