



The Church of England
Diocese of Ely

All Saints' Church, Walsoken
Renovation Project

Renovation Project Supporting Documentation

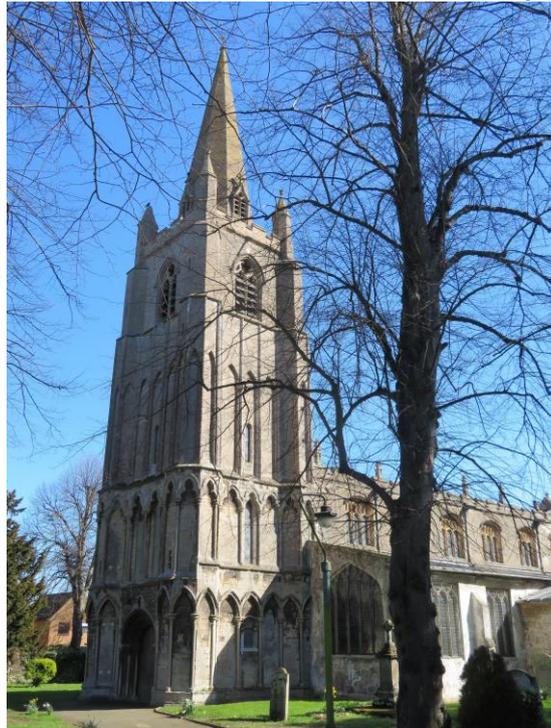
Title: Quinquennial Inspection Report

Date: 4th April 2023

The Parish Church of All Saints at

WALSOKEN : NORFOLK

in the Rural Deanery of Wisbech Lynn Marshland,
the Archdeaconry of Huntingdon and Wisbech
and the Diocese of Ely



THE ELEVENTH QUINQUENNIAL INSPECTION REPORT

prepared as required by the Inspection of Churches Measure 1955
for Walsoken Parochial Church Council

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Date of Inspection : Tuesday 4th April 2023

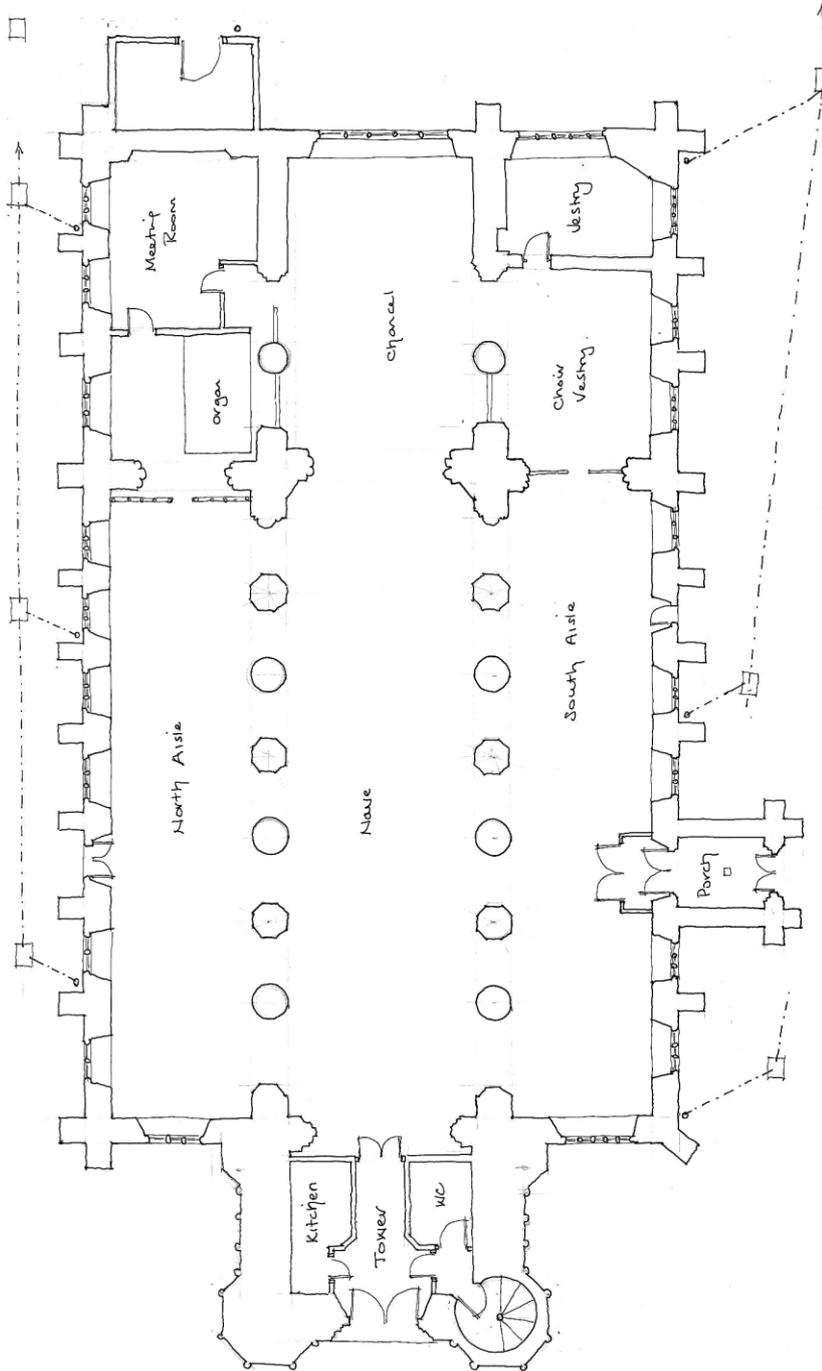
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01 A BRIEF DESCRIPTION OF THE CHURCH

01.01 Pevsner calls this “the grandest Norman parish church of Norfolk” and so it is. The architectural history of the building is so well written up elsewhere that it is unnecessary for me to make extensive notes here. Suffice it to say that the church consists of a nave and chancel, each with north and south aisles. These are basically late-Norman in date, with fine arcades between. There is a south porch and very splendid west tower, both of the thirteenth century. The chancel arch is also of this date. The spire is later and there are several later window insertions throughout. The roofs, many of the furnishings, etc. are mediaeval. The font is of the seven sacraments type. Good stalls, screens, benches, etc. There are some fine monuments in the church and tombstones in the churchyard. Altogether this is a very exceptional church.



SKETCH PLAN

WAUSOKEN PARISH CHURCH : NORFOLK
Sketch Plan - with drawings.
Not to Scale
Date - 11th February 2014
Drawn by Ruth Blackman for and on behalf
of Birdsall, Swash and Blackman Ltd.

02 INTRODUCTORY NOTES TO THIS REPORT

02.01 Location

The unique Ordnance Survey National Grid reference number for this church is TL 477 105.

02.02 Listing Status

The church is listed Grade I.

02.03 Limitations of the Survey

The roofs externally and internally were examined in detail through binoculars, and I was able to climb to the tower roof, and a ladder was provided for me to view the room above the vestry from the trapdoor. Internally, no furniture was moved, wainscoting pulled forward or boards or tiles lifted. Whilst a perfectly conscientious visual inspection was made therefore, no guarantee can be given that defects not noted do not exist. The recommendations are given without the opportunity of having a builder open up otherwise inaccessible parts of the structure.

02.04 Previous Inspections

It is understood that two earlier inspections have been made and reports prepared though these have not been seen. The third, fourth and fifth inspections were made by Mr. Neil Birdsall in May 1980, April 1986 and May 1991 respectively. I made the sixth, seventh, eighth, ninth and tenth in February 1997, June 2002, October 2008, February 2013, and February 2018 respectively. This report is therefore known as the eleventh.

The Inspection of Churches Measure 1955 requires that the next inspection be made, and a report prepared some time in 2028.

This report should be read in conjunction with previous inspection reports.

02.05 Work Carried Out Since the Last Inspection

Since the last inspection was carried out, the rainwater goods, parapet gutters and gullies have been annually cleaned out, and some minor drainage improvements carried out to the gully serving the boiler house. The cracks behind the flue to the boiler house have also been inspected and advice given to remove the sycamore tree to the southeast and carry out further drainage improvements. The lamps to the lights throughout the church have also been changed to LED lamps, a new roof alarm has been installed and the CCTV system updated. Repairs have also been carried out to the south aisle door. The canopies of trees have been raised and a new kitchen has been installed.

02.06 The P.C.C.'s Liability

It is understood that there is no lay rector with liabilities for the maintenance of the chancel or anyone else with liabilities for other parts of the church. The full burden of maintenance rests therefore with the P.C.C.

02.07 Authority for Work

For any work, other than routine maintenance, permission is required from the Diocese and, when previous grant aiding bodies have supported work, they may have to be notified. (See conditions of

grant aid.) Planning Permission is only required if any external works or alterations would lead to a change in the external appearance of the building. I should be pleased to advise and help with these matters if required to do so.

02.08 Executive Summary

The church and churchyard are well cared for, but there are a number of significant urgent repairs that are required to reduce and minimise the rate of decay and deterioration.

These include overhauling rainwater goods and improving surface water drains, repairing cracks in the boiler house and flue, re-leading the main roof and repointing the spire, repairing the tower parapet gutters and attending to the guards to the windows in the spire. The flue above the vestry also needs to be repaired, as well as the west truss to the south aisle and the east chancel and east nave gables, and most of the parapets require attention.

03 A DETAILED DESCRIPTION OF THE STATE OF THE FABRIC

03.01 Rainwater Disposal System

The north, south and west lead chutes serving the tower roof have been supported on stainless steel stays, although the lead chutes are poorly supported and ought to be reinforced. To the east, the stay is severely corroded and ought to be replaced and the long lead chute reinforced as this sags slightly between the gargoyle and the support. It is also full of debris that needs to be cleared.

There are no rainwater goods on the chancel that discharges onto the roofs of the aisles to the north and south.

