Care of Churches and Ecclesiastical Jurisdiction Measure 1991 – Quinquennial Inspection

ST JOHN THE BAPTIST CHURCH, DURHAM ROAD, STOCKTON-ON-TESS, TS19 0DZ

Diocese:	Durham
Archdeaconry:	Auckland
Church Code:	613 324
Date of Inspection:	26th July 2024
Inspection undertaken by:	Jamie Holden RIBA RIAS AABC
Previously Inspection:	2019 by Ian Ness

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1.00 INTRODUCTION

General

1.01 This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure. The report must not be used as a specification of work to be carried out and the PCC is required to obtain a Faculty before any work is undertaken with the exception of some minor maintenance items. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

Access for the inspection was provided on the day of the inspection by Linda Ross

1.02 Priorities

Priorities indicated in the margin of the main body of the report are as follows:-

1 Urgent, requiring immediate attention
2 Requires attention asap within 12 months.
3 Requires attention within the next 12-24 months
4 Requires attention within quinquennial period
5 A desirable improvement with no timescale
M Routine items of maintenance.
O Keep under observation and report any changes to the Architect

1.03 Limitations Of The Report

This report is prepared for use by the PCC and describes features and defects observed as required by the Inspection of Churches Measure.

The inspection of the Church is made from ground level and using binoculars, parts of the structure which were inaccessible, enclosed or covered have not been inspected, therefore, it is not possible to report that any such part of the structure is free from defect.

1.04 Schedule of Accommodation

- Lobby
- Vestry/ Office
- WC
- Nave
- Side Chapel
- Kitchen
- Meeting Room

1.05 General Description

It is understood that the church was built in 1982/ 83. It stands on an open corner where St Crispin's Court joins Durham Road.

The building is square in plan and is constructed with a Stocks Brothers light steel frame. The walls are a cavity construction with an outer face of brickwork and precast inner panels and linings.

A pyramidal roof covers the main hall/ worship space which extends at a shallower pitch to the north and east side where the side chapel, kitchen, entrance lobby and ancillary accommodation is located.

1.06 List Description

The church is not listed

1.07 Work carried out previously and since the last inspection

2014:
- Dead horse chestnut tree removed and replaced.
- Gutters cleaned and drain cleared.

2015:
- Fire door panic bolt part replaced.
- Electrical repairs, installation of emergency lighting, satisfactory installation retest repot.
- Lamps in main room replaced with LEDs

2016
- Water heater in toilet repaired.
- Kerb dropped for wheelchair access, entry mat raised.
- Boiler repaired.
- Railings repainted
- Broken window repaired

2017
- Gas boiler repaired
- Ventilation added at gas meter in store

2019
- Joinery stained
- Church lamp replacements, security light added at entrance
- Double socket added in Church

2021
- Feb Electrical Inspection

2022
- Boiler Serviced

2024
- Boiler Serviced

1.08 Maintenance

Although the Measure requires the church to be inspected by an Architect every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended.

It is strongly recommended that the churchwardens should make, or cause to be made a careful inspection of the fabric at least once a year and arrange for immediate attentions to such minor matters as displaced slates and leaking pipes. Gutters, rainwater hoppers and pipes should be cleaned out in the late autumn and summer. Gullies, soakaways and drains should be cleaned out regularly and the perimeter of the church kept free of vegetation and grass.

Adequate natural ventilation should be maintained in the church to avoid conditions which encourage fungoid and beetle attacks.

It is recommended that the PCC enter into an annual contract with a local builder for carrying out the required maintenance work.

The use of cement in historic buildings: Cement based mortars have been widely used to repair historic buildings in recent times, particularly since the mid 20th century. However, the use of cement with historic stone and brickwork has proved to be severely damaging in many cases. Any reference to mortar repairs, repointing, rendering, plastering in this report must be carried out using suitable materials specified or approved by the Architects and will usually be lime or adobe based. No

cementitious material should be used to repair this building without the express approval of the Architect.

