QUINQUENNIAL INSPECTION REPORT

OF

TRIMDON GRANGE, ST. ALBARN

DIOCESE OF DURHAM

ARCHDEACONRY OF AUCKLAND

DEANERY OF SEDGEFIELD

PARISH OF THE UPPER SKERNE

INSPECTION OF CHURCHES MEASURE 2018 (as amended 2019)

CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1999

DURHAM DIOCESAN SCHEME FOR THE INSPECTION OF CHURCHES 2021

QUINQUENNIAL INSPECTION AND REPORT

February 2025

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1.0 INTRODUCTION

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This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: 4th December 2024. Bright and cold.

Date of report: 14th February 2025.

Report prepared by: David S Beaumont RIBA AABC

2.0 LOCATION AND SITE

Address: Northside Terrace, Trimdon Grange, Stockton-on-Tees, TS29 6HG.

3.0 CHURCH AND LISTING DESCRIPTION

Description:

Pevsner describes the church as being built in 1886 as a Mission church. An endearing composition of nave, polygonal-apsed chancel and half glazed south porch of brown brick with timber perp. windows.

It was built to serve the mining community of the rapidly expanding village.

It is a simple brick and slate building with apse. A flat roofed brick-built meeting room was added in 1958 and a west entrance porch with disabled toilet and boiler room added in 1999.

Listing Description:

Unlisted

4.0 PREVIOUS INSPECTIONS

This is the author's first inspection. But has access to the 2016 QI produced by John Nivan the former inspector.

5.0 SCOPE OF REPORT

1 This report is made from a visual inspection from ground level. The tower and boiler house were also inspected.

2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.

3 The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Executive Summary:

The building is in good condition and very well presented inside. The repair requirements are routine maintenance, and the PCC should be congratulated for keeping the church in good condition.

Structure:

There is a crack to the chancel arch on the north side just below the apex, this hasn't been mentioned in the previous QI but it looks historical to me, viewed from within the chancel there is a zigzag crack running up to the roof and this suggests that this might be settlement that has been induced by the addition of the church hall buildings disturbing the ground, but it isn't anything to be concerned about presently. There is also a crack at the entrance lintel of the south porch at the nave wall, this does not look to be causing any difficulty. The previous QI did pick up that there was cracking to the window cills which wasn't so evident on this inspection. There is some more concerning cracking at the east end of the church hall which has zigzag cracking to the mortar joint above the kitchen window to the north side as it abuts the neighbour outbuilding, the window lintels to the two windows might be suspect, are they dropping? There seems to be some movement at the horizontal joints where a lintel would bear but I think it is just keeping an eye on it and repointing might be wise and using that as a crack monitor.

Roofs:

The nave south elevation is patterned with two bands of purple against the darker slate, but it is all plain on the north side and the suggestion is that the north was possibly renewed at the time just before the hall works were done, as the presence of the hall makes access more complicated. The north side slating is good, the south side is fair, there is some wear on it, but it can be patched. It's likely to be the original. The chancel is sound, it has been patched at the eastern end and not very well not with regard to colour and the hip at the south east corner looks untidy and there is a slate missing on the south elevation close to the hip so it might be wise for the PCC to develop a war chest for the replacement of the south elevation in the next twenty years or so.

Rainwater Goods:

Plastic throughout, half round gutters and downpipes leading to salt glazed gulleys, it is assumed that there is an underground drainage system, it is likely for the period and that perhaps goes into a combined system in the highway. The rainwater goods are serving their purpose but there is no doubt that cast-iron would be a better long-term solution. There is a downpipe that is disengaged from the hopper at the chancel south side and is wetting and greening up the wall.

Walls:

The original church building is in brick with the original parts brickwork being a bit worn, it has had cement pointing and it looks like the original bedding and pointing mortar was black and so a significant loss of character has occurred by a comprehensive repoint in grey cement. There are areas of open jointing particularly at low level and that could do with being addressed. Is the church hall design of the pointing recessed? It is quite deeply eroded on the north side over the neighbour outbuilding and at the north west corner.

Externals:

The boundaries are all well maintained and attractive with low shrubbery. There is a large tree by the side of the porch which is beginning to encroach on the footpath lamppost and has the potential to threaten the porch and catch the nave and as the trunk is a multiple split trunk which could be a possible collapse, and so it would be wise to understand the condition of the tree an perhaps reduce its crown and might Highway's lend a hand here as it can affect the footpath. If it is a cherry, they can be brittle.

Internal:

The church is very well presented and in good decorative order, there is some damp showing on the north nave wall towards the organ and that might be resolved by attending to the external pointing, the nave walls have a dado panelling which is always a good solution to resolve lower damp issues and on the west wall by the organ you can see there is some damp topping over the tops of the dado panelling, spoiling the decoration.

All is well within the church hall and its ancillary rooms. The hall needs some minor housekeeping to tidy up all the dresses and toys.

Zero Carbon

The major issue facing all churches is the costs of running heating and lighting. At this church they have older gas boilers and differing radiators. A change to a more efficient gas boiler and radiators could be considered if funds allowed. The PCC are looking to change lamps to LED.