The parapet gutters to the nave are taken with the description of the lead roof but some of the fixings to the four south nave downpipes have failed and need to be replaced, the collapsed hopper to the second downpipe from the east, *see fig 1*, needs to be re-formed and refixed and the rusting cast iron shoes to all downpipes redecorated. Vegetation should also be removed from the lower collar of the westernmost lead downpipe and all the downpipes and hoppers checked to ensure that water runs freely. The four lead chutes serving the south nave parapet, and the boards supporting them, are generally satisfactory although the timberwork ought to be treated. To the north, the four lead chutes and boards are satisfactory although the timber boards might be treated and the rusting four north nave cast iron downpipes, redecorated.



Fig 1.

The cast iron gutter and downpipe to the boiler house are severely corroded, at least two gutter joints leak, the two collars to the downpipes are cracked and the shoe is missing, allowing some of the water to discharge behind the new gully. These rainwater goods need to be overhauled and redecorated as a priority and at least any leaking joints recaulked as these could have an impact on the structural movement.

The paintwork is deteriorating quite extensively on the cast iron rainwater goods serving the south aisle, to the south of the chancel, and there are areas of rust throughout and for about halfway along the gutter. It would therefore be advisable to redecorate these rainwater goods.

To the south of the nave, the paintwork is also deteriorating on the south aisle cast iron rainwater goods, there are areas of rust throughout, including rust on the gutter brackets, and a slight backfall at the far east end of the gutter. Again, these rainwater goods need to be overhauled and redecorated.

There are no rainwater goods on the south porch, where the eaves overhang sufficiently to throw water clear of the walls below.

On the north aisle, to the north of the chancel, the cast iron rainwater goods are rusting and the paintwork failing, indicating that these ought to be redecorated and the shallow running outlet to the downpipe replaced.

The cast iron rainwater goods serving the north aisle, to the north of the nave, are in a similar condition, with areas of rust throughout and stains around some of the gutter joints, indicating that these leak. Leaking joints should therefore be recaulked and the rainwater goods redecorated. This should include replacing the fixings to the westernmost downpipe that have failed.

There is currently an annual maintenance programme to clean out all rainwater goods, which is to be commended.

The drains serving the south aisle are rather inadequate as the downpipes have had to be extended to the gullies and there are no surrounds to contain the water. See drains drawing dated 11th February 2014. The gullies should therefore be improved and the surface water drains to the south rodded and plotted to ensure that they are clear and discharging water away from the building. A new gully has been installed to serve the boiler house downpipe but there is no access to the soakaway. To the north, it has been reported that the gullies regularly overflow and that the system, that is accessible via four manholes, is completely blocked and needs to be thoroughly cleaned out and inspected and any remedial works, such as repairing pipework or installing a new soakaway, carried out. The three north downpipes have also been extended to reach the gullies, but all gullies are blocked, the extension to the central downpipe corroded, *see fig 2*, and the arrangement of collecting water to the westernmost downpipe completely unsatisfactory, *see fig 3*. Improvements should therefore be carried out to the north drainage system as a priority and the surface water drains regularly cleaned out.



Fig 2.



Fig 3.

03.02 Roofs

The leadwork on the south chancel roof slope appears to be satisfactory apart from some slippage in the upper second and third sheets from the west, and slippage another sheet to the west, that ought to be refixed, an open joint to the east flashing chase that ought to be repointed, missing render from above the flashing into the east nave gable that ought to be replaced, and the vegetation growing from the render, towards the top of the flashing, removed. There might also be a horizontal crack in the lower edge of the upper sheet in the tenth bay from the west that ought to be inspected and, if necessary, repaired. From ground level, the eaves are not visible and were therefore not inspected as part of this report.

The leadwork on the north chancel roof slope also appears to be satisfactory apart from some cracked and missing mortar to the east flashing chase that ought to be repointed, and some minor open joints to the west flashing chase that ought to be made good. From ground level, the eaves are not visible and were therefore not inspected as part of this report.

From the tower roof, the leadwork on the nave roof generally appears to be in good condition, but previous repairs have revealed severe underside corrosion and thin areas of lead, with the risk of further deterioration. Consideration should therefore be given to releading the nave roof, particularly as this protects a mediaeval painted roof structure. Within the north and south parapet gutters there is a small amount of debris that needs to be removed and a potential crack at the edge of the step to the west of the second south sump from the west that needs to be inspected and, if necessary, repaired. The perimeter flashings also appear to be reasonable apart from where they have been dislodged above the second north sump from the east, where they ought to be refixed and the leadwork throughout inspected closely when access is next available. Tiles that have fallen away from the east nave parapet, at the east end of the north aisle gutter, ought to be reinstated, and cracked render on the west side of the east nave parapet needs to be repaired.

The lead sheets on the south aisle roof, to the south of the chancel, are barely visible from ground level and were therefore not inspected closely as part of this report, but the perimeter flashings appear to be in good order. There is, however, a small amount of debris on the west end of the roof that ought to be removed and the leadwork inspected for defects. Along the eaves, the timberwork is generally in good order.

The leadwork on the roof of the south aisle, to the south of the nave, was only inspected from ground level, and the tower roof, where there is evidence that some of the sheets towards the east end of the roof are slipping, ought to be repaired, and there are open joints to the clerestory flashing chase, particularly under the second window from the west, that need to be repointed, as well as open joints to the west flashing chase that need to be made good. It should also be noted that there is a hole in the lower end of the upper sheet in the second bay from the west, where the roof steps up above the porch, caused by a nail head, that ought to be repaired. *See fig 4.* There are also a number of patch-repairs throughout the roof, and debris on the roof that needs to be removed and the leadwork inspected. At the far east end of the roof, the flashing appears to be satisfactory, and along the eaves, the timberwork is generally in good order.



Fig 4.

The leadwork on the roof of the south porch, that was only inspected from ground level and the tower roof, appears to be in reasonable condition apart from a small amount of debris on the leadwork that ought to be removed and a potential hole in the lower edge of the southernmost east sheet that ought to be inspected and, if necessary, repaired. The abutment detail at the south parapet, where the lead sheets are taken into the wall, appears to be sound, but against the south aisle there are some areas of render that have fallen away from the upstand to the lead sheet, exposing the edge of the leadwork. In these areas the render ought to be repaired. Along the east and west eaves, the timberwork is satisfactory, although the leadwork at the southeast corner of the roof ought to be dressed to form an upstand to protect the buttress below. In the longer term, cover flashings ought to be installed at the abutments.

The lead sheets on the north aisle roof, to the north of the chancel, were only inspected from the tower roof and from ground level, from where the flashings at the abutments appear to be satisfactory. There is, however, a small amount of debris on the sheets inside the west parapet that ought to be removed and the leadwork inspected throughout. The timberwork along the eaves is in reasonable condition.

The lead sheets on the north aisle roof, to the north of the nave, that were only inspected from ground level and from the tower roof, appear to be in reasonable condition apart from a small amount of debris on them that ought to be removed and the leadwork inspected. The flashings at the abutments, that are visible from ground level and not obscured by trees, also appear to be in reasonable condition apart from some open joints to the flashing to the west parapet that ought to be raked out and repointed. Along the eaves, the timberwork that is visible is in reasonable condition.

The asbestos roof of the boiler house is covered in debris and vegetation that needs to be removed under controlled conditions, but the abutment flashings are generally in good order. Along the eaves, the painted fascia board is sound apart from the decayed north and south ends that need to be repaired.

Internally, the timberwork on the underside of the chancel roof is in good condition with the exception of some minor stains towards the east end of the roof that are likely to be associated with previous defects in the lead. There are also one or two tiny pockets of deathwatch beetle activity, for example in the north foot of the second truss from the west, that no longer appear to be active. There is, however, a small amount of bore dust along the south chancel walltop that ought to be removed to monitor the rate of any beetle activity that might be occurring in the walltop timbers above.

The underside of the nave roof, including the painted trusses, also appears to be in good condition apart from numerous water stains on the common rafters and boards as a result of defects in the leadwork above. However, it has been reported that there are no current signs of water ingress. It should be noted, however, that immediately to the east of the second tie-beam from the west there is an area of damaged boarding, exposing the underside of the leadwork, *see fig 5*, that ought to be repaired. There are also areas of deteriorating paintwork to the inner rails along the north and south walltops that ought to be redecorated. It should also be noted that there are signs of bore dust below the north rail in the fourth bay from the east that may indicate active deathwatch beetle activity in the roof timbers above.



Fig 5.

The underside of the roof to the first-floor chamber above the vestry, at the east end of the south aisle, shows evidence of staining as a result of water ingress in the past and a significant area of live deathwatch beetle activity in the middle purlin in the east bay, contributing to a large amount of bore dust that has accumulated on the floor. There are further areas of bore dust below the upper purlin in the west bay and further evidence of damage towards the east end of the south wallplate, and water staining to the rafters above, where in the past a significant repair has been carried out to the rafter crossing the top of the brick flue in the southeast corner. It would therefore be advisable, if safe to do so, to sweep the floor clean and monitor any further signs of water ingress or beetle activity.

The underside of the timber floor to the first-floor chamber above the vestry is in a poor condition as the far south end of the west beam is severely decayed, indicating that the bearing within the wall ought to be inspected and repaired. This has been significantly affected by deathwatch beetle activity. There is also deathwatch beetle activity in the timbers around the trapdoor, where the bearings are badly decayed, although at the southeast and northeast corners of the trapdoor, the decayed connections have been reinforced with metal plates. From the vestry there is further evidence of deathwatch beetle activity in the beam against the east wall, and in the far east end of the southern joist where the floorboards above are badly decayed. There is also active deathwatch beetle activity in the south end of the central beam and further evidence of decay, and extensive deathwatch beetle activity, in the beam against the west wall, as previously noted, and a significant amount of deathwatch beetle in the far west end of the three north joists. There is also a large amount of damage to the west end of the fifth joist from the south, to the east of the central beam, and further decay where there is live deathwatch beetle activity in the middle of the second west joist from the south. *See figs 6-9*. A full inspection of the first-floor chamber was therefore not carried out due to the precarious condition of some of the floor timbers. *See fig 10*. It would therefore

be advisable to carry out a detailed inspection of the floor timbers as a priority, in order to carry out structural repairs and treat beetle activity.



Fig 6.



Fig 7.



Fig 8.



Fig 9.



Fig 10.

Note that until the condition of the first floor has been assessed, access should be prohibited. The west beam should also be propped.

