

## PART 2. QUINQUENNIAL INSPECTION &amp; REPORT February 2019 - UPDATE as of JANUARY 2020.

| QUINQUENNIAL REPORT ENTRY   | TIME SCALE GIVEN IN REPORT                       | ACTION  |
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| <p>3. Roof Coverings<br/>isolated <b>slipped slates and loose flashings</b> were noted<br/>Welcome Centre - It is recommended that the evidence of <b>water ingress</b> is checked regularly and further advice sought if the problem persists</p>  |  | <p>Completed<br/>Photo taken Jan 2020 – on church computer</p>          |
| <p>4. Rainwater Goods and Disposal Systems<br/><b>A leaking gutter</b> was identified above the church office and this should be repaired as a matter of urgency to prevent further damage<br/>Behind the high-level parapet wall -The <b>build-up of debris</b> arising from these boards is almost certainly allowing moisture to penetrate as a result of capillary action into the timber boarding beneath. This combination of rotting timber and moisture could lead to wet rot internally at best and dry rot at worst. It is therefore imperative that these boards be removed as a matter of urgency, the gutters washed clean and any damage made good.<br/>It was noted that no <b>balloon gratings</b> have been inserted into the rainwater outlets of the Trocal gutters. These should be provided to prevent leaves and other debris falling into and blocking the rainwater pipes that run internally through the Welcome Centre.</p> | <p>Urgent<br/><br/>Urgent<br/><br/>12 months</p> | <p>Completed<br/><br/>Completed<br/><br/>In process – David Leonard</p> |
| <p>5. Drainage<br/>No manholes were identified and therefore the drainage below ground could not be inspected or tested. If any parishioners have knowledge of the drainage, then it would be prudent to record that information for future use if needed</p>   |  |   |
| <p>6. Parapets and upstand walls<br/>A number of joints between coping stones are open where adverse weather has penetrated causing the mortar to erode. A programme of repointing should be introduced</p>   | <p>12-24 months<br/>Now<br/>Immediate</p>        | <p>Under discussion</p>   |
| <p>7. External walls<br/>The walling below the South West clock elevation and to the adjoining high-level South elevation ( above the Welcome Centre entrance ) is showing considerable signs of <b>erosion of the pointing</b>, as shown in the following photographs. If this is not attended to there is a real danger of <b>damp penetration</b> which may result in rusting of steel ties and the subsequent fracturing of stone work as the rusting steel expands. It is recommended that repairs be completed within the next 12 – 24 months.<br/>There is <b>eroded pointing</b> to lower sections of walls in many areas around the church.<br/>It is recommended that within 12 – 24 months a stone mason and labourer be employed for a few days, to clean out eroded joints and repoint them - under professional supervision</p>   | <p>12-24 months<br/>Now<br/>Immediate</p>        | <p>Under discussion</p>   |

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| <p>8 Timber porches doors and canopies<br/>A pair of hardwood doors are in good condition, with secure Ironmongery, but are in need of <b>redecorating</b>,<br/>There is a single hardwood entrance door adjacent to the North transept which is also in need of redecoration</p>   |  | Completed                         |
| <p>9. Windows<br/>there are <b>gaps in pointing</b> which should be re-pointed at the same time as other stone work repairs are undertaken.<br/>A pane of glass is missing to a high-level window on the South elevation nearest to the road. This should be replaced as a matter of urgency to prevent heat loss and the entry of birds.</p>   | 12-24 months<br>Now<br>Immediate<br><br>Urgent   | Under discussion<br><br>Completed |
| <p>10 Towers and Spires<br/>Whilst it is appreciated that this access will be rarely used, there is no lighting within the shaft; it is recommended that suitable lighting be installed for the safety of users.<br/>There is a single bell in the bellcote. The bearings looked sound, but albeit in need of lubrication</p>   |  | There is a light                  |
| <p>13 Ceilings<br/>The south east corner. There are tell-tale signs of possible moisture Ingress, however, this area is adjacent to the redundant chimney stack and the staining may be historic soot staining . It is recommended that this area be checked regularly during periods of extreme wet weather to ensure that there is no damp penetration</p>  | Found to be a pointing issue<br>Now<br>Immediate | Under discussion                  |
| <p>16 Ground floor structure<br/>The kitchen area - it was found that excessive damp below the levelling screed had caused the screed to lift and in turn crack the vinyl. The problem appears to stem from poor construction and/or poor specification. it is recommended that the project architect be requested to inspect and advise on responsibility and remedial action required</p>   | Immediate  | Under discussion                  |
| <p>18 Fittings, Fixtures and Moveable Articles<br/>There is a considerable amount of music equipment stored adjacent to the pulpit with an unacceptable number of trailing leads and extension leads. Consideration should be given immediately to tidying up the equipment and wiring in the interest of safety. Portable Appliance Testing (PAT) should also be undertaken to this equipment and an RCD device provided at the power source</p> | Immediate  | Completed<br><br>Completed        |
| <p>20 Organ<br/>It is understood that the organ is rarely used and so is not serviced or tested on a regular basis. Whilst the reasoning for not spending money on the organ is understood it is however an asset of the church and should be kept in good order. It is recommended that further advice on this matter be sought from the DAC organ advisor</p>   | 12 months<br>Now<br>Immediate                    |                                   |
| <p>23 Heating installation<br/>It is recommended that the boiler house be thoroughly cleared of debris and redundant equipment and steps taken to eradicate vermin. There are direct links from the boiler house to the underfloor heating ducts within the church and it is essential that this work be undertaken to prevent vermin entering the body of the church.</p>  | Urgent   | Completed                         |
| <p>24 Electrical installation<br/>Eight faults were recorded as C1 - meaning that danger exists sufficient to constitute a risk of injury. Immediate remedial action is required.</p>   | Urgent   | Completed                         |