The Diocese has provided Co2 energy footprint figures at the end of the report that show a significant decrease in footprint from 2022 to 2023 and the reasons aren't clear. The church is not heated when not in use. Perhaps there was less going on then? And the PCC are recommended to analyze the data more to see if they can find a reason.

As to further Net Zero actions, there is guidance at the end of the report for the PCC to consider.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was up to date and recorded the work done, including routine testing.

- **Water:** Service enters from the east into the hall kitchen which then serves the kitchen facilities, w.c. and disabled w.c. There is a meter in the hall. The church has recently had its water system confirmed as being potable i.e. there is no lead piping.

  Recommendation: None.

- **Foul drainage:** Whilst there are no records it is expected that this is piped to the highway.

  Recommendation: None.

- **Surface water drainage:** This is probably piped to the highway in a combined system.

  Recommendation: None.

- **Lightning conductor:** None.

  Recommendation: None.

- **Electricity:** Underground service to consumer unit in the hall with meter. Last inspected in June 2022 with no repairs required.

Recommendation: none.

- **Lighting:** Inspected at the same time as the power in June 2022 and passed. It is thought that the building has its original lighting wiring. The light fittings are not LED, and the church wish to convert them to that.

  Recommendation: None.

- **Sound system**: Installed 2014, comprising lectern, portable mics and speakers and sound loop.

  Recommendation: None.

- **PAT**: – Tested was done in 2024.

  Recommendation: None.

E **Heating:** Two gas boilers thought to be twenty to thirty years old, boiler one – Potterton Puma and boiler two – Potterton Profile. There are two boilers each serving an independent system to the church and the hall, in the hall they are conventional steel panel radiators and in the church a mixture of fan connectors and old-style column radiators.

Recommendation: plan for future replacement options

- **Gas meter**: In the hall. Last test unknown.

  Recommendation: None.

- **Bells:** One - sited on the outside on the west elevation at high level and rung from inside.

  Recommendation: see later entry

- **Clock:** None.

  Recommendation: None.

- **Organ:** Rather large organ by Nelson and Co. Durham which has been relocated. See later entry.

  And PCC reports that it plays well, and it is tuned as and when required.

  Recommendation: None.

- **Rainwater goods:** - Are cleared generally at the beginning of the year by the church wardens as and when.

  Recommendation: Church should consider putting in place a regular routine inspection by a professional roofing contractor.

7.2 GENERAL

Churchyard: There is no church yard.

Recommendation: None.

- **Trees:** One mature tree which is close to the south porch and footpath, which is beginning to encroach on the footpath lamppost and has the potential to threaten the porch and catch the nave and as the trunk is a multiple split trunk there could be a possible collapse and so it would be wise to understand the condition of the tree an perhaps reduce its crown and might Highway's lend a hand here as it can affect the footpath.

  Recommendation: None.

- **Access for the Disabled:** The PCC has a resolution in place which addresses the requirements of the Discrimination Against Disabled Act.

  Recommendation: None.

- **Wheelchair access:** The hall and church are very accessible. It is level to the hall via a ramp and into the church from the hall. There is a small step at the original church entrance on the south porch but its height it minimal and wheelchairs can bump over that.

  Recommendation: None.

B **Fire matters:** The PCC should carry out or arrange a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).

Last tested in December 2023.

Recommendation: Annual test is due now.

- **H & S policy:** The church and hall updated in 2024.

  Recommendation: None.

- **Insurance:** The church is insured by Ecclesiastical.

  Recommendation: None.

D **Asbestos:** The church are not aware of any asbestos and do not have and asbestos register.

Recommendation: *The PCC to create an Asbestos Register outlining the presence (or not) of any asbestos within the building.*

- **Bats:** None reported.

  Recommendation: None.

7.3 WORK SINCE LAST INSPECTION

2022 – *Casual inspection of fleche by roofer. No other works carried out.*

Works to Do:

Redecoration externally is planned for 2025 as well as changes to lighting and a new handwash basin to go in the kitchen.

7.4 FABRIC INSPECTION

7.4.1 TOWER

TOWER: None

7.4.2 ROOF COVERINGS

Roof general:

Original slate roof from the time it was built on south side nave, 1950's on north side, date of apse unknown. In generally good condition, terracotta moulded round top ridge tiles and terracotta finials. Membrane roof to hall (not seen).

E **Nave:**

North side – OK. Pointed verge no lead flashings. Some moss building up and green around the fleche, not wholly visible, there has been a couple of patch repairs that are lifting slightly, this roof is all the same slate colour unlike the opposite side.

South side – This roof has two colour bands picked out in purple slate and there are a few chipped and broken and missing slates in both the overall area and in the colour band, I wonder if this is the original slating and that the north side has been re-done?

General note – It is likely that the north side of the nave was re-slated at the time of the hall construction.

Recommendation: consider reslate of south nave in say 20 years

B **Chancel:**

North side – Octagonal hipped ends with cut mitres. The abutment to the nave gable has some loose and cracked slating. Probably caused when accessing the roof to steel flashings. The chancel abutment flashing to the nave gable looks to be just mortar, I don't know that there is any lead behind it.