Guidance may be had from the pamphlet 'How to Look After Your Church' *Publisher: Church House Publishing; 3rd Revised edition (1 Jan. 1991) ISBN-10: 0715175610 ISBN-13: 978-0715175613.*

http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church.

1.09 Fire Precautions

Fire safety rules affecting all non-domestic premises came into effect on 1 October 2006. Under the Fire Regulatory Reform Act the PCC are required to appoint a 'responsible person' to carry out a Fire Risk Assessment, (which includes details for evacuation and the safe removal of valuables and so on).

At least one fire extinguisher of the right type should be provided; there should also be one additional extinguisher of the foam or CO_2 type where the heating apparatus is oil-fired. (There are three main types and it is essential to have the appropriate one in the appropriate place. Advice should be sought from the Local Authority Fire Prevention Officer).

All fire extinguishers should be checked and inspected annually by a suitably qualified person to ensure they are in good working order. Inspection records/certificates are to be kept in the church log book and on the individual extinguishers.

It is noted that the extinguishers were last serviced in April 2024 by H E Wolley.

1.10 Electrical Installation

Any electrical installation should be tested every five years (except as may be recommended in this report or by the Church insurance provider) by a registered National Inspection Council for Electrical installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits.

In addition any portable electrical items should be PAT tested annually by a registered electrical engineer. Alternatively, prepare and conduct a schedule of testing and inspections applicable to the specific appliances present in the building in order to determine an appropriate frequency for testing for each. This assessment must be carried out by a competent person in accordance with the relevant guidance provided by the IEEE and HSE.

This report is based upon the visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

The electrical supply to the church is via an underground supply and the consumer unit located in the vestry.

The electrical installation was last inspected in Feb 2021 by Adept Electrical Solutions Ltd. Therefore the next inspection is due in Feb 2025 or at a frequency specified by the building insurers.

1.11 Heating Installation

A proper examination and test should be made of the heating apparatus by a qualified engineer each summer before the heating season begins and the report kept with the church log book.

Incoming gas main and meter is located in the store off the lobby with a cobi boiler in the kitchen. The boiler is connected to panel radiators in the lobby, vestry, chapel, meeting room and kitchen. The nave is provided with two Temcana Kestrel 400S gas convector heaters. The heater are understood to have been installed refurbished in 2009.

The age of the boiler is unknown by appears in good order. It is noted that the boiler was tested in June 2024.

1.12 Lightning Conductor and Protection System

Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with current British Standards by a competent electrical engineer and the record of the test results and conditions should be kept with the church log book.

Currently the Church is not protected by a lightning conductor system. The insurance providers should be made aware of this situation and it is advisable that the PCC take advice from a suitable qualified professional to establish whether there is a necessity for lighting protection.

1.13 Bells

There are no bells.

1.14 Organ

Where appropriate an organ specialist should undertake an annual maintenance contract. A technical report should be commissioned if the instrument is of historical or musical interest.

There is a modern, mobile electric organ.

1.15 Sound System

There is a basic sound system which is reported to functions well

1.16 Accessibility

The Equality Act 2010 states that it is unlawful to discriminate against disabled people in connection with the provision of goods, facilities and services. All churches are required to take all reasonable steps to fulfil these obligations which in practical terms means having suitable access, lighting levels, sound installation and consideration for accessible toilet accommodation. **2**

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at www.churchcare.co.uk/legal. Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

Accessibility into and within the church appears is reasonable although there is no automation of the main entrance door.

The paving slabs on the approach to the building are uneven and it is understood that a remedy is being investigated.

The PCC is advised to familiarise itself with the Equality Act and carry out an Access Audit to ensure all reasonable measures to improve access have been taken.

