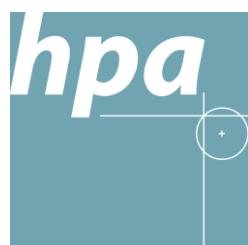


QUINQUENNIAL INSPECTION OF SUNDERLAND POINT MISSION CHURCH, MORECAMBE

DIOCESE OF BLACKBURN



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1.0 Introduction:

1.1 Executive Summary:

This Quinquennial Inspection Report (QIR) relates to an endearing brick built Mission Hut in the hamlet of Sunderland Point. The Church lies within the Parish of St Helens Overton, and services are held in the building at least once a month. The access road to the hamlet is affected by the tides in the Lune Estuary, so the service times vary to suit.

The building was designed by the acclaimed Lancaster Architectural Practice, Austin and Paley and dates from the late Victorian era.

- The building is very simple in both layout and construction, and is located in an exposed and harsh coastal setting. Whilst the space is clean, tidy and usable, there are some major issues which need to be addressed in the short term:
- Structural Movement on the wall and soft spot on the floor in the Vestry Area.
- Soft spot on the floor on the inside of the main entrance.
- Some windows have deteriorated beyond the point of repair, and need replacement.
- Defective rainwater goods.
- Structural Movement on the Bell Canopy.

The author recommends that the church engage a Structural Engineer to assess specific items highlighted in the report, and also to undertake a structural assessment of the building.

1.2 Previous Report:

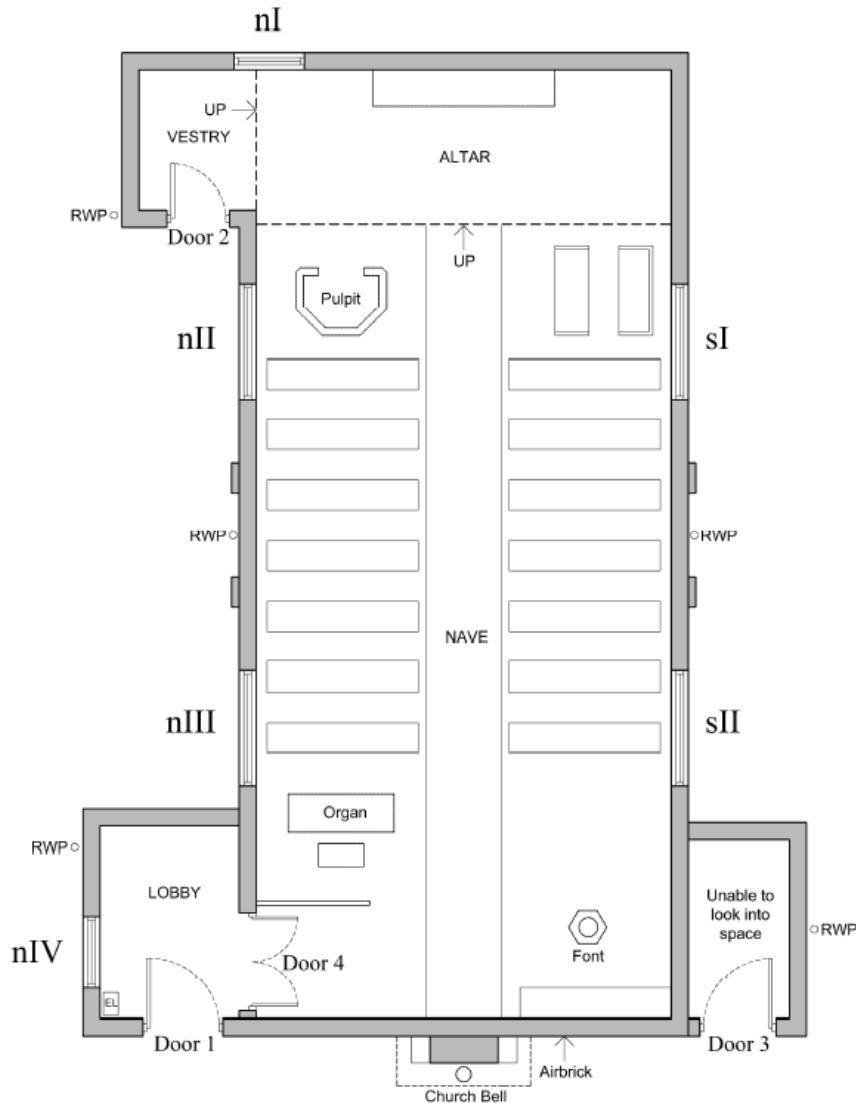
- This is the first known QIR Report of the building.
- The reasons why this is the first report are not fully known.