East end – This has been patched in different coloured slating, some purple some grey and it looks sound enough, I think.

South side – The cut mitre looks a bit poor halfway up and to its left-hand side is a missing slate.

Recommendation: repair mitre and missing slates

- **Porch:**

Same style as the nave, except the ridge tiles are grey. Slating both sides are ok. The mortar abutment flashings are sand cement covering the lead work to discourage thieves.

Recommendation: none

7.4.3 RAINWATER GOODS

M Black plastic half round gutters and downpipes, the downpipes go to salt glazed gulleys some leaf build-up but not too bad, can't really see them on the north side. Some grass and algae buildup

Recommendation: clean gutters

7.4.4 WALLS, BUTTRESES AND CHIMNEY'S

- **Buttress North Elevation** –

At Chancel and nave mostly enclosed by the hall not able to be seen. At the south, at the nave/chancel junction on the south elevation, couple of broken bricks at the bottom structurally but it is fine.

Walling Nave –

North side –

This is a small part that is left over from being enclosed by the hall, brickwork a bit patched, cement pointed, some open joints, some bricks losing their face but in fair condition.

West side – Quite a few open joints at low level and exposing the original black mortar that looks like it is bedding as well as pointing, the whole church has been over pointed in cement.

The brickwork panel under the window is darkened by rainwater wash off.

South side – Same story here at low-level there is also terracotta air grate to the floor. The masonry itself is sound.

Chancel –

South side – Same erosion. The window head is soldier courses unlike the flat arches elsewhere, open joint at the angle change.

East side – Two windows blocked in with none-matching bricks, some open joints but generally sound.

Chimney's – None.

Recommendation: none

7.4.5 FLECHE, BELLS, FRAME AND CLOCK

M

Timber fleche with octagonal spire, roof slated and rather green, topped with lead finial supporting a cross like weather vane.

The louvered belfry part doesn't have a bell and I think was only ever designed as a ventilator, decoration is breaking down, some cracking at the joints of panels but looks sound enough, under that the leadwork apron is ok and the slate skirt look ok too. The church advise that the Fleche was informally looked at during the last five years. It would be good to put on record the inspection findings. Timber fleches are notorious for hiding their structural defects (if there are any) behind the panelling.

Bells – There is a bell housed at the west gable at the apex, it has a ringing mechanism inside the church, and it sounds ok. It is a chiming bell, it would be worthwhile just checking if the axlel is oiled and greased satisfactorily. It has a timber hood see later section in the external iron and wood for comments on it.

Recommendation: check over bell mechanism

7.4.6 WINDOWS AND DOOR OPENINGS

D

The windows are principally three light lancets with dual clerestory lights above in obscure leaded glazing in timber frames, whose decoration is breaking down a bit. The frames are covered in polycarbonate which is looking rather grey now and there is quite a bit of dirt trapped behind them.

Points to note are:

Nave – West – Breaking down junction at the springing point of one of the lancets.

Porch – Some rot beginning to occur at corner post and part moulding missing at the right-hand side of the door arch.

Nave – South – Breaking up of the arches of all three windows.

Porch – Door decoration needed. Locked at the time of inspection.

The roof barge boards all require decoration as do their soffits which were previously coloured green and now black.

Recommendation: repair and redecorate windows, clean glass and protection

7.4.7 EXTERNAL IRON AND WOOD

D

Bell Canopy – Boarding appears sound thought suffering from algae and requires redecoration.
Recommendation: redecorate

7.5 INSIDE

7.5.1 ROOF TIMBERS

- **Nave:**

Three principal trusses with bladed rafters, four secondary rafters into wall head. The principals are extended down into stone corbels, all of that looks ok, there is no evidence of shrinkage or movement.

Chancel:

Same design as nave, one of each looks ok, apsidal end with secondary rafters into wall head looks ok with exposed purlins.

Recommendation: none

7.5.2 CEILINGS

E **Nave:**

Decorated panels in between the spaces formed from the roof structure probably plaster, there is some marking from damp penetration at the bottom of the fleche, this has an access panel it would be worthwhile having a look up inside there some time.

Recommendation: check inside of fleche

7.5.3 CHANCEL ARCH, ARCADES AND MASONRY

- **Chancel Arch:**

Brick chancel arch painted, there is a crack to the north side close to the apex at a joint, but it looks historical, it does extend up the wall within the chancel, is it likely to be induced by the church hall additions?

Recommendation: none

- **Arcades:**

None.

Recommendation:

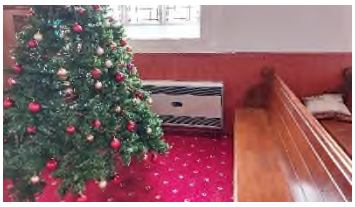
- **Masonry:**

None.

Recommendation:

7.5.4 PLASTER AND DECORATION

E



The walls to the nave and chancel are plastered and decorated, the decoration is good, there is one area in the nave close to the organ where the decoration is breaking down above the dado and damp is coming up above the dado in the north west corner by the side of the organ.