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| <p>27 Fire precautions<br/>Emergency lighting is installed to the Welcome Centre but has not been regularly tested. It is recommended that regular checks are introduced and a log is kept. Similarly, a fire alarm system is installed in the Welcome Centre but has not been regularly tested. It is recommended that regular checks are introduced and a log is kept.</p>   | 12 months | Completed   |
| <p>29 Safety<br/>There are no designated fire exits from the church. It is important that alternative exits are clearly marked from the church, particularly during public performances, concerts etc.<br/>There is no emergency lighting in the church. Consideration could be given to, as a minimum, providing torches which are kept accessible and charged, adjacent to the exit doors on the north side of the church.</p>   | 12 months | Completed<br><br>In process   |
| <p>34 Boundary walls, lych-gates and fencing<br/>There is a low boundary wall to the car park side of the church. A coping stone has been dislodged by a vehicle reversing out of the adjacent car park. This should be replaced and consideration given to installing posts or similar to mark the vehicular access to the church .<br/>There is a boundary wall to the south side of the church and a lot of debris has accumulated between the church and this wall. Debris should be cleared away and the area kept clean to avoid attracting vermin.<br/>The car park to the north side is understood to be in the ownership of the local authority and is available for use by the general public. It was suggested in the previous quinquennial report that provision for disabled parking should be made and it is recommended that this matter be pursued with the local authority</p>  |           | In process<br><br>Have spoken to community police and council No ongoing tipping. |
| <p>QUINQUENNIAL INSPECTION &amp; REPORT CHURCH HALLS UPDATE FOR PCC JANUARY 2020</p>   |           |   |
| <p>4. Rainwater goods and disposal systems<br/>The gutter and lead work to the right of the main entrance doors are defective. Consequently, rain water is seeping onto the internal face of the external stone wall</p>   |           | Completed   |
| <p>6. Parapets and upstand walls<br/>Coping stones to the parapet walls to the rear of the gabled east roof have open joints in places and these should be repointed with some degree of urgency to prevent further water penetration.</p>   |           | Under discussion  |
| <p>7. External walls<br/>There is some erosion to the wall and pointing on the South side which could be attended to at the same time as repairs to the stonework of the main church</p>   |           | Under discussion  |
| <p>9 Windows<br/>Upper windows to the South elevation of the main hall (1st floor store) are in poor condition and need overhauling as a matter of some urgency. At the time of inspection, they were dripping with condensation which is penetrating the window timber and building fabric. Consideration should be given to providing some ventilation in the store. Consideration could be given to replacing these in UPVC - subject to the necessary consents<br/>Internally windows throughout the building were covered with an excessive amount of condensation, almost certainly resulting from a lack of ventilation. Condensation should be minimised wherever possible to prevent damage to the fabric of the building and to provide a healthy environment for building users.<br/>There are opening vents to windows in the main hall and these should be used regularly to encourage more ventilation and improve the general health of the building.</p> |           | Under discussion  |

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| <p>12 Roof and ceiling voids<br/>movement but should be monitored to make sure no further movement is occurring.</p>  |  |                                |
| <p>14 Upper floors balconies and access stairways<br/>An upper floor above the lounge, accessed by a staircase, is used for storage. The ceiling and wall plaster in this area is in very poor condition.</p>   |  |                                |
| <p>19 Toilet &amp; kitchen<br/>A Gas Safe certificate should be obtained for the cooker and this will highlight whether a cut out is required.<br/>There is a wash up area capable of being used as a secondary kitchen if required. The stainless-steel units are in excellent condition but other fitted timber units are in poor condition with damaged doors. It is understood that a scheme of improvement is planned for this area.</p>   |  | <p>Completed<br/>Completed</p> |
| <p>23 Heating installation<br/>Concerns were raised by the Churchwardens about the level of controls, particularly the inability to set different use times and temperatures. Programmable thermostats are available and specialist advice should be sought on their use.<br/>A combined boiler and cylinder provide hot water. This is an old system and probably no longer available for purchase. It seems to be adequate, however it would be prudent to check whether spares are still available in case of breakdown.</p> |  | <p>Under discussion</p>        |
| <p>24 Electrical installation<br/>This has been the subject of a recent inspection which revealed four items requiring immediate action.</p>  |  | <p>Completed</p>               |