The decorative timberwork on the underside of the south aisle roof, to the west of the vestry, is generally in good order although localised areas of deathwatch beetle activity should be noted, particularly at the apex of the east truss and at the connection between the north purlin and the second principal rafter from the east. These ought to be monitored for any further signs of activity.

The underside of the south aisle roof, to the south of the nave, is in reasonable condition although bore dust on the wall under the second south wallpost from the east would indicate live deathwatch beetle activity that ought to be treated, and the old water stains on roof timbers above the third window from the east and above the south aisle door noted. The rusting straps on the three westernmost principal rafters might also be painted. At the top of the westernmost principal rafter there is a significant shake in the timberwork and extensive deathwatch beetle activity in the top of the rafter and around the mortises to the purlin connections. *See figs 11 and 12.* It would therefore be advisable to inspect the westernmost truss as a matter of urgency, with a structural engineer, to ensure that it retains the integrity required.



Fig 11.



Fig 12.

The timberwork on the underside of the roof to the south porch is satisfactory.

The timberwork on the underside of the roof to the meeting room, at the east end of the north aisle, is in reasonable condition although there are a few stains on the boards and areas of white dust that might be lead oxide. These ought to be removed under controlled conditions and water stains monitored. It should also be noted that there is a small amount of bore dust on the north wall above the easternmost window that might be associated with beetle activity in the walltop timbers, and evidence of quite extensive deathwatch beetle activity in the two central north wallposts.

Within the organ chamber, to the west of the meeting room, roof timbers that are visible are in a similar condition, where there are small areas of old water staining and some white powder between the horizontal boards that ought to be removed under controlled conditions.

Within the north aisle, a few of the common rafters and intermediate struts off later tie-beams, and some of the purlin sections, are severely decayed and ought to be inspected closely to ensure they are not affecting the structural integrity of the roof. There are also areas of relatively new deathwatch beetle activity in the upper rail in the west bay that might be treated, damaged edges to

the sarking boards in the second bay from the west and quite extensive deterioration to the north end of the third tie-beam from the west, although this has been strapped in the past into the north arcade. There is also some bore dust on the north wall, caused by beetle activity in the roof timbers, as well as deathwatch beetle activity in the north brace, to the east of the north aisle door.

On the underside of the corrugated asbestos roof to the boiler house, the two timber rafters and five purlins, some of which have been repaired, are in reasonable condition apart from what appears to be wet rot decay in the far north end of the upper purlin and decay in the joists and trimmer against the flue that need to be repaired.

03.03 Walls : Structural Condition

There are wide-open joints to the coping stones on the north slope of the east chancel parapet that need to be re-bedded, tiny areas of deteriorating face stonework above the north side of the east window head that ought to be consolidated, and moss on offset stones, either side of the window, and to the cill, to the plinth and adjacent buttresses, removed. The corbelled stonework along the south eaves, above the south aisle roof and from ground level, appears to be satisfactory, and to the north, the wall above the north aisle roof, inspected from ground level, satisfactory apart from a vertical crack at the far east end, against the gable wall, that ought to be raked out and repointed. Moss on the northeast parapet coping stones should also be removed.

The rendered south nave clerestory wall is in reasonable condition apart from a few cracks through the parapet render, missing parapet render where the brickwork is exposed, above the third window from the east and above the westernmost hopper, that ought to be repaired, and vegetation growing from the two easternmost copings and a coping stone above the second window from the east, that ought to be removed and open joints repointed. The pinnacle stonework to the parapet should also be inspected to ensure that this is secure. Areas of deteriorating render behind the second downpipe from the east should also be repaired and some minor repointing carried out to an open joint in the stringcourse below the cill of the third window from the east.

To the east nave gable there are open joints to the stonework and deteriorating render and pointing to the bellcote that ought to be repointed and consolidated, and areas of cracked and damaged render to the gable repaired, to include the removal of vegetation from open joints. Moss on the east coping stones should also be removed and open joints to the copings and to the offset, below the parapet, raked out and repointed. *See fig 13.*



Along the north nave clerestory wall, moss on the parapet coping stones ought to be removed, the stone pinnacles inspected and the cracks through the brick parapet, above the second downpipe from the east and above the westernmost downpipe, raked out and repointed. The limewashed render is also badly discoloured and ought to be repaired where the render is failing, particularly between the two easternmost windows, above the third window from the west and at the far west end of the wall, and the wall re-limewashed.

On the east parapet of the south aisle, to the south of the chancel, there are open joints to the parapet coping stones that need to be repointed and vegetation, that grows below the copings, needs to be removed. Moss and vegetation on the stringcourse stones at cill level, and on the water-table stones and plinth offset stones to the buttress, should also be removed, and some minor consolidation work carried out to the deteriorating render to the two southeast buttresses and open joints to the plinth offset stones repointed. Along the south elevation of the south aisle, to the south of the chancel, there are localised areas of deterioration to the limewash and render at low level that ought to be repaired and moss on plinth stones removed.

On the parapet across the south aisle roof, the coping stones, that have been protected with slates, are deteriorating and the lower stones have delaminated. Repairs should therefore be carried out to the copings as a priority to protect the walltop. The rendered west elevation of the parapet upstand, however, is satisfactory. Along the south elevation of the south aisle, to the south of the nave, there are further localised areas of deterioration to the low-level render and limewash that ought to be repaired, vegetation on the plinths to the south buttresses removed and open joints to the plinth stonework to the southwest buttress raked out and repointed. The rusting high-level tie-plates should also be painted and the hairline crack above the westernmost window repointed. To the west parapet, there are numerous open joints to the coping stones and areas of loose stonework below the copings and missing areas of render, indicating that the copings need to be re-bedded and the walltop consolidated as a priority to reduce the risk of further deterioration. Water ingress to the walltop may well be encouraging the deterioration of the westernmost roof truss. More areas of deteriorating render below cill level should also be repaired and moss on the plinth stones removed.

The walls of the south porch are in reasonable condition although moss ought to be removed from the coping stones and the damaged nosings and west coping repaired, moss cleared from the offset stones to the corner buttresses and from the stringcourse stones and the hoodmoulds of the outer arch, and the rusting tie-plates to the east and west painted. The rusting iron bar supporting the gable cross should also be painted and its fixings inspected.

To the brick walls of the boiler house at the east end of the north aisle, and to the brick flue, there has been recent structural movement, that has, apparently, been caused by the inadequate surface water drainage system and the sycamore tree to the southeast. The parish are currently taking further advice, although it would be advisable to repoint open joints between the flue and the boiler house and the walls of the church to monitor any further movement, both inside and outside the boiler house, and to repoint cracks through the brickwork at the ends of the lintel above the east door. Those cracks that are of particular concern are between the flue and the east wall of the north aisle, between the boiler house and the northeast corner of the chancel, and between the boiler house and the east buttress of the north aisle. Moss on the copings should also be removed and consideration given to securing the flue.

To the east wall of the north aisle, north of the chancel, there are open joints between some of the coping stones that ought to be repointed and moss on the copings removed, and a hairline crack through the render, towards the north end of the wall, raked out and repointed. Moss on the water-table stones of the two northeast north aisle buttresses, and to the quoin stones above, ought to be

removed and open joints to the buttress plinth stones raked out and repointed and deep voids consolidated. On the north elevation of the north aisle, north of the chancel, there are localised areas of deterioration to the render that ought to be repaired and the walls re-limewashed, moss removed from the buttresses and open joints to plinth stones repointed. The open joints to the water-table stones at the top of the buttress, at the northeast corner of the north aisle, in which vegetation grows, ought to be raked out and repointed, together with open joints to the water-table stones of the lower offset and the plinth stonework.

On the parapet between the organ chamber and north aisle there is a small amount of moss on the coping stones that ought to be removed and open joints repointed and cracked and deteriorating render to the upstand repaired.

Along the north wall of the north aisle, north of the nave, the limewash is discoloured and might be redecorated and moss removed from buttress offset stones. Deteriorating render at low level in the two westernmost bays might also be repaired. To the west parapet, the lack of an overhang to the parapet is causing deterioration to the walltop where areas of render have fallen away, exposing deep open joints to rubble, stone and brickwork behind. It would therefore be advisable to replace the coping stones or re-bed them and introduce a drip and repair the high-level render and masonry. Moss should also be removed from the buttress offsets and the stringcourse and plinth stones across the west elevation, and low-level areas of render ought to be repaired and consideration given to re-limewashing the west elevation.

The gilding to the cockerel on the weathervane to the spire is weathered and worn and this ought to be re-gilded and the rusting metal support and cardinal points painted and gilded. Throughout the spire there are also numerous open joints to the dressed stonework that ought to be raked out and repointed, as confirmed in a report dated 16th December 2003. The stonework and the louvres to the sound openings, however, appear to be satisfactory.

The east elevation of the tower, including the louvres and stonework to the sound opening, generally appears to be in good condition apart from open joints to the dressed stonework of the northeast and southeast turrets at silence chamber level that ought to be raked out and repointed, as well as a horizontal crack through the east wall, above the nave roof, that might be caused by metalwork within the wall. This ought to be investigated and the crack raked out and repointed, together with the vertical crack through the centre of the east wall below the sound opening. The rusting tie-plates to the south elevation of the southeast turret at silence chamber level should also be painted. Moss should also be removed from the inclined stringcourse, and any open joints repointed.

On the south elevation of the tower there is some deterioration to the brick and stone repair to the west end of the parapet stringcourse that should be noted, a number of open joints to the dressed stonework of the southwest turret at silence chamber level, and to the blind arcade arches and dressed stonework, below the silence chamber stringcourse and at ground level, that ought to be raked out and repointed, and vegetation growing on the plinth removed. There is also some damage to the stonework around the head of the silence chamber window that ought to be repaired and the distorted leaded light to the silence chamber window releaded. The south window to the ringing gallery appears to be satisfactory. The louvres to the south sound opening are weathered and ought to be treated, and some deterioration to the nosings noted.