There is an area of remedial plaster in the chancel at the south side close to the arch. The decoration to the walls is generally good and to the nave ceiling but the chancel ceiling decoration is poor this is probably due to with a lack insulation and it's the passage of dirt through the fabric that has made it stained.

Recommendation: redecorate chancel ceiling

7.5.5 FLOORS

D **Floors:**

Appears to be solid to the circulation areas with suspended timber for the pews which are level with the circulation. The north extension has probably cut off through ventilation for the eastern part of the nave so it is vital to keep the air grates on the south clear. The chancel seems to be suspended. The circulation areas are covered in new carpet, some slight unevenness to the floor at the altar position where it seems to be slightly sunk.

Recommendation: keep wall air grates clear

7.5.6 PARTITIONS, PANELLING, SCREENS AND DOORS

- **Partitions:**

None.

Recommendation:

- **Panelling:**

There is dado panelling within the nave that is in good condition.

Recommendation: none

- **Screens:**

None.

Recommendation:

C **Doors:**

Porch:

Double doors locked at time of inspection appear ok bit of a draught coming through them, it might be worth considering improving draught stripping.

Nave:

Pair of half glazed doors which are ok, also the draught stripping has been lost on the rebate so a bit of a draught coming through there aswell.

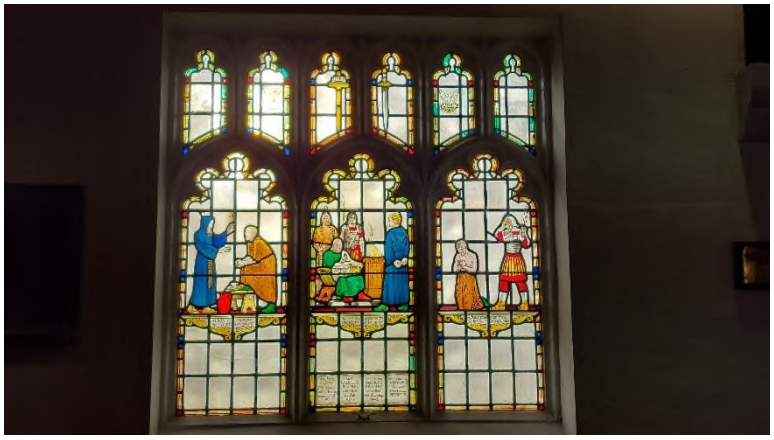
Church Hall:

OK.

Recommendation: improve draught stripping,

7.5.7 GLAZING

E



Most of the glass is obscure leaded with coloured margins, it does look a bit dirty on the polycarbonate, quite a lot of condensation on the glass. One pictorial window on the south side to the Bradley family, the condition is good.

Recommendation: clean glass

7.5.8 VENTILATION

- None of the windows are opening, there is background ventilation of draught through doors.

Recommendation: none

7.5.9 RAILS, REREDOS, MONUMENTS, BRASSES, FURNISHINGS AND ORGAN

- **Rails:**

Low communion rail in oak with tracery infill panel ok.

Recommendation: none

- **Reredos:**

Oak panelled reredos with mid rail shelf sagging slightly with three tracery panels, the rest blank, to its outer edges the panelling is extended around the apsidal end to form a dado type panelling and all of that looks good.

Recommendation: none

E **Monuments:**

Two War Memorials, the First World War is in marble its top is cracking and is looking slightly disjointed on the left-hand side. Second World War tablet is good. Alongside is a Miners' banner

Recommendation: establish repair needs of WWII memorial

- **Brasses:**

There are two brass memorial tablets on the chancel arch to miners who lost their lives and other smaller brass or timber plaques commemorating miners, church wardens etc.

Recommendation: none

Furnishings:

Chancel:

Rather grand Bishop's chair, small side table, Glastonbury chair and pray desk, two nice pews with priest chairs at their ends. And a plain timber panelled altar.

Nave:

Rather utilitarian pews within the nave which look like standard furnishings, they could be a little more comfortable. Oak octagonal pulpit with steps all ok, modern lectern and Eagle lectern ok and further Glastonbury chair.

Font is circular baluster type on stone plinth with oak cover.

Recommendation:

- **Organ:**

Entry from the Pipe organ Register:

Durham, Trimdon Grange, St. Alban, [G00152]

- Anglican Parish Church
- Grid ref: NZ3735

- Survey date: 1995
- Organ maintained
- **History available**

volunteer_activism**Help us maintain the accuracy of the NPOR. If you notice any errors or missing information, please submit an update request.**

Builders

- **1994**

Harrison & Harrison

Durham

Nelson & Co organ, for Bearpark Methodist Church; Moved here from Ferryhill Parish Church in 1967 (**N15028**) by H.E. Prested; replaces previous Vincent organ;

- **1922**

Vincent

Case

- **Undated** Position **W End** Type **Pipe Rack**

Recommendation: none

7.5.10 ANCILLARY ROOMS

E **CHURCH HALL:**

Inside:

Porch – All in good condition, it does have its wastebin here in the lobby which does take up pram space so might be better if there was an external bin store?