1.3 Brief Description of the Building:

- Sunderland Point Mission is a very simple building consisting of one primary space and three small ancillary spaces.
- The main Nave space comfortably provides seating for about 60 people.
- The building is unassuming in appearance and lies within the small hamlet of Sunderland Point at the end of the Heysham / Morecambe peninsula between River Lune and Morecambe Bay. As a result of its location, the building is very exposed to the weather, which is apparent in the condition of the building.



1.4 Plan of the Church:



(sketch plan, not to scale)

1.5 Listing Details:

Listing Grade: This Church is not Listed. It is not mentioned in Pevsner.

1.6 Maintenance:

We understand that the responsibility for the maintenance of the Mission lies with the Overton PCC. St Helens PCC also own the building.

2.0 The Report:

2.1 Introduction:

The main inspection was undertaken by Richard Wooldridge RIBA on the 18th July 2017.

During the inspection, the eastern side of the site could not be accessed due to the overgrown condition of the churchyard. However, Zoe Hooton (Architect/Director at Harrison Pitt Architects) had already inspected this wall in December 2016, so the notes and photographs from that visit have been incorporated into this report where appropriate (this is referenced in the relevant sections).

The weather of the day of the inspection was fine and dry.

The report is made in accordance with the general requirements of the Council for the Care of Churches and the Quinquennial Inspection of church buildings. It is split into sections, each one dealing with a principal element of the building. The section begins with a general description of condition, followed by, where appropriate, a list of the specific points which require attention. Each of these points is graded by the use of a suffix letter in the right hand column, the key to which is as follows:

- A - Of utmost urgency
- B - Essential within the next 18 months
- C - Essential within the next Quinquennial
- D - Eventual or desirable repairs, renewals, or redecoration.
- E - A desirable improvement with no timescale
- M – Routine Maintenance (i.e. clearing leaves from the gutter). This can be done without professional advice or a faculty.

2.2 Limitations of report:

- All roofs were inspected through binoculars from ground level.
- The ceiling void within the church cannot be reasonably inspected without intrusive works.
- The inspection was visual only and involved no opening up works.

2.3 Structure of report:

This is the first report of the Mission Hut Building and is structured in accordance with the new guidelines for Quinquennial Inspections (QI's) which were issued in January 2011. The aim has been to create a standardised pro-forma for all QIs. This report is therefore unlikely to bear any resemblance to previous QI's undertaken for this building. Further details about the changes can be found at <http://www.churchcare.co.uk/building.php?CBD>

Each section of the report is structured in a set way as per the new guidelines. The report works from the top down.

3.0 Exterior:

3.1 Roof Coverings:

3.1.1 Roof to South facing Nave:



Description: Westmorland Green Slate laid in diminishing courses.

Condition: The slates appear to be in reasonable condition. There are no tags evident on this pitch of the roof. However, the roof seems to be sagging slightly over the canopy for the bell and there is a cast concrete plank laid over the west gable on the southern side of the pitch. The pointing on the ridge tiles looks to be reasonable, however, it is missing in a couple of places and will need to be repointed.

Repair Needs: Investigate reason for the sag on the bell canopy and minor repointing required in places.

B

3.1.2 North Facing pitch of roof:



Description: Natural stone slate roof (Westmorland Green) laid in diminishing courses. Pre cast concrete copings on both gable ends.

Condition: The roof is in fair condition, however it has a few lead tags on it (approx. 5 in number), and there is also evidence of some movement near the Bell Canopy where the roof is sagging. The concrete copings are crude and have probably been laid to protect the edges of the roof from the wind. These have split at the ends. The roof is in a reasonable order and would benefit from some constant care and attention.

Repair Needs: To investigate the cause of the sagging on the Bell Canopy, to push a few slipped slates back into place, and also to give the facia a good overhaul in and around the church (especially by the Vestry door).