At the top of the northwest tower turret there are a number of open joints to the dressed stonework at parapet level that ought to be raked out and repointed, and a damaged nosing to the belfry stringcourse, below the cill of the west sound opening, repaired. Moss on the silence chamber stringcourse stone should also be removed, and the crack that has been disturbed between the west elevation and the northwest turret, at first floor level and silence chamber level, raked out and

repointed. Some consolidation work should also be carried out to open joints and areas of damaged stonework to the plinth across the west elevation. Several open joints to the dressed stonework above the west door should also be repointed, and in the longer term consideration given to perhaps cleaning the stonework to the west tower doors and carrying out some consolidation work to the deteriorating stonework to the shafts and plinths either side.

To the north elevation of the tower there are wide-open joints and areas of deterioration to the pointing to the parapet and northeast turret that ought to be repointed, and the deteriorating parapet stringcourse stones around the lead outlet chute and to the east that ought to be repaired and the open joint to the apex of the hoodmould to the sound opening repointed. Vegetation growing through the parapet, on the line of the lightning conductor, should also be removed. There are also numerous open joints to the dressed stonework of the northeast turret at silence chamber level that ought to be raked out and repointed and the rusting tie-plates painted, and open joints around the two putlog holes, to the north elevation of the silence chamber, raked out and repointed, and moss on the belfry, silence chamber and first-floor stringcourses removed. Ivy and moss should also be removed from the plinth stonework and any open joints to the stonework just above ground level raked out and repointed. A hairline crack above the lower north arch to the northwest turret, to the first-floor stringcourse above, should also be raked out and repointed, as should the hairline crack below the southern metal disc to the northeast elevation of the turret.

Internally, there is a hairline crack at high level in the northwest corner of the nave, and cracks at high level in the northeast and northwest corners of the vestry. Within the walls of the first-floor chamber above the vestry there is a vertical crack through the middle of the north wall, cracks in the northeast corner, hairline cracks at low level towards the north and south ends of the east wall, and a crack behind the brick flue, with a further vertical crack in the southwest corner, and low-level hairline cracks towards the north end of the west wall. These simply ought to be raked out and repointed to monitor any movement. There is also severe horizontal cracking along the edge of the cill to the second south aisle window from the west, above the wall safe, that will be caused by corroding metalwork. The box should therefore be replaced, and the cill repaired. There is also some disturbance to the east end of the lintel above the westernmost south window in the south aisle, and a hairline crack below the cill, a vertical crack below the south end of the cill to the west window and horizontal cracks along the edge of the cill. There is also minor cracking at high level in the northeast and northwest corners of the south porch. The cracks mentioned should simply be noted.

03.04 Walls : Decorative Condition

The walls throughout the church are generally in good condition although low-level limewash is discoloured, particularly within the north aisle, due to issues of rising damp. There are also minor areas of deterioration and discolouration to the render around the head of the east chancel window, caused by open joints in the coping stones, and localised areas of deteriorating limewash on the north and south walls of the chancel that might be re-limewashed. Within the nave, the wall above the chancel arch would benefit from being swept clean and the rusting tie-plates at clerestory level painted. Areas of deteriorating limewash at low level in the southwest corner of the nave should also be noted, as should the area of deteriorating plasterwork and limewash above the third north nave clerestory window from the west, that is likely to be caused by defects in the parapet gutter above.

The limewashed walls of the chamber above the vestry are in a poor condition as render is missing from above the east window and against the brick flue, and along the south walltop, and there is damage to the render below the east and south window cills and missing render along the north

wall, just above floor level. In the longer term, these areas ought to be repaired and the walls re-limewashed.

Within the vestry there are localised areas of deteriorating render across the cill and within the south splay to the east window, across the fireplace and to the east splay of the south window, and at low level in the northwest corner, that might be re-limewashed, and to the south of the respond to the arch, between the choir vestry and the south aisle, deteriorating render and limewash that ought to be repaired. Along the south wall of the south aisle, south of the nave, there are localised areas of deteriorating render and limewash, that extend into some of the window reveals, and to the area of walling between the third and fourth windows from the east, and within the splays to the south door, that ought to be repaired and re-limewashed. Deteriorating render and limewash at low level across the west wall, and within the splays to the west window, should also be repaired, and the bore dust on the wall at high level in the northwest corner of the south aisle removed.

To the easternmost column of the south nave arcade, areas of recessed stonework and pointing, that have been removed to expose ironwork, might be repointed. Within the south porch there is a small amount of deterioration to the render and limewash above and below the east and west benches that might be repaired and redecorated.

Within the meeting room there is a small amount of deterioration to the limewash and render above the bench to the north wall that should be noted, although this appears to be better than at the time of the last inspection. There is also a small amount of deterioration to the limewash at low level to the south wall and to the east respond and the central column to the north chancel arcade that ought to be redecorated. To the west there are further areas of deterioration to the low-level render to the north wall, within the west splay of the north window to the organ chamber and around the arch to the west, that ought to be repaired and re-limewashed. Within the north aisle, to the west, there are areas of discoloured limewash along almost the entire length of the north wall, caused by rising damp, that would be vastly improved if the drains were repaired. There is also a small amount of paint loss from the internal north timber wallplate in the second bay from the west that should be noted. The open joints to the voussoir stones to the third north window, in the north aisle, from the west should also be pointed.

Throughout the north and south arcades there are small pieces of corroding metalwork within the stonework that ought to be removed.

To the internal walls of the boiler house there is a significant open joint between the flue and the east wall of the north aisle, and some localised disturbance to the brick quoins to the northeast corner of the flue. There is also a crack at the far north end of the west wall, against the jamb stones to an earlier opening, and an open joint between the north wall and the northeast corner of the aisle. To the east there are some open joints and cracks through the brickwork above the door, and open joints to the lintel above the south window. All cracks and open joints identified ought to be raked out and repointed to monitor any movement.

03.05 Floors and Floor Monuments

The quarry-tiled floor within the sanctuary is in reasonable condition, although slightly discoloured as a result of rising damp and bat urine, and the carpeted altar dais sound apart from some movement in the raised platform, along the north edge, that ought to be investigated and repaired if necessary. The sanctuary steps are also in reasonable condition and the exposed quarry tiles within the chancel are generally satisfactory, although a few loose and cracked tiles to the east of the south choir stalls might be re-bedded and replaced. Note, however, that areas of the chancel and sanctuary floor that are covered in carpet were not inspected closely as part of this report. The raised timber platforms

to the north and south choir stalls are also in reasonable condition apart from a damaged edge to a board in the southwest corner of the south choir stall floor that ought to be repaired. There is also a small amount of beetle activity in the floorboards to the south choir stalls that should be noted and evidence of quite extensive beetle activity in the floorboards to the north choir stall that, if found to be live, ought to be treated.

The quarry floor tiles throughout the nave and into the north aisle, the exposed flagstones and bricks and ledger slabs at the west end of the north aisle, the mediaeval quarry tiles within the vestry, the pammments and ledger slabs within the choir vestry, the quarry tiles and floor bricks throughout the south aisle and the flagstones at the far west end of the south aisle are generally satisfactory throughout, with the exception of a few minor open joints to bricks in the south aisle, flagstones and quarry tiles and memorials that might be raked out and repointed. Note, however, that those areas of floor that are covered in carpet in the vestry, the choir vestry and nave and north and south aisles were not inspected closely as part of this report. It should also be noted that the green algae on the floor at the far west end of the south aisle have receded quite considerably since the time of the last inspection. The raised timber platform to the south nave pews is satisfactory and the raised floor to the north nave pew in reasonable condition, particularly as a number of repairs have been carried out to damaged floorboards. A short, collapsed length of board against the plinth of the column at the north end of the western north nave pews, however, should be repaired. The quarry tiles of the south porch and the outer and inner thresholds and internal steps are satisfactory, although there are three tiny broken corners to the tiles in the porch that ought to be replaced. The carpeted floor in the meeting room and the floor behind the organ are satisfactory, as is the timber platform to the organ console although this was not inspected under the instrument. To the east and north of the organ, the suspended floor and pammments that are visible against the screen to the meeting room are satisfactory.

The concrete floor to the boiler house, where visible, appears to be in good order.

03.06 Tower Roof and Tower Interior

From the roof of the tower, it is clear there are numerous open joints and areas of cracked and loose pointing to the spire that ought to be pointed, including the hoodmoulds and jambs to the high-level windows in the spire. The timber louvres to the windows, however, are satisfactory. The bituminous finish to the parapet gutter and the corner offsets to the spire is deteriorating throughout and ought to be reapplied to protect the walltops, and vegetation growing from cracks in the parapet gutter removed. *See figs 14 and 15.* This will involve some consolidation to the gutter bottom, where the screeded finish has crazed. *See fig 16.* The parapets and stone pinnacles are in reasonable condition apart from some eroded pointing to the east parapet that ought to be raked out and repointed, as well as open joints to the dressed stonework of the northeast and southeast pinnacles, and the eroded render around the base of the northeast turret, repaired. The corroding iron cramps at the top of the northeast pinnacle might also be replaced in stainless steel, and the detached finial, that stands in the gutter, reinstated to the northwest pinnacle. The timberwork to the access door to the tower roof is weathered and ought to be cleaned and treated and the rusting strap hinges and bolt painted.



Fig 14.



Fig 15.



Fig 16.

There are floodlights on the tower roof and cabling that should be inspected with the electrical installation.

The internal stonework at the top of the staircase and the staircase treads are in good condition although the staircase ought to be swept clean and a few eroded steps repaired, and at the top of the staircase, some minor consolidation carried out to the deteriorating render to the soffit that is exposing the brickwork. The opening to the upper level of the belfry, from the staircase, has been closed since the last inspection was carried out, and the door to the original belfry now locked. From the level of the new belfry there is evidence of staining on the inside of the spire that may well be attributable to water ingress through open joints that need to be repointed. The internal guards to the east and north upper windows in the spire also appear to be detached and ought to be secured, and the rusting high-level ties and vertical hangers ought to be painted, as well as the four

horizontal rusting ties inside the east wall. The horizontal crack through the east wall should also be opened up to investigate the causes of the disturbance, that are likely to be ironwork bedded in the wall, and the masonry repaired. Nesting material on the cills of the belfry sound openings should also be removed and the deteriorating floorboards, to the remains of the floor above the belfry, removed and consideration given to installing a metal grillage throughout that would provide access to the belfry at high level for maintenance. The two severely corroded north/south steel beams just below the level of the sound openings should also be painted.