1.17 Sustainability

A Quinquennial Inspection is a good opportunity for the PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase energy efficiency and considering other environmental issues. Further information is available on the Church Care website. **2**

www.churchofengland.org/more/church-resources/churchcare/advice-and-guidance-church-buildings/sharing-your-building

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action. See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix or use the following link:-

https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church/practical-path-net-zero-carbon-churches

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint. Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

The energy footprint tool can be accessed by using the link below:-

https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool

Sustainability Countdown to 2030: It will be for the PCC to set its priorities for sustainability improvements, and I would encourage you to use the Practical Path to Net Zero Carbon (PPNZC) appended to this Report to help set these.

1.18 Health & Safety

Overall responsibility for the health & safety of the church and churchyard lies with the incumbent and the PCC even when a local authority or other organisation might have a maintenance obligation for some or all of the exterior spaces and features. This report may identify areas of risk as part of the inspection but does not equate to a thorough and complete risk assessment by the PCC.

1.19 Asbestos

The Control of Asbestos at Work Regulations 2012 requires that those responsible for public buildings, including churches, have an Asbestos Survey carried out and maintain an Asbestos Register to identify the type and location of Asbestos when present which should be available for any Contractors working on the building. 2

Further information is included on the HSEs website:

https://www.hse.gov.uk/asbestos/intro.htm

When any construction works are being planned at a preliminary stage an appraisal and investigation into the presence of asbestos should be carried out by an accredited specialist company.

The PCC confirms that a report was carried out in 2014 the confirmed no Asbestos Containing Materials (ACMs) exist with the buildings construction. This document should be located and kept with the log book and if emailable shared with the Inspecting Architect.

1.20 Insurance

It is of crucial importance that all church buildings be adequately covered by insurance. It is understood that the buildings insurance is provided by Ecclesiastical

The PCC is strongly recommended to consult their insurance company or broker for full details and information on any variations to the type of cover provided and any special factors requiring consideration when construction works are being planned.

1.21 Weather Conditions On The Day Of The Inspection

Dry and sunny

1.22 Date of Next Inspection before:

July 2029

1.23 Aerial View of Churchyard

N

2.0 ROOFS

2.1 MAIN ROOF

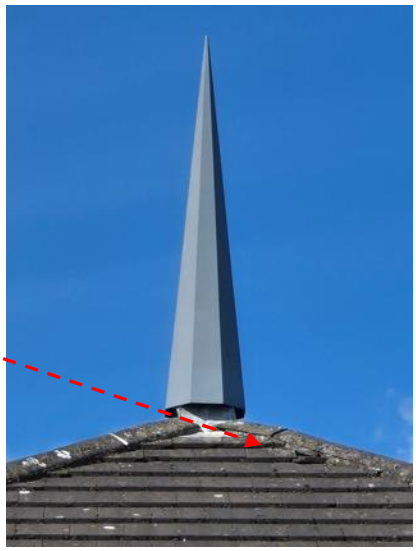
2.1.1 The building has a pyramidal roof with interlocking concrete tiles that cover the main hall/ worship space which extends at a shallower pitch to the north and east side where the side chapel, kitchen, entrance lobby and ancillary accommodation are located.

2.1.2 The roof appears to be entirely weathertight and the tiles are in reasonable condition. However, the mortar used to bed the 'hip-tiles' has cracked and is loose in several areas. An experienced roofer should be appointed to check the mortar bedding to all four hips with any loose material raked out and repointed. It is noted that the lower section of the SW hip has already been repointed. **4**

2.1.3 Where the roof extends on the east side of the building there is a pointed verge. The mortar is cracked and loose and also needs to be raked out and repointed. **4**

2.1.4

a) View from the NE



b) Open jointed ridge tile and cracked mortar

2.1.5

a) East slope

b) Cracked bedding mortar ought to be repaired and gutter levelled at the corner.

2.1.6

a) View from the SE

b) Mortar point to the verge is breaking down. Loose mortar to be removed and the verge repointed.

2.1.7

a) View from the SW

b) Recent repointing to the hip-tiles carried out in early 2024. Two of the tiles appear to have been replaced.

3.0 EXTERNAL WALLS

3.1 GENERAL

3.1.1 The external walls have an outer face of red brickwork laid in a standard stretcher bond. The brickwork is built off a concrete floor slab which is visible at the base of the wall. The brickwork and mortar pointing are all in good order.