Recommendation: consider external bin store

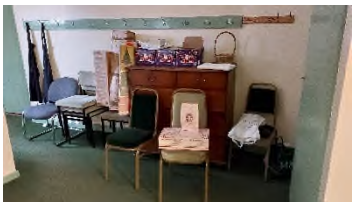
- **Disabled W.C. –** OK.

Recommendation: none

- **Store cupboard –** Contains cleaners sink and remarkably isn't full to the brim and that is very good, it also contains the two boilers. The hall boiler is a Potterton Puma, and the church boiler is a Potterton Profile.

Recommendation: none

E **Church Hall –**



Large space providing room for communal activities with table and chairs. Ceiling undulating slightly, it looks like it has been patched over in the past, perhaps there has been a leak. There is some slight bubbling, and the patching is quite poor, but it is serviceable. The walls are plastered, and the decoration is ok. The floor is solid with serviceable Flotex type carpet.

Fluorescent light fittings with dead fly collection held in the diffuser. There are three storage cupboards behind locked doors on the side wall, these look ok. There is a collection of random furniture, it might be better to create some built-in units to collect all the various bits and pieces that there are building up in the space.

Recommendation: consider cupboards

- **Kitchen –**

Catering standard. Ceiling and wall decoration is ok, floor is good, contains good appliances, there are windows on the east made of obscure glazing they are not easy to open as they are rather high and is painted up now, condensation on the glass, high level borrowed light windows look ok. Is extract fan adequate?

Recommendation: consider improved ventilation

B **W.C. –** Flush doesn't work efficiently. The room has plastered ceiling and walls, decoration is good. The lobby door catches in the opening and needs easing.

Recommendation: repair flush and ease door

- **Vicar's Vestry –**

Ceiling and walls plastered, and decoration is ok. Carpeted floor ok. Not too full of things and reasonably furnished, it has a store cupboard to the side and that looks ok. Some condensation on the window.

Recommendation: none

C **CHURCH HALL:**

External:

Hall Roof:

Has Sanafil type membrane I don't know its age of condition.

Porch - Has a slated roof with some mould on it, there is a water discharge that comes off the flat roof at the northern side of the

entrance and peculiarly it is running though we haven't had any rain. Is there a burst pipe on the hall roof?

There is a small area of stone wall onto the neighbouring property with a big hole in it and a couple of cracks and it looks as if it has the potential to collapse because the ground is higher on this point, the rear doesn't look so bad but it would be wise to take a closer look without the ivy on it. The porch roof drain that is taking the flat roof its downpipe is loose and is discharging into a gulley that has lost its grid.

The forecourt area is concrete paved, and it now has its shrubs encroach on it.

Some brickwork breaking up at the ramps edging.

South elevation –

The downpipe to the hopper head is disconnected and is greening up the wall and I wonder if the gulley is also blocked, this wall has metal mesh security to the windows and the windows behind are timber and the decoration has broken down the cills look as if they are rotten.

East elevation –

The wall has some diagonal settlement cracking at the northern end where the joints have opened up below the wall head coping, it maybe that the lintels aren't doing their job very well.

North elevation –

The spandrel panel above the white neighbour outbuilding has lost all of its pointing. Save this work up until there's more to do elsewhere.

Recommendation: check hall roof condition, porch roof water, porch rwp loose and gully needs repair, repair ramp edge brickwork, repair rotten windows, check kitchen outside wall east end cracking at lintels,

7.6 EXTERNALS

7.6.1 CHURCHYARD, BOUNDARIES, SIGNS, PATHS AND TREES

- **Churchyard:**

  There is none.

  Recommendation:

D **Boundaries:**

North Boundary –

This is formed by adjoining properties and the church hall.

West Boundary –

Low hedging onto highway enclosing carpark area, the tarmac is beginning to be eroded a bit now.

South Boundary –

Mostly open to the footpath, grass, one tree which has been pruned I wonder if there is rot at the stump, multiple stems I wonder if that is going to spread and also it is starting to enclose the streetlight it would be worthwhile understanding what the

condition of that is. Pin kerb around it next to the tarmac pavements is breaking up a little, small planting bed at the foot.

East Boundary –

Small grassed area and the remainder is the church hall and neighbour property

Recommendation: check south boundary tree condition

B **Signs:**

Metal sign board with polycarbonate glazing doors, some graffiti on it and paint breaking down.

Recommendation: tidy up

Paths:

Concrete path principally at the west end leading to the church hall entrance which has paving that is generally ok, some slight undulation to it.