The walls of the belfry are in reasonable condition, other than the horizontal crack previously noted, and the west window, that has been releaded, is in good condition. The glazing to the south window is distorted and the saddle bars are rusting, indicating that this ought to be releaded, and the Georgian wired glass to the north window, that is cracked and has a severely corroded frame and opening light, might be replaced. The belfry floor was not inspected as part of this report as it is covered in rubber matting and a number of trays that are partially full of water, presumably due to water ingress through the spire and, perhaps, wind-blown rain. There is, however, a fair amount of debris and duct tape on the floor that ought to be removed, the trays cleared of water, the floor swept clean and the floorboards inspected. The metal bell frame, however, and bells and their fittings are in good order but ought to be regularly maintained. The interior of the northwest turret, accessible at this level, also appears to be satisfactory.

There are also areas of detached and deteriorating render, at high level, above the sound openings, and the blind openings between, that ought to be repaired.

The new plywood door and frame to the belfry are satisfactory and the original historic door, that swings across the staircase, in good order.

From the ringing gallery, the boarded ceiling on the underside of the belfry floor is in reasonable condition apart from localised areas of deathwatch beetle activity that ought to be treated, particularly as these are likely to affect the beams above. The ringing gallery walls are also in good condition, apart from some localised areas of deteriorating limewash that ought to be touched up, and the floor and balustrade sound although the floor was not inspected closely as this is covered in carpet tiles. The stained glass and stonework to the west windows are satisfactory apart from the rusting saddle bars that ought to be painted and the glass cleaned to remove limewash, and the cracked head and blue border to the canopy at the south window repaired. The glazing and stonework to the south window is satisfactory apart from the rusting saddle bars that ought to be painted and the glass cleaned, and one or two cracked quarries throughout the window noted.

The various furnishings and fittings throughout the ringing gallery, including wall hangings, are satisfactory.

The wooden steps, west window and cill and steps from the staircase, and the door to the ringing gallery are also satisfactory, and the Perspex to the eyelet windows throughout the staircase in good order.

Some of the steps to the staircase, just above the ringing gallery, have damaged treads that might be repaired.

The tower staircase door is satisfactory.

From ground floor level, the boarded ceilings to the lavatory and kitchen and the central lobby are satisfactory, and the walls and partitions throughout in reasonable condition apart from deteriorating limewash to the north and south walls that should be noted. The pamment floor in the

kitchen is sound and the floors in the entrance lobby and lavatory feel sound underfoot although these were not inspected where they are covered with kitchen fittings, carpet and lino. The internal door, kitchen hatch and screen to the tower arch are also satisfactory, as well as other furnishings and fittings that, within the kitchen, have been replaced since the last inspection was carried out.

The inside face of the west tower doors is also satisfactory apart from cobwebs on the inside face that ought to be swept clean and some corrosion to the bolts, latch, and drawbar that ought to be painted.

03.07 Doors and Screens

The south aisle doors and internal timber lobby are in good order although the main doors ought to be swept clean and the rusting strap hinges and handle painted. The external metal netted gates to the south porch are also in good order apart from minor areas of deteriorating paintwork at low level, indicating that in due course these ought to be redecorated.

The external doors to the north aisle, and external gate, are also satisfactory.

The smaller priest's door to the south aisle, and the external netted gate, appear to be in reasonable condition.

The internal door to the vestry is satisfactory.

The paintwork on the door and frame to the boiler house is deteriorating and this ought to be redecorated. The external gate, however, is in reasonable condition.

The outside face of the west tower doors is weathered and ought to be treated with beeswax and turpentine that would help to conserve surviving paint to the original handle and nail heads.

The mediaeval and Victorian parclose screens at the east end of the south aisle are in a reasonably stable condition although there are elements of detached timberwork and paintwork to the mediaeval screen that ought to be conserved. There is also evidence of deathwatch beetle activity in the original mediaeval upper rail to the west bay of the parclose screen in the south chancel arcade that should be noted, as well as deathwatch beetle activity holes in the dado panelling. The mediaeval screen to the meeting room is sound although there is evidence of deathwatch beetle activity in the soleplate, in the central mullion, that ought to be treated. The partitions and doors to the meeting room are satisfactory. The mediaeval screen at the far east end of the north aisle appears to be stable apart from deathwatch beetle activity in the soleplate and lower dado panelling and upper rail that ought to be treated if found to be live, and potentially loose areas of mediaeval paintwork that ought to be conserved.

In the skirting of the dado panelling across the chancel arch there is an excessive amount of deathwatch beetle activity that ought to be treated.

03.08 Fenestration

The stained glass and stonework to the east chancel window are in good condition apart from the rusting saddle bars that ought to be painted and the internal glass and stonework carefully cleaned.

In the east window to the chamber above the vestry, the plain sheets of glass in the mainlights are sound apart from in the north mainlight where the glass is damaged and needs to be replaced. Some

mediaeval glass survives in the tracery lights. The window stonework is stable but a few of the nosings are missing. Externally, the ferramenta bars are rusting and ought to be painted.

The sheets of plain glass in the south window to the chamber above the vestry are in reasonable condition apart from a crack through the glass at the bottom centre mainlight that ought to be replaced. The stonework is also in reasonable condition apart from a crack through the west mullion that has been caused by the external corroding ferramenta bars that ought to be decorated. The nosing to the internal east mullion is also damaged.

Hardboard fills the heads of the mainlights to the east and south windows.

The glazing and stonework to the east vestry window are satisfactory although the glass ought to be cleaned and the external rusting ferramenta bars painted.

The glass and stonework to the south vestry window are also satisfactory, although again the glass ought to be cleaned and the internal rusting saddle bars and external rusting ferramenta ought to be painted. One or two cracked borders and quarries in the window should also be noted.

The glass and stonework to the two south windows in the choir vestry, to the west of the vestry, are generally in good condition apart from rusting saddle bars that ought to be painted in the mainlights of the easternmost window and the easternmost mainlight of the westernmost window.

The stained glass and stonework of the easternmost south window in the south aisle are in reasonable condition apart from severely corroded saddle bars that ought to be painted, and the rusting through-bar at springing level, that has damaged the top of the east mullion, that ought to be removed, tipped and reinstated and the top of the mullion repaired. Consideration might also be given to replacing the saddle bars, other than the two lower bars in the east mainlight, in a non-ferrous metal, and repointing the open glazing grooves to the east jamb.

The plain glass and stonework to the window above the south aisle priest's door are satisfactory.

The stained glass and stonework of the third south window from the east, in the south aisle, are satisfactory.

The stained glass and stonework of the fourth south window in the south aisle, from the east, are satisfactory apart from the rusting saddle bars that ought to be painted and the corroding through-bar at springing level, that has cracked the tops of the mullions and east jamb, indicating that this ought to be removed, tipped and reinstated and the stonework repaired.

The glass and stonework and opening light to the second south aisle window from the west are satisfactory.

The glass and stonework of the westernmost south window in the south aisle are also in good condition.

The glass and stonework and external guard to the west window in the south aisle are satisfactory.

The seven south nave clerestory windows are in reasonable condition apart from some distortion to the mainlights, several cracked quarries that should be noted, and quite badly deteriorating lead comes in the tracery lights of the centre window that might be releaded. The inside face of the windows might also be swept clean to remove cobwebs, and rusting saddle bars painted. The external surviving ferramenta bar at springing level in the westernmost window might also be

removed and tipped and painted and reinstated.

The glass and stonework to the seven north nave clerestory windows appear to be in good condition apart from several cracked quarries that should be noted, dirty glass that ought to be cleaned and rusting saddle bars painted. The surviving external ferramenta bars to the third window from the west and the westernmost window should also be overhauled, tipped and redecorated to avoid any damage to the stonework. If vandalism is no longer an issue, consideration might be given to removing the discoloured external polycarbonate sheeting. Open joints to the tracery stones of the westernmost window might also be repointed.

The glass and stonework to the two north windows in the meeting room are generally in good condition apart from the rusting saddle bars that ought to be painted and the glass occasionally cleaned. There are also one or two cracked quarries in the windows that should be noted, but the external guards are satisfactory.

The glass in the mainlights to the north organ chamber window is slightly distorted, the saddle bars are rusting and there are areas of deterioration to the mortar in the glazing grooves. In due course the window ought to be re-leaded, but in the interim, the saddle bars painted and the glass, internally and externally, cleaned. If vandalism is no longer an issue, the external discoloured polycarbonate guards might also be removed.

The glass and stonework of the easternmost north window in the north aisle are satisfactory and the glass and stonework of the second north aisle window from the east generally in good condition apart from the rusting saddle bars that ought to be painted and some damage to the rendered finish to the two mullions repaired. The glass and stonework of the third north window from the east are also in reasonable condition apart from the rusting saddle bars in the centre and east mainlights that ought to be painted. The stained glass and stonework in the fourth north window from the east are also in reasonable condition apart from rusting saddle bars that ought to be painted or replaced.

The stained glass and stonework of the second north window from the west, in the north aisle, are satisfactory apart from rusting saddle bars that ought to be painted, the damaged nosing to the mullion springer repaired and missing stonework to the top of the west jamb at springing level replaced. The plain glass and stonework to the westernmost north window in the north aisle are also satisfactory.

The glass and stonework to the west window in the north aisle are in good order.

Externally, the window stonework is in reasonable condition apart from damage to the tops of the two mullions and the east and west jambs of the westernmost south nave window that have been damaged by the corroding ferramenta bar at springing level that needs to be overhauled, as previously mentioned, and the stonework repaired. The cracked east jamb stone, at springing level, to the third south aisle window from the east should also be repaired, and loose and detached fixings to the external polycarbonate sheeting throughout refixed if this is still required to protect the windows. The rusting external ferramenta bars to the south window in the vestry, and the south window to the room above, need to be redecorated, and to the east, the ferramenta bars to the vestry window need to be painted and damaged mortar to the cill repaired and moss removed from the hoodmould. To the east window of the room above, the ferramenta bars also need to be redecorated and moss removed from the hoodmould. To the east chancel window, the remains of disintegrated guards behind new netting ought to be removed and the detached guard in the south mainlight, below the transom, refixed. All rusting fixings should also be removed from the stonework, as these are causing discolouration, and moss and vegetation removed from the hoodmould and any open joints repointed, and the moss removed from the cill.