3.1.2 All four elevations are punctuated with windows of varying sizes and there are a pair of fully glazed double doors in the north and east elevations serving as the main entrance and providing access to the enclosed garden respectively.

3.1.3 All windows and doors are double-glazed with painted timber frames. The decoration is breaking down on the more exposed parts of the window joinery i.e. transoms, horizontal beading and cills.

3.1.4 Most of the windows and doors would benefit from being redecorated, however, the windows in the south and west elevations seem to be more heavily weathered than the others and would be considered a priority that ought to be dealt with within the next 12 months. **2**

3.1.5 The cills to the three tall windows in the centre of the west elevation are loose. It is noted that they have been screwed to the frame through the nosing and need to be re-fixed and filled to ensure there are no gaps between the joinery where water will collect. **2**

3.1.6 The windows are sealed within the masonry opening by a mastic bead. The mastic is becoming brittle, it has shrunk and cracked in places. Where this has occurred the old mastic needs to be removed and replaced. This applies to the windows in the west elevation specifically but they all should be examined carefully to ensure they are sealed. **2**

3.1.7 Plastic rainwater pipes are connected to half-round guttering and are protected by full-height galvanised metal anti-climb guarding.

3.1.8 It is understood that the surface water and fouled drainage are connected to the main sewer in Durham Road.

3.1.9

a) North elevation – main entrance

b) Weathered ledges

3.1.10

a) Protected rainwater pipes

b) Typical example of weathered cills requiring redecoration.

3.1.11

a) West elevation

b) Decoration to the horizontal window beads and cills is starting to breakdown.

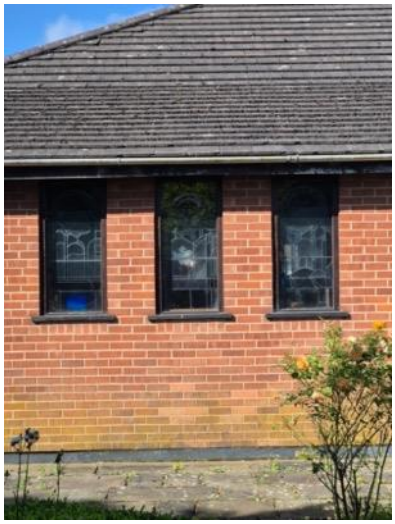
3.1.12

a) The cills to the windows in the west elevation are loose and require redecoration.

b) Cills are not adequately sealed.

3.1.13

a) East elevation



b) Stain glass to lady chapel windows

3.1.14

a) South elevation.

b) Redecorate cills.

4.0 INTERIOR

4.1 LOBBY, VESTRY & WC

4.1.1 The nave, vestry and disabled-accessible WC are accessed directly from the lobby. The incoming electrical installation switch gear is located in the vestry.

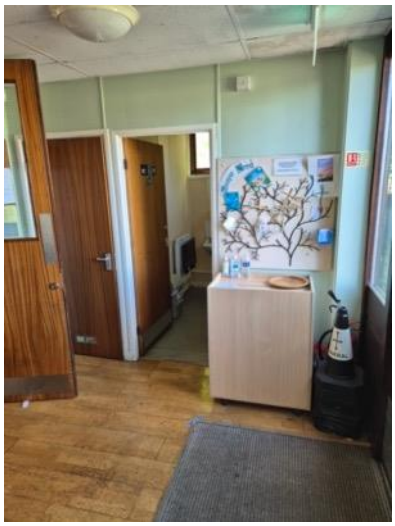
4.1.2 Floor - Oak strip boards covering the floor in the lobby and vestry are showing signs of wear but remain presentable and serviceable. It is understood the floor we laid following a flood in 2004. The WC has a vinyl floor covering which is all in reasonable order.

4.1.3 Walls - Panelled wall linings are painted and in good order.

4.1.4 Ceiling - There is a metal framed suspended ceiling grid with in-laid panels. It is understood that an insulation quilt is installed above the ceiling. Surface-mounted light fittings are provided throughout.