Recommendation: none

8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. Scaffold costs are not included in the following costs.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
	A - URGENT - none	
	B- WITHIN 1 YEAR	
B	**Fire matters:** Annual test is due now.	**-**
B	**Chancel:** repair mitre and missing slates	**200**
B	**W.C.** repair flush and ease door	**150**
B	**Signs:** tidy up	**100**
	C- WITHIN 2 YEARS	
C	**Doors:** improve draught stripping,	**250**
C	**CHURCH HALL:** check hall roof condition, porch roof water, porch rwp loose and gully needs repair, repair ramp edge brickwork, repair rotten windows, check kitchen outside wall east end cracking at lintels,	**1,500- 3,000**
	D- WITHIN 5 YEARS	
D	**Asbestos:** *The PCC to create an Asbestos Register outlining the presence (or not) of any asbestos within the building.*	**-**
D	**Windows:** repair and redecorate windows, clean glass and protection	**3,500**
D	**Bell Canopy:** redecorate	**250**

D	**Floors:** keep wall air grates clear	**-**
D	**Boundaries:** check south boundary tree condition	**-**

E- IMPROVEMENT/NOTE

E	**Heating:** plan for future replacement options	**-**
E	**Nave:** consider reslate of south nave in say 20 years	**-**
E	**Nave:** check inside of fleche	**-**
E	Chancel: redecorate chancel ceiling	**-**
E	Glass: clean glass	**-**
E	**Monuments:** establish repair needs of WWII memorial	**-**
E	**Hal Porch:** consider external bin store	**-**
E	**Church Hall :** consider cupboards	**-**

M- MAINTENANCE/MONITOR

M	**Rainwater goods:** clean gutters	**-**
M	**Bells:** check over bell mechanism	**-**

APPENDICES

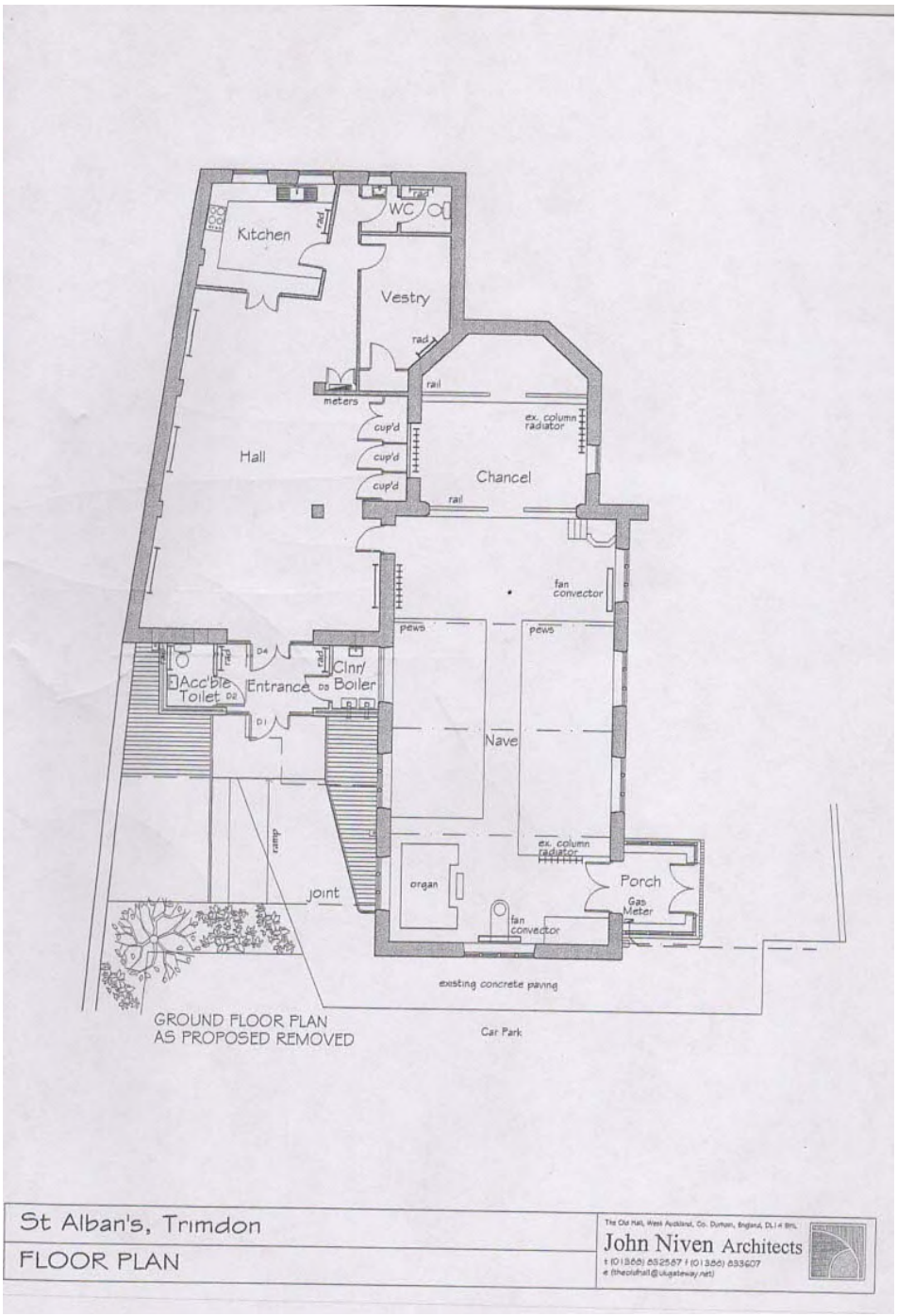
Church Plans

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

Guide to Net Zero

CHURCH PLAN


Kitchen
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Vestry
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cup'd
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ex. column radiator
Hall
Chancel
rail
fan convector
pews
pews
D4
rad
Clnr/ Boiler
Acc'ble Toilet D2
Entrance D3
D1
Nave
ramp
ex. column radiator
organ
Porch
Gas Meter
joint
fan convector
existing concrete paving
GROUND FLOOR PLAN
AS PROPOSED REMOVED
Car Park
St Alban's, Trimdon
FLOOR PLAN
John Niven Architects

EXPLANATORY NOTES

A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.