The timber frame and cill to the south window to the boiler house are sound, but the external plywood is deteriorating and ought to be replaced.

At the top of the west mullion of the second north nave clerestory window from the east, the nosing is cracked and ought to be repaired. The rusting guards to the third north window in the north aisle, from the west, might also be replaced. A number of tracery lights in the westernmost north nave clerestory window are completely smashed and need to be replaced or the individual tracery lights releaded. *See fig 17.* To the west window in the north aisle, moss should also be removed from the cill stonework.



Fig 17.

03.09 Furnishings & Fittings

The furnishings and fittings throughout the church are in reasonable condition and the organ is in good order as this is regularly maintained. It should be noted, however, that there is evidence of deathwatch beetle activity in the upper and lower rails of the reredos that ought to be monitored and, if found to be live, treated. Deathwatch beetle activity in the south choir stalls should also be treated and some minor repairs carried out to the damaged stonework to the tabletop tombs in the choir vestry. The pulpit and font are generally in good order although there are a number of recessed and open joints to the steps of the font that ought to be raked out and repointed. The corroding metalwork to the cover might also be treated with wax to resist any further corrosion, and the missing fixings replaced. Within the south nave pews, a small amount of deathwatch beetle activity should be noted in the rails and in the southern bench end to the westernmost pew. Deathwatch beetle activity is also present in other areas and, where found to be live, ought to be treated. Various furnishings and fittings within the vestry are satisfactory although areas of beetle activity in the altar frontal cupboard ought to be treated if found to be live, as well as the beetle activity in the base of the chest against the south wall.

The flue in the vestry ought to be vented.

03.10 Wall Monuments, Paintings, etc.

The memorials and wall hangings throughout the church are in reasonable condition although a hairline crack through the carvings below the Herring memorial on the south chancel wall should be noted, as should the vertical crack behind the upper part of the memorial to the east. The high-level paintings in the chancel are also becoming disfigured by bat urine and ought to be fitted with deflectors to protect the paintwork. The brackets to the standards in the southwest corner of the nave are rusting and ought to be painted.

03.11 Services and Installations

The electrical installation was last inspected on 27th May 2020 and is due a further inspection in May 2025.

PAT testing has also recently been completed.

There is a lightning conductor on the tower that has recently been tested and inspected.

The fire extinguishers throughout the church are annually maintained and were last inspected in December 2022.

The various items of control equipment and the boilers within the boiler house appear to be satisfactory and the electrical installation regularly maintained, together with the boiler, that was last serviced in August 2022. The bunded oil tank, within the boiler house, has also been painted and appears to be satisfactory although there is a lot of oil around the tap to the boiler, that may indicate a leak, as well as stained external brickwork against the bund.

There is a sound system and loop system within the church.

There is a roof alarm that is annually maintained.

There are lavatory and kitchen facilities in the base of the tower.

03.12 Churchyard

At the main south entrance to the churchyard, the paintwork on the gates is beginning to fail, and these might be redecorated and the wooden gateposts capped to protect the end grain. The adjacent churchyard noticeboard is also in good condition.

From the gate to the south porch, and the west tower doors, is a tarmac path that is in reasonable condition although slightly uneven where disturbed by tree roots. These areas ought to be repaired. Elsewhere, the grass is cut neatly throughout the churchyard and the trees maintained.

Along the south boundary wall, ivy should be removed from the brickwork and any open joints to the copings and face brickwork repointed.

Throughout the churchyard, the headstones, grave markers and tombs are generally in good condition, but the timber bench outside the south porch is weathered and ought to be treated to preserve the timberwork.

Since the last inspection was carried out, the canopies of the yew trees to the south appear to have been raised and lower branches to other trees removed.

In the far southeast corner of the churchyard there are two stepped cracks through the brickwork and a further crack to the north, that ought to be raked out and repointed. Cracks and open joints to the wall, where daylight can be seen through the bed joints and under the copings, and where there is a surviving stump of a tree that has been felled immediately against the wall, ought to be repaired, the broken coping replaced and the loose copings re-bedded. Other work is necessary to the copings of the east boundary wall, where there are numerous open joints and areas of damaged face brickwork. The principal east boundary consists of a garden wall and a wall onto a garage that is generally satisfactory and then, to the north, a post and wire fence and a timber fence beyond onto residential properties.

To the north of the church, a number of the metal covers to the inspection chambers to the surface water drainage system are bent and stand proud and ought to be replaced, the cracked concrete around the inspection chamber serving the soakaway replaced and the broken vent to the soakaway replaced.

To the west of the tower is a broken cross that ought to be repaired.

The rusting boot scraper outside the west tower doors might also be painted.

The cemetery to the west was not inspected as part of this report.

03.13 Accessibility

Parking is available outside the churchyard gates, but alternatively vehicles can be brought into the churchyard where there is access through the west doors over a very shallow step where a small metal ramp, to overcome the change in level to the threshold, is stored. At the entrance to the porch there is a threshold through a pair of metal gates, both of which would have to be opened to accommodate wheeled access, and then two steps down into the church through a pair of timber doors and internal doors to the lobby, all of which would have to be opened to accommodate wheeled access.

Once inside the church, the floors are on the same level throughout the nave and north and south aisle and into the base of the tower, where there is a lavatory, but there are raised platforms to the north and south nave pews, a step at the chancel arch, two further steps into the sanctuary and steps up into the meeting room and vestry, where the changes in level ought to be addressed. The lavatory might also be reconfigured to make this accessible.

The natural lighting levels within the church are reasonable, but artificial light is provided by floodlights and spotlights and there is a loop system within the church.

Some large-format hymnbooks and prayer books might also be made available.

Details regarding assisted access ought to be exhibited on an accessible noticeboard.

04 MAINTENANCE PLAN

Regular clearance of gutters and downpipes, and surface water drains

Look at trees for loose branches.

Professional testing of electrical system and lightning conductor.

Check water runs away from gullies.

Check the roofs after severe weather conditions.

Inspect tower roof and tower interior.
Treat areas of active beetle.
Oil ironmongery and treat doors.

05 ADVICE TO P.C.C.

This is a summary report; it is not a specification for the execution of the work and must not be used as such.

We are willing to advise the PCC on implementing the recommendations and will if so, requested prepare a specification, seek tenders and oversee the repairs.

We can also give on-going advice to the P.C.C on problems with the building and fabric.

The PCC is advised to review insurance cover on a regular basis.

The repairs recommended in the report will (with the exception of some minor maintenance items) may be subject to the faculty jurisdiction. Guidance on whether particular work is subject to Faculty can be obtained from the Care and Development of Churches Department.

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 every five years in accordance with the recommendations of the Church Building Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No 3, and an inspection certificate obtained in every case. The certificate should be kept with the Church Log Book.

Heating Installation

A proper examination and test should be made of the heating system by an engineer qualified in the type of heating which is being checked i.e. for a gas heating system an engineer must be registered with Gas Safe, oil fired system engineer must be registered with OFTEC (Oil Firing Technical Association)

Ideally this should be carried out 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 every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

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 making an assessment are available on

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/insurance-health-and-safety>

The 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.

Fungi, Moulds, Spores and Mycotoxins

Whether or not their presence is noted in this report, the possibility of the presence in or on the church or churchyard of fungi, moulds, spores and mycotoxins of any kind cannot be ruled out and should always be considered when any work is proposed, and appropriate advice should be sought and followed.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010 and have taken all reasonable steps to comply with the act given the constraints of working with a listed building. Further details and guidance are available at

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/accessibility>

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.

<https://www.ecclesiastical.com/risk-management/church-risk-assessments/>

Trees

Every PCC has the responsibility for caring for trees in the churchyard, whether the churchyard is open or closed for burial, unless the churchyard has been closed by Order in Council and responsibility for maintenance has been passed to the local authority. The responsibility extends to the planting of trees as well as to every aspect of the maintenance of trees and, ultimately, their felling, or if further professional advice on trees is necessary, for instance in relation to safety concerns, and the impact of trees on the church building, churchyard walls and graves and the importance of the trees themselves.

Guidance can be found on

<https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/trees>

Tombs and Headstones

In the first instance the maintenance and safety of tombs and headstones is the responsibility of the next of kin or heirs at law. However, the PCC is also under a legal duty. If the next of kin or heirs at law are not known or decline to keep a memorial safe, the PCC will effectively be the only party responsible for public safety.

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:

www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/bats-churches

Sustainability and Environmental Impact

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability and environmental impact. 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 on

<https://www.churchofengland.org/resources/churchcare/climate-resilient-church>

<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>

06 RECOMMENDATIONS

During the forthcoming quinquennium, the rainwater goods should be overhauled, and improvements carried out to the surface water drains, the cracks in the boiler house need to be addressed, the nave roof should be re-leaded and the spire pointed, the tower roof repaired and re-covered in bitumen, lead chutes to the tower roof improved and the detached guards to the windows in the spire refixed. The floor above the vestry also needs to be repaired and the west truss in the south aisle and west south aisle parapet repaired. Work is also required to the east chancel and nave gables and other parapets.

07 PRIORITIES AND ESTIMATES

Section 03 outlines a considerable amount of work which needs to be done and the list of items below makes no attempt to reiterate these, but instead subdivides them under six headings, as follows

- A- Urgent, requiring immediate attention
- B- Requires attention within 12 months
- C- Requires attention within the next 18-24 months
- D- Requires attention within the quinquennial period
- E- A desirable improvement with no time scale
- M- Routine items of maintenance

It is important to note that the following estimates are approximate only, as they are based on a visual survey only. The costs are intended as a guide to the Parochial Church Council when phasing its programme of works and are subject to variation when the fabric is opened up by builders for further investigation or the provision of Contractors estimates or tenders. The costs are also exclusive of VAT and professional fees.