4.1.5

a) Lobby – looking towards the vestry



b) Lobby – looking towards the WC and store

4.1.6

a) Accessible WC

b) Vestry.

4.2 NAVE

4.2.1 The nave is square in plan with access to the side chapel, kitchen and meeting room to the west. The altar table is positioned in front of the south wall with a cross mounted centrally between the windows. Seating is provided by loose chairs which allow a flexible arrangement and at the time of the inspection tables and chairs were laid out in the northeast corner.

4.2.2 Floor - The same oak strip flooring that features in the lobby is continued into the nave. The flooring is in good order and harmonises with the furniture contributing to a pleasant interior.

4.2.3 Walls - There is dado panelling to the base of the wall with vertical oak boarding that varies in width. The oak panelling is fitted over the panelled lining that features in the rest of the church. All is in good order.

4.2.4 Ceiling - The pyramidal form of the main roof is expressed internally and is underdrawn with the same suspended metal framed grid and ceiling panels as found in the lobby. The ceiling is looking a bit aged with a few areas of impact damage but all perfectly serviceable.

4.2.5 Clusters of three glass globe pendant lights are provided in each corner of the nave. There is ceiling-mounted emergency lighting and adjustable spots towards the wall cross. It was bright and sunny on the day of the inspection so the effectiveness of the lighting could not be properly judged but no problems have been reported.

4.2.6

a) View towards the altar against the south wall

b) View of the west wall

4.2.7

a) Altar table, lectern and other furniture harmonises with the oak floor and interior in general.

b) Stained glass above fire door in the south wall.

4.2.8

a) Light fittings arranged in clusters of three.

b) Dado panelling

4.2.9

a) Minor damage to some ceiling tiles

b) Gas convector heaters are reported to be effective.

4.3 SIDE CHAPEL

4.3.1 The side Chapel is a simple rectangular room with three stained glass windows in the east wall. The central panel has some minor fractures in the glazing but remains weather-tight.

4.3.2 Chairs are arranged against the walls with a simple altar table is positioned at the south end.

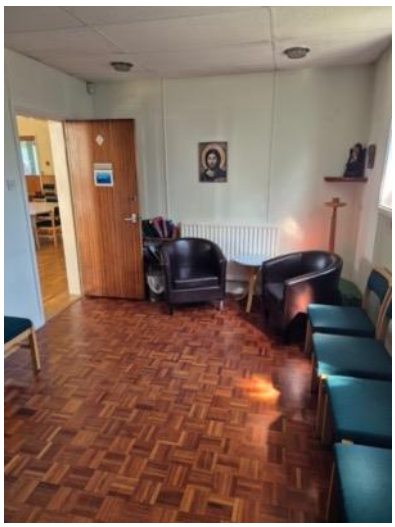
4.3.3 Floor - The chapel retains what is understood to be the original hardwood block flooring in good order.

4.3.4 Walls - The walls feature the same panel lining as found elsewhere in the building. The walls are painted and presentable.

4.3.5 Ceiling - The same suspended ceiling as used elsewhere can be found in the chapel with three surface-mounted ceiling lights. All in reasonable order.

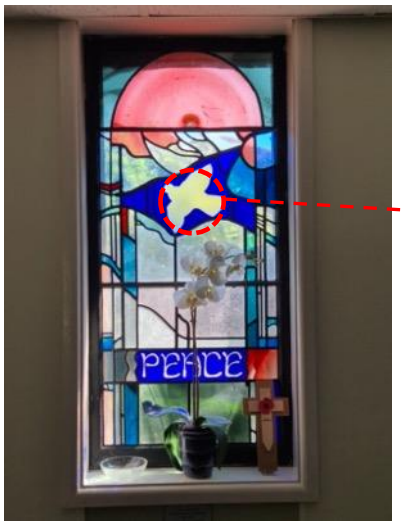
4.3.6

a) Loose furniture arrange against the walls.



b) Hardwood block floor in good order.