B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.

C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	**Type of Extinguisher**
General area	Water
Organ	CO^2
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

E This 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.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.

I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993.*

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that repot to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer	Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.
	Clear snow from vulnerable areas.
	Clear concealed valley gutters.
	Make full inspection of the church for annual meeting.
	Check church inventory and update log book.
	Check bird-proofing to meshed openings.
	Sweep out any high level spaces. Check for bats and report any finds to English Nature.
	Cut any ivy starting to grow up walls and poison.
	Spray around the base of the walls to discourage weed growth.
	Check heating apparatus and clean flues.
Summer	Arrange for routine service of heating equipment.
	Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.
	Check all ventilators in the floor and elsewhere and clean out as necessary.
	Spring clean the church.
	Cut any church grass.
	Cut ivy growth and spray (again).
	Recheck heating installation before autumn and test run.
	Arrange for any external painting required.
Autumn	Check gutters, downpipes, gullies, roofs etc. after leaf fall.

	Rod out any drain runs to ensure water clears easily, especially under pavements.
	Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.
	Clean rubbish from ventilation holes inside and out.
	Check heating installation, lagging to hot water pipes etc. and repair as necessary.
Winter	Check roof spaces and under floors for vermin and poison.
	Check under valley gutters after cold spells for signs of leaking roofs.
	Bleed radiators and undertake routine maintenance to heating systems.
	Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.
Annually	Arrange for servicing of fire extinguishers.
	Inspect abutting buildings to ensure there is no build-up of leaves or other debris against the walls.
	Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.
	Check the extent of any insurance cover and update as necessary.
Every 5 years	Arrange for testing of the electrical systems.
	Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well ventilated at all times. The fabric officer should ensure that such ventilation is taking place, especially after services.

Net Zero

How churches can reduce their energy.

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 below, and the Sustainability Countdown to 2030 section below.

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.

https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool The tool is available on the CofE online Parish Returns website https://parishreturns.churchofengland.org/login

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.

***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.*

The following gives you a suggested timetable to address in the next five years, as we prepare for 2030 (references relate to the PPNZC):

[List follows, combining items from the report with non-condition items from the PPNZC, such as renewable electrical tariff.]

A practical path to "net zero carbon" for our churches

These recommendations aim to help churches reduce their energy use and associated carbon emissions. They are based on the findings of our church energy audit programme and input from of a range of professionals in the field.

NOTE: Many of the suggestions below require faculty; please seek input early on. If the church interior is of historic, artistic, architectural or artistic interest, seek professional & DAC advice first, before making changes; stabilising the environment for these interiors is important to minimise cycles of treatment, with their inherent carbon cost.

A. Where do we start?	These are actions that nearly all churches can benefit from, even low occupancy churches used only on a Sunday. They are relatively easy, with relatively fast pay back.

The building itself:

A1. Maintain the roof and gutters, to prevent damp entering the building and warm air escaping.

A2. Fix any broken window panes* and make sure opening windows shut tightly, to reduce heat loss.

A3. Insulate around heating pipes to direct heat where you want it; this may allow other sources of heat to be reduced in this area.

A4. If draughts from doors are problematic, draught-proof the gaps* or put up a door-curtain*.

A5. Consider using rugs/floor-coverings (with breathable backings) and cushions on/around the pews/chairs. **Heating and lighting:**

A6. Switch to 100% renewable electricity, for example through Parish Buying's energy basket, and "green" gas.

A7. Match heating settings better to usage, so you only run the heating when necessary*.

A8. If you have water-filled radiators, try turning-off the heating 15 minutes before the service ends; for most churches this allows the heating system to continue to radiate residual warmth*.

A9. If you have radiators, add a glycol based "anti-freeze" to your radiator system and review your frost setting.

A10. Replace lightbulbs with LEDs, where simple replacement is possible.

A11. Replace floodlights with new LED units.

A12. If you have internet connection, install a HIVE- or NEST-type heating controller, to better control heating.

A13. If your current appliances fail, then replace with A+++ appliances.
People and policies:

A14. Complete the Energy Footprint Tool each year, as part of your Parish Return, & communicate the results.

A15. Create an Energy Champion who monitors bills and encourages people to turn things off when not needed.

A16. Write an energy efficiency procurement policy; commit to renewable electricity & A+++ rated appliances.

A17. Consider moving PCC meetings elsewhere during cold months, rather than running the church heating. **Offset the rest:**

A18. For most low usage "Sunday" churches, once they have taken steps like these, their remaining non-renewable energy use will be very small. For the majority, all they need to do now to be "net zero" is offset the small remaining amount of energy through Climate Stewards or other reputable schemes.