Reviewed 03.01.2023

Ref	Item	Pr	£ Min	£ Max
03.01	Recalk leaking joints to gutters to boiler house	A	20	30
03.01	Provide access to boiler house drains and soakaway	A	200	300

03.01	Clear drains to north of church	A	200	300
03.01	Improve drains to north of church	A	6,000	8,000
03.02	Inspect floor to first floor chamber above vestry with structural engineer	A	1,500	2,000
03.02	Repair floor to first floor chamber above vestry	A	4,000	6,000
03.02	Prohibit access to floor above vestry	A	10	20
03.02	Prop west beam to floor above vestry	A	100	200
03.02	Inspect westernmost truss in south aisle with engineer	A	600	800
03.03	Point open joints to boiler house walls and flue to monitor movement	A	200	300
03.03	Repair flue and cracks in boiler house	A	3,000	4,000
03.03	Repoint external crack at north end of east wall to north aisle	A	150	200
03.04	Repair internal cracks and open joints to walls of boiler house	A	3,000	4,000
03.06	Remove vegetation from tower parapet gutter	A	200	300
03.06	Secure guards to east and north upper windows in spire	A	5,000	6,000
03.06	Remove floorboards to remains of decayed floor above bells	A	400	600
03.11	Regularly maintain boiler and check oil tank for leaks	A	400	500
03.12	Replace covers to inspection chambers, north of church	A	200	300
03.13	Display details regarding assisted access	A	10	20
			25,190	33,870
	Priority B			
03.01	Replace east lead chute to tower roof	B	2,000	2,500
03.01	Remove vegetation from collar of westernmost south nave downpipe	B	20	30
03.01	Overhaul and redecorate rainwater goods on boiler house	B	800	1,000
03.01	Improve gully arrangement and drains on south side of church	B	2,000	3,000
03.02	Repair leadwork to south chancel roof slope	B	3,000	4,000
03.02	Repoint east chancel flashing	B	150	200
03.02	Repair render and flaunching above west chancel flashing	B	300	400
03.02	Relead nave roof	B	100,000	150,000
03.02	Inspect and, if necessary, repair crack in south nave parapet gutter	B	200	300
03.02	Refix north nave parapet flashing	B	100	150
03.02	Inspect leadwork of nave roof	B	40	60
03.02	Reinstate tiles to nave parapet at northeast corner of roof	B	100	150
03.02	Repair cracked render to west side of east nave parapet	B	300	400
03.02	Repoint south nave clerestory flashing chase where mortar has failed, and chase to west parapet	B	150	200
03.02	Remove debris from south aisle roof and inspect leadwork	B	50	60
03.02	Repair hole in leadwork on south aisle roof above porch	B	100	150
03.02	Clear debris from porch roof and repair hole in leadwork	B	40	60
03.02	Redress leadwork at southeast corner of porch roof to protect buttress	B	10	20
03.02	Remove debris from west end of north aisle roof to the north of the chancel, and inspect leadwork	B	50	100
03.02	Clear debris from north aisle roof, north of nave, and inspect leadwork	B	50	60
03.02	Repoint open joints to west flashings to north aisle roof	B	100	150
03.03	Re-bed northeast chancel parapet copings	B	300	400
03.03	Consolidate deteriorating facework to east chancel gable	B	600	800

03.03	Remove vegetation from south nave parapet copings and point open joints	B	50	100
03.03	Inspect pinnacle stonework to north and south nave parapets	B	20	30
03.03	Repoint east copings to south aisle roof, south of chancel, and remove vegetation from east wall	B	300	400
03.03	Repair copings to east parapet of south aisle, south of nave	B	600	800
03.03	Repoint west copings to south aisle and consolidate walltop	B	600	800
03.03	Repair porch copings	B	400	500
03.03	Paint and inspect rusting bar supporting porch gable cross	B	20	30
03.03	Repoint cracks above east door to boiler house	B	20	40
03.03	Remove moss from east copings to north aisle and point open joints	B	100	150
03.03	Repoint open joints to water-table stones of northeast buttress to the north nave aisle and plinth stonework	B	100	150
03.03	Remove moss from north nave aisle east copings, repoint open joints and repair rendered upstand	B	400	600
03.03	Repair or replace north aisle west parapet copings and repair walltop	B	2,000	3,000
03.03	Repoint stone spire	B	40,000	60,000
03.03	Point horizontal and vertical cracks through east wall of tower	B	200	300
03.03	Remove vegetation from north tower parapet stringcourse	B	100	200
03.03	Repoint cracks in walls in room above vestry	B	400	600
03.05	Repair collapsed floorboard to north nave pew platform	B	50	100
03.06	Repoint stonework to windows in spire	B	2,000	2,500
03.06	Repair tower parapet gutter substrate and reapply bituminous finish	B	6,000	8,000
03.06	Point dressed stonework of northeast and southeast tower pinnacles	B	400	500
03.06	Replace corroding iron cramps to northeast tower pinnacle	B	300	400
03.06	Reinstate detached finial to northwest tower pinnacle	B	50	100
03.06	Inspect floodlights and electrical cabling on tower roof	B	50	60
03.06	Paint rusting ties and hanger inside spire	B	3,000	4,000
03.06	Investigate horizontal crack in east wall of belfry and repair	B	2,000	3,000
03.06	Remove nesting material from cills of sound openings	B	600	800
03.06	Paint steel beams below sound openings	B	1,500	2,000
03.06	Clear and clean belfry floor and inspect floorboards	B	300	400
03.06	Repair deteriorating render to belfry walls at high level	B	2,000	3,000
03.06	Repair damaged treads at the top and bottom of the tower staircase	B	600	800
03.08	Relead tracery lights to westernmost north nave clerestory window	B	600	800
03.09	Annually maintain organ	B	300	400
03.11	Annually maintain fire extinguishers	B	200	300
03.11	Annually maintain roof alarm	B	400	600
			<u>176,120</u>	<u>259,650</u>
	Priority C			
03.01	Refix south nave downpipes	C	150	200
03.01	Redress and refix hopper to second south nave downpipe from the east	C	400	600
03.01	Decorate cast iron shoes to south nave downpipes	C	100	150
03.01	Redecorate four north nave cast iron downpipes	C	1,000	1,500

03.01	Redecorate south aisle rainwater goods, south of chancel	C	1,500	2,000
03.01	Redecorate south aisle rainwater goods, south of nave	C	2,000	3,000
03.01	Redecorate north aisle rainwater goods, north of chancel, and replace running outlet	C	1,800	2,200
03.01	Overhaul and redecorate north aisle rainwater goods, north of nave	C	2,500	3,500
03.02	Refix lead sheets on south aisle roof, south of nave	C	200	300
03.02	Repair render over north flashing to south porch roof	C	150	200
03.02	Repair fascia board to boiler house roof	C	100	150
03.02	Repair damaged boarding at west end of nave roof	C	400	600
03.02	Sweep clean floor to first floor room above vestry (once floor repairs have been completed) and monitor water ingress and beetle activity	C	50	60
03.02	Treat deathwatch beetle in south aisle roof timbers	C	200	300
03.02	Clean underside of roof to meeting room and organ chamber with caution	C	200	250
03.02	Treat deathwatch beetle in underside of roof to meeting room	C	200	300
03.02	Repair upper purlin and joists and trimmer to flue to boiler house	C	100	200
03.03	Remove moss from east chancel gable and buttress details	C	50	60
03.03	Point external crack at east end of north chancel wall	C	50	60
03.03	Remove moss from northeast chancel copings	C	40	60
03.03	Repair render behind second south nave downpipe from the east	C	600	800
03.03	Point open joints to south nave parapet stringcourse	C	20	40
03.03	Remove vegetation from east nave gable and consolidate render and pointing	C	2,000	3,000
03.03	Remove moss from north nave copings	C	40	50
03.03	Repoint cracks through north nave parapet	C	200	300
03.03	Remove moss from stonework to south aisle walls	C	40	60
03.03	Consolidate render to two southeast chancel buttresses and point plinth stonework	C	400	600
03.03	Paint south aisle rusting tie-plates	C	100	150
03.03	Point crack above westernmost south window in south aisle	C	10	20
03.03	Remove moss from copings and walls of south porch	C	40	60
03.03	Paint rusting tie-plates to south porch	C	40	60
03.03	Remove moss from copings to boiler house parapets	C	20	40
03.03	Remove moss from north aisle buttresses and point open joints to plinths	C	200	300
03.03	Point and consolidate plinth to north aisle northeast buttress	C	50	100
03.03	Remove moss from northwest north aisle buttress and west plinth	C	10	20
03.03	Regild cockerel and cardinal points to weathervane on spire and paint rusting metal support	C	400	600
03.03	Remove moss from inclined east tower stringcourse and point open joints	C	100	200
03.03	Repoint crack between west elevation of tower and northwest turret	C	600	800
03.03	Repoint stonework above west door to tower	C	150	200
03.03	Repoint north tower parapet stonework and repair stringcourse	C	1,500	2,000

03.03	Point cracks through lower stonework to northwest tower turret	C	300	400
03.03	Replace wall safe and repair cracked plasterwork above	C	400	600
03.04	Paint rusting tie-plates in nave	C	40	60
03.04	Point open joints to inner arch of third north aisle window from the west	C	20	40
03.05	Investigate and, if necessary, repair altar dais	C	100	200
03.05	Point open joints to floor finishes in south aisle	C	60	80
03.06	Relead south window to new belfry	C	600	800
03.06	Treat deathwatch beetle in belfry floor	C	100	200
03.06	Paint saddle bars to south ringing gallery window and clean glass	C	40	60
03.07	Treat deathwatch beetle in south aisle parclose screens	C	50	60
03.07	Treat deathwatch beetle in screen at east end of north aisle	C	50	60
03.08	Paint saddle bars to east chancel window and clean glass	C	300	400
03.08	Replace damaged glass in north mainlight of east window to chamber above vestry, repair stonework and paint ferramenta	C	600	800
03.08	Repair glass and stonework to south window to chamber above vestry and paint ferramenta	C	600	800
03.08	Clean glass to east window in vestry and paint ferramenta	C	100	200
03.08	Clean glass to south window in vestry and paint saddle bars and ferramenta	C	600	800
03.08	Paint rusting saddle bars in two choir vestry windows	C	200	300
03.08	Replace saddle bars in easternmost south window in south aisle, point glazing grooves and repair mullion	C	300	400
03.08	Paint saddle bars and through-bar to fourth south aisle south window from the east and repair stonework	C	600	800
03.08	Paint saddle bars and clean glass to two north meeting room windows	C	200	300
03.08	Paint saddle bars and clean glass to north organ chamber window	C	200	300
03.08	Paint saddle bars to second north aisle north window from the east and repair render to mullions	C	300	400
03.08	Paint saddle bars to third and fourth north aisle north windows from the east	C	300	400
03.08	Paint saddle bars to second north aisle north window from the west and repair stonework	C	400	600
03.08	Repair external stonework to third south aisle window from the east	C	200	300
03.08	Refix loose and detached polycarbonate sheeting to windows if required	C	300	400
03.08	Remove moss from hoodmould to east vestry window and repair cill	C	100	150
03.08	Replace external guard to third north aisle north window from the west	C	600	800
03.08	Remove moss from cill of north aisle west window	C	10	20
03.09	Point open joints to steps to font	C	100	150
03.09	Vent flue in vestry	C	50	100
03.10	Install deflectors to protect paintings in chancel	C	400	600
03.11	Obtain test and report on electrical installation	C	400	600
03.11	Regularly maintain and test lightning conductor	C	200	300