4.3.7



a) Attractive stained glass

b) Minor fractures but appears weathertight

4.4 KITCHEN

4.4.1 The kitchen has fitted units with a built-in hob and a combi boiler is mounted on the external east wall. There is a service hatch through to the adjacent meeting room.

4.4.2 The walls and ceiling have the same panelled lining and metal framed grid as elsewhere in the building. There is what appears to be moisture staining to the ceiling. This has not worsened in recent years and is considered historic.

4.4.3 The floor has a vinyl covering which is serviceable.

4.4.4

a) Fitted kitchen. Service hatch and conmi boiler mounted on the east wall

b) The kitchen is well maintained and very serviceable.

4.4.5

a) Kitchen accessed directly from the have.

b) Staining to the ceiling is thought to be historic.

4.5 MEETING ROOM

4.5.1 The meeting room has a dual aspect with two small windows in the north wall and a pair of glazed double doors in the east providing access to the garden.

4.5.2 On the day of the inspection, a table was set out in the centre of the room with chairs arranged around the perimeter.

4.5.3 The walls and ceilings have the same panelled lining and ceiling grid as described elsewhere. The floor is carpeted and all is in good order.

4.5.4

a) Carpeted meeting room with two small windows in the north wall

b) The glazed double door in the east wall provide the room with a very please view of the garden.

5.0 CHURCHYARD

5.1.1 The church is positioned in the southwest corner of a large, open corner site. Metal railings and walling secure the garden and restrict public access to the east and south sides of the building.

5.1.2 There is public access for pedestrians across the site from Durham Road to St Crispin Court. The footpaths are laid with concrete paving slabs which have become uneven due in part, but not entirely to the presence of the 4no. large trees to the west. There are also a few crack slabs, all of which create potential trip hazards in a number of areas.

5.1.3 It is understood checks are being carried out by the PCC to confirm who has maintenance responsibility for the footpaths and what remedy might be most appropriate. **2**

5.1.4 There is a looped driveway into the site which allows convenient drop-off and pick up and extends to provide parking for approx 10 vehicles. The driveway and parking area have a tarmac surface and are in good order.

5.1.5 The areas in between the footpath and driveway are laid with close-cut grass which the PCC maintains along with the four large trees to the west and the shrubbery around the building.

5.1.6 Within the garden wall, there is an attractive arrangement of lawn and memorial areas which are subdivided with low box hedging and rubble stone walls. The external surfaces are a mixture of paving and gravel. The paving has lost a lot of its mortar pointing and vegetation is growing in the gaps which has the potential to overwhelm and eventually destabilise the slabs.

5.1.7 Repointing the paving would prevent any vegetation from taking root, however, the growth is periodically weeded out and generally kept in check. Like the rest of the garden, the paving is well cared for by volunteers.

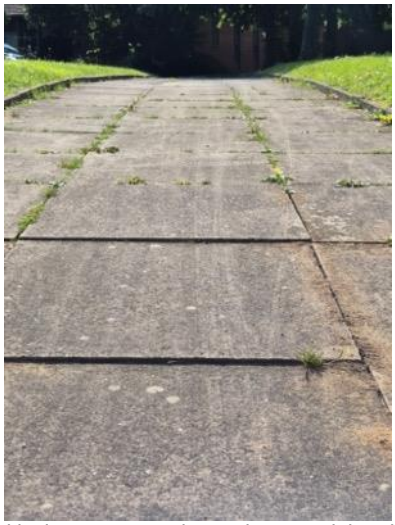
5.1.8

a) View from the northeast and St Crispin's Court

b) Large trees to the west of the site have caused some of the footpath paving to become dislodged.

5.1.9

a) View from the NW



b) Flag stones are becoming open jointed and uneven

5.1.10

a) Footpath

b) Footpath at the entrance to the church has a dropped kerb but the paving is cracked and uneven

5.1.11

a) Enclosed garden to the east on the church building

b) Memorial garden

5.1.12

a) Substantial shrubbery to the south boundary

b) Open jointed patio needs regular weeding.