A19. Also, think about your church grounds. Is there an area where you could let vegetation or a tree grow?

B. Where do we go next?

These are actions with a reasonably fast pay back for a church with medium energy usage, used a few times a week. Perhaps half of churches should consider them.

Most actions cost more than the ones above, and/or require more time and thought. Some require some specialist advice and/or installers. They are often good next steps for

The building itself:

B1. If you have an uninsulated, easy-to-access roof void, consult with your QI about insulating the loft*.

B2. If you have problematic draughts from your door, and a door curtain wouldn't work, consult with your QI about installing a glazed door within your porch, or even a draught-lobby*.

B3. Consider creating one or more smaller (separately heatable) spaces for smaller events.

B4. Consider fabric wall-hangings or panels, with an air gap behind, as a barrier between people and cold walls. **Heating and lighting:**

B5. Learn how your building heats/cools and the link to comfort, by using data loggers (with good guidance).

B6. Improve your heating zones and controls, so you only warm the areas you are using.

B7. Install TRVs on radiators in meeting rooms & offices, to allow you to control them individually.

B8. Consider under-pew electric heaters and/or infra-red radiant panel heaters*, which keep people warm without trying to heat the whole church space. Radiant panels are especially good for specific spaces like chapels and transepts, which you might want warm when you don't need the whole church to be warm.

B9. If you have radiators, install a magnetic sediment "sludge" filter to extend the life of the system.

B10. Consider thermal and/or motion sensors to automatically light the church when visitors come in, for security lights, and for kitchens and WCs.

B11. Install an energy-saving device such as Savawatt on your fridge or other commercial appliances.

C. Getting to zero	These are bigger, more complex, projects, which only busy churches with high energy use are likely to consider. They could reduce energy use significantly, but require substantial work (which itself has a carbon cost) and have a longer payback. **They all require professional advice, including input from your DAC.**

The building itself:

C1. Draught-proof windows*.

C2. If you have an open tower void, insulate or draught-proof the tower ceiling *.

C3. Double-glaze or secondary-glaze suitable windows in well-used areas such offices, vestries and halls*.

C4. Internally insulate walls in well-used areas such offices, vestries and halls*.

C5. If you have pew platforms, consider insulating under the wooden platform with breathable materials*.

D. "Only if...."	These are actions you would do at specific times (such as when reordering is happening) or in very specific circumstances. **Nearly all require professional advice, including input from your DAC.**

The building itself:

D1. If you are reroofing anyway, then insulate the roof, if appropriate for your roof*.

D2. If you have an uninsulated wall with a cavity (typically build 1940 onwards), then insulate the cavity.

D3. If the building is regularly used & suitable, such as a church hall, consider appropriate external insulation or render, appropriate for the age and nature of the building*.

Heating and lighting:

D4. If there's no alternative that does not run on fossil-fuels, then replace an old gas boiler or an oil boiler with a new efficient gas boiler.

D5. If yours is a well-used church which you want to keep warm throughout the week, then consider an air or ground source heat pump. Ground source heat pumps are more expensive and invasive to install than air source heat pumps, but run more efficiently once installed, depending on ground conditions.

E. By ..	These actions are often mentioned in this context, but are generally not recommended, because of the risk of harm to the fabric, energy used, and/or the cost.

- Standard secondary glazing on the main, historic windows (this can be inefficient, expensive, & cause damage).
- Install solar thermal panels to generate hot water (hot water use is generally not high enough to justify it).

* If interiors are of historic, architectural or artistic interest, seek professional & DAC advice first.

Energy footprint report- Blank, results not yet available for 2024.

Below is the 2022 and 2023 data that the DAC hold for the Skerne Parish churches. With the exception of Sedgefield, St Edmund, and Bishop Middleham, St Michael the carbon output of the other churches the carbon output is low.

The chart of all the Skerne Parish churches is included here for comparative purposes.

My Thanks to Martin Howard, DAC Secretary in compiling and advising the data.

Name	Actual Total 2022 CO2e (Tonnes)	EFT 2023 Completed	Total Electricity KWh	Total Gas KWh	Utility Spending	Actual Total 2023 CO2e (Tonnes)	Estimated / Actual 2023 CO2e (Tonnes)	Difference 2022 to 2023
261 Sedgefield St Edmund	23.59	Y	6006	111779	£9,624	26.98	26.98	3.39
252 Bishop Middleham St Michael	1.72	Y	2259	15933		4.24	4.24	2.52
060 Trimdon St Mary Magdalene	2.76	Y	1148	9979	£2,477	2.58	2.58	-0.18
061 Trimdon Grange St Alban	1.65	Y	1026	491	£1,701	0.4	0.4	-1.25
261 Fishburn St Catherine	0.16	Y	1167	0	£500	0.34	0.34	0.18

What has caused the decrease at St Albarn? The church is not heated when not in use. Perhaps there was less going on in 2023? And the PCC are recommended to analyze the data more to see if they can find a reason.