03.12	Repair or re-lay uneven churchyard paths	C	4,000	6,000
03.12	Clear vegetation from south churchyard wall and repair brickwork and copings	C	2,000	3,000
03.12	Repair concrete around inspection chamber to soakaway	C	200	300
03.12	Replace broken vent to soakaway	C	50	100
03.12	Repair broken cross, west of tower	C	40	60
03.13	Improve access into the church and to chancel, vestry and meeting room	C	600	800
03.13	Provide large-format hymnbooks and prayer books	C	40	60
			33,460	47,890
Priority D				
03.01	Treat boards supporting north and south chutes serving nave roof	D	60	80
03.02	Paint rusting straps on three westernmost south aisle rafters	D	40	60
03.02	Inspect and repair timberwork on underside of north aisle roof	D	1,000	1,500
03.02	Treat deathwatch beetle in underside of north aisle roof	D	300	400
03.03	Repair south nave parapet render	D	600	800
03.03	Remove vegetation from east nave copings and repoint copings and offset below copings	D	300	400
03.03	Repair render to south elevation of south aisle, south of chancel	D	400	600
03.03	Repair render and limewash at low level along south aisle wall, south of nave	D	600	800
03.03	Remove vegetation from plinths of south aisle buttresses and point open joints	D	300	400
03.03	Repair render below cill of south aisle west window and remove vegetation from plinth	D	300	400
03.03	Repoint northeast and southeast tower turrets at silence chamber level	D	4,000	6,000
03.03	Paint rusting tie-plate to southeast tower turret	D	40	60
03.03	Repoint dressed stonework to southwest tower turret at silence chamber level	D	600	800
03.03	Repoint blind arcade arches and dressed stonework at ground floor level on south elevation of tower	D	600	800
03.03	Repair stonework to head of south silence chamber window and relead glazing	D	600	800
03.03	Treat louvres to south belfry sound opening	D	100	200
03.03	Point stonework at top of northwest tower turret	D	600	800
03.03	Repair stringcourse below west belfry sound opening	D	300	400
03.03	Remove moss from tower stringcourses and plinth offsets	D	40	60
03.03	Repair plinth across west elevation of tower	D	300	400
03.03	Point open joint to apex of north belfry sound opening	D	20	30
03.03	Point high-level dressed stonework to northeast tower turret	D	600	800
03.03	Paint rusting tie-plates to north elevation of tower	D	40	60
03.03	Repoint open joints around putlog holes to north elevation of tower	D	20	40
03.03	Repoint open joints to north tower plinth stonework	D	100	150
03.04	Make good deteriorating plasterwork in nave	D	800	1,200
03.04	Point open voids in stonework to easternmost south arcade column	D	40	60
03.04	Redecorate internal walls of porch above and below benches	D	200	300

03.04	Repair deteriorating render and limewash in organ chamber	D	300	400
03.04	Remove metalwork from north and south nave arcade	D	150	200
03.05	Repair southwest corner of floor to south choir stall	D	100	200
03.05	Repair quarry tiles in south porch	D	50	60
03.06	Repair render to base of northeast tower turret	D	300	400
03.06	Repoint internal face of east tower parapet	D	300	400
03.06	Consolidate rendered soffit to steps in tower staircase	D	400	600
03.06	Install metal grillage to belfry floor	D	6,000	8,000
03.06	Replace Georgian wired glass and frames in north window to new belfry	D	200	300
03.06	Touch up limewash on ringing gallery walls	D	100	200
03.06	Paint saddle bars to west ringing gallery window, and clean and repair glass	D	400	600
03.07	Conserve parclose screens at east end of south aisle	D	1,500	2,000
03.07	Conserve screen at east end of north aisle	D	800	1,000
03.08	Relead tracery lights in centre south nave clerestory window	D	600	800
03.08	Overhaul ferramenta in westernmost south nave clerestory window and repair stonework	D	1,200	1,500
03.08	Clean glass and paint saddle bars to north nave clerestory windows	D	600	800
03.08	Overhaul ferramenta in third north nave clerestory window from the west and westernmost windows	D	1,200	1,500
03.08	Remove polycarbonate sheeting from windows	D	300	400
03.08	Point open joints to external tracery stones of westernmost north nave clerestory window	D	50	100
03.08	Remove old guards and fixings from east chancel window and re-fix detached guard, clear vegetation from stonework and point open joints to hoodmould	D	1,200	1,500
03.08	Repair external mullion to second north nave clerestory window from the east	D	300	400
03.09	Repair tombs in choir vestry	D	600	800
03.13	Provide accessible lavatory	D	4,000	6,000
			<u>33,550</u>	<u>46,560</u>
	Priority E			
03.01	Upgrade supports to chutes serving tower roof	E	1,000	1,500
03.02	Install cover flashings to south porch roof	E	2,000	3,000
03.02	Redecorate painted rails along north and south nave walltops	E	600	800
03.03	Repair render to north elevation of north aisle, north of chancel, and re-limewash	E	2,000	3,000
03.03	Repair render to north elevation of north aisle, north of nave, and re-limewash	E	3,000	4,000
03.03	Repair render to west elevation of north aisle and re-limewash	E	2,000	3,000
03.03	Clean stonework to west tower door and consolidate stonework to plinths and shafts either side	E	1,500	2,000
03.04	Touch up limewash in chancel	E	600	800
03.04	Repair and re-limewash internal walls to chamber above vestry	E	2,000	3,000
03.04	Repair render and limewash in vestry and choir vestry	E	1,000	2,000
03.04	Repair render and limewash in south aisle	E	1,000	2,000
03.04	Re-limewash internal north wall of north aisle at low level	E	1,000	2,000
03.05	Replace cracked floor tiles in chancel and re-bed loose tiles	E	100	200

03.05	Repair limewash to north chancel arcade	E	100	150
03.08	Relead north organ chamber window	E	4,000	6,000
			<u>21,900</u>	<u>33,450</u>
	Priority M			
03.01	Clear debris from east lead chute to tower roof	M	20	30
03.01	Check that all nave chutes, hoppers and downpipes are clear	M	20	30
03.01	Regularly clean out rainwater goods	M	200	300
03.01	Regularly maintain surface water drains	M	100	150
03.02	Clear debris from north and south nave parapet gutters	M	20	40
03.02	Remove debris from south aisle roof, south of chancel, and inspect leadwork	M	10	20
03.02	Sweep clean north chancel wall to monitor bore dust accumulating from walltop timbers	M	10	20
03.02	Note deathwatch beetle in roof of south aisle, east of vestry	M	10	20
03.02	Monitor staining on underside of roof to meeting room and organ chamber	M	10	20
03.03	Remove vegetation from tower plinth	M	10	20
03.03	Note cracks in nave and south aisle and porch	M	10	20
03.04	Sweep clean internal walls	M	10	20
03.04	Note areas of deteriorating plasterwork in nave	M	10	20
03.05	Treat beetle activity in north choir stall floor	M	10	20
03.06	Treat access door to tower roof and paint strap hinges and bolt	M	10	20
03.06	Sweep clean tower staircase	M	20	40
03.06	Regularly maintain bell frame and fittings	M	50	60
03.06	Clean inside face of west tower doors and paint corroding ironwork	M	20	40
03.07	Sweep clean south aisle door and paint hinges and handle	M	20	30
03.07	Redecorate door and frame to boiler house	M	20	40
03.07	Treat external face of west tower doors	M	20	40
03.07	Treat deathwatch beetle in mediaeval screen to meeting room	M	20	40
03.07	Treat beetle in dado panelling across chancel arch	M	20	40
03.08	Sweep clean south nave clerestory windows	M	300	400
03.08	Replace plywood to south window to boiler house	M	20	40
03.09	Treat beetle in reredos	M	20	40
03.09	Treat beetle in south choir stalls	M	20	40
03.09	Treat metalwork on font cover and replace missing screws	M	20	30
03.09	Treat beetle in south nave pews	M	20	40
03.10	Paint brackets to standards	M	20	40
03.10	Treat beetle in cupboard and chest in vestry	M	10	20
03.12	Paint gates to churchyard and cap posts	M	20	40
03.12	Treat churchyard bench	M	10	20
03.12	Paint rusting boot scraper	M	10	20
			<u>1,120</u>	<u>1,810</u>

08

GRANTS AND USEFUL CONTACTS

Information on grants can be found at

<http://www.elydiocese.org/>

'Explanatory Notes' to be added to all inspection reports

- 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 on 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 records 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 two 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 work 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 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 adviser is also willing to assist the PCC in applying for a Faculty, as may be required to comply with the regulations. The PCC is reminded that their Minutes must record the fact that application is being made for a Faculty, and that a copy of that Minute must accompany that application, together with

a full specification, drawings where applicable, and an estimate of the cost of the work. In any application for grant aid, a full specification is always required.

- F Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between the 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 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 is 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 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) be subject to 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.

3rd March 2007

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