6.00 EXECUTIVE SUMMARY

The key issues for the PCC to consider and action arising from this inspection include:-

Window & Doors - The decoration of the windows and doors is starting to break down leaving the timber exposed. If this issue is not addressed before too long the joinery will start to decay. Therefore, it is important that the PCC addresses the issue sooner rather than later in order to avoid additional costs further down the line if timber repairs and/ or replacement windows become necessary.

Roofing - At present the roof appears to be weathertight however the more to pointing which beds the hip tiles and seals the verges is cracked, loose and falling out in places. The PCC should arrange for a roofer to check all the pointing to the hips and verges and carry out the necessary repairs.

Sustainability - The PCC must prepare to take all practical measured to reduce the carbon footprint of the Church in response to the Church of England's stated commitment to become net zero carbon by 2030. The CofE's publication "A practical path to net zero carbon. A checklist for your church" is issued as an appendix to this report in order to assist the PCC address this matter.

Accessibility - The PCC has already identified the trip hazard caused by uneven paving slabs immediately outside the entrance to the church and in some areas of the other footpaths within the site and is taking action to find a remedy.

Whilst investigating the footpaths the PCC is advised to review the Equality Act 2010 to ensure all practical measures are being taken to bring the building into compliance.

Overall the church is in good condition and the PCC is encouraged to continue its proactive approach to the maintenance and repair of the building fabric.

Ref: Below is a summary of work items resulting from the Quinquennial Inspection and ordered by priority. Each item is given a 'consent reference' as follows:-

A = List A Matter (No Faculty needed)
B = List B Matter (No Faculty needed but Archdeacon's approval)
F = Faculty is required.

Indicative costs are provided where appropriate, please note costs are unconfirmed and offered in good faith as guidance only: -

7.00 REPAIR PRIORITIES

Below is a summary of work items resulting from the Quinquennial Inspection and ordered by priority. Each item is given a 'consent reference' as follows:-

A = List A Matter (No Faculty needed)
B = List B Matter (No Faculty needed but Archdeacon's approval)
F = Faculty is required.

Indicative costs are provided where appropriate, please note costs are unconfirmed and offered in good faith as guidance only: -

Item	1- Urgent, Requiring Immediate Attention	Consent	£
0.00	No Comments	n/a	£ 0
		Sub-total	£ 0

Item	2 - Requires Attention Within 12 Months	Consent	£
1.16	Consider remedies for the uneven footpaths (as noted in Section 5.0) and review the Equality Act 2010 and consider accessibility/ access audit.	n/a	£ 0
1.17	Consider and implement all reasonable measures to reduce the carbon footprint of the church.	n/a	£ 0
1.19	Check roof tiles and repoint verges	n/a	£ 0
3.1.4	Rectorate windows	n/a	£ 1,500
3.1.5	Cill repairs to 3no. windows in the west elevation	n/a	£ 500
3.1.6	Replace window mastic	n/a	£ inc. above
		Sub-total	£ 2,000

Item	3 - Requires attention within 12-24 months	Consent	£
0.00	No Comments	n/a	£ 0
		Sub-total	£ 0

Item	4 - Requires attention within quinquennial period	Consent	£
2.1.2	Repoint verges	n/a	£ 1,000
2.1.3	Repoint verges	n/a	£ inc. above

		Sub-total		£ 1,000
Item	**5 - A desirable improvement with no timescale**	**Consent**	**£**	
0.00	No Comments	n/a	£ 0	
		Sub-total		£ 0
Item	**M – Routine items of maintenance**	**Consent**	**£**	
0.00	No Comments	n/a	£ 0	
		Sub-total		£ 0
Item	**OBS - Keep under observation and report any changes to architect**	**Consent**	**£**	
0.00	No Comments	n/a	£ 0	
		Sub-total		£ 0
	Total Estimated Cost			**£ 3,000**

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