B

3.2 Rainwater Goods and Disposal

3.2.1 Rainwater Goods Generally:



Description: Fibrous cement gutters with cast iron circular downpipes.

Condition: On the south side of the church, the gutters are cracked in a couple of places and sections are missing. On the north side of the church the gutters and downpipes are in a reasonable condition, but could do with being redecorated. Due to the fact that the gutters are fibrous cement, and coupled with the likely age of the refurbishment of this building, the author suspects that the gutters might contain some asbestos. The church is urged, if they haven't already done so, to get an asbestos test carried out.

Repair Needs: Obtain Asbestos report (if you don't already have one), replace defective guttering on the south side of the church and repaint gutters generally.

A

3.3 External Walls:

3.3.1 General Note:

- The original brick wall is late Victorian, and the author's suspicions are that the wall contains an early type of cavity where the two leaves are bridged by bricks. This method of construction will not offer full protection against the wind and rain in this exposed coastal location during severe weather. As a result of this, additional protection in the form of render has been applied to the most exposed parts of the building.
- The building was originally constructed using lime pointing which is breathable; and will have assisted in allowing the inner leaf of the structure to dry naturally. However, over the years, cement based repointing has occurred which will have changed the characteristics of the wall, and the behaviour of any moisture entering the structure. As a result, moisture will track to the inner leaf.

3.3.2 East Wall:



Description: Brick wall laid with non-lime render finish to external face.

Condition: The author was unable to survey, due to the overgrown state of the land around the building. However, another Architect from HPA (Zoe Hooton) surveyed this wall in December 2016, and provided information and photographs which have been used in this report.

A non-lime roughcast coat has been applied to the entire elevation, apart from the sole window. The wall, window sill, fascia etc have been crudely covered with render. The render is beginning to crack in places (particularly to the right of the window). There are a few other problems with this wall (especially in the Vestry Area), which are reported in more details elsewhere in this report, and are likely to mean that the wall will need to be re-rendered (or another system of rain screen cladding investigated) in the future.

Repair Needs: Whilst this render will need repairing in the short term, a more holistic long term solution is needed.

A

3.3.3 South Wall:



Description: Brick wall laid in soldier courses with non-lime pointing. The section of wall to the east of window sl is rendered with a roughcast non-lime based render.

Condition: The bricks seem to be in a reasonable order, however some of the pointing is starting to disappear, particularly at the western end. The render is also cracking and showing early signs of de-bonding.

Repair Needs: Repointing as required. The render will need further investigation / monitoring, although a longer term alternative to the render may be worth considering (as per item 3.3.1).

A

3.3.4 Western Wall:



Description: Brick wall laid in soldier courses with non-lime pointing. This wall faces the track back to the shore and Car Parking Area.

Condition: In a moderate condition, however some of the mortar is starting to rake out, particularly on the chimney which leads up to the Bell Canopy.

Repair Needs: Repointing as required.

B

3.3.5 North Wall:



Description: Brick wall laid in soldier courses with non-lime pointing.

Condition: The wall is in a moderate condition with defective mortar in some areas. The cracking on the wall by the Vestry is mentioned elsewhere in the report.

Repair Needs: Rake out defective mortar and repoint as necessary using lime pointing.

B

3.4 Windows and Surrounds:

3.4.1 Window sl:



Description: Timber window in 6 panels. Top centre leaf is a top hung opening light.

Condition: In moderate condition, some of the frame appears to be deteriorating in the top right corner and some of the putty is starting to fail. The paint is in dire need of redecoration.

Repair Needs: Check to make sure no timber is rotten, splice in new timber as required. Redecorate window, apply putty repair. It is important the church know the broken gutter lies directly above this window and it is quite likely that water has been pouring onto the window during times of rain.

A

3.4.2 Window sll:



Description: Six panel timber window with top hung opening casement in the top middle section.

Condition: The window is in moderate condition although the putty is starting to break up and the window could do with redecoration. The bottom rail needs checking and possibly replacing.

Repair Needs: Overhaul and redecorate window.

B

3.4.3

Window nIV:



Description: Small window to entrance lobby. Timber window with two panes, the top pane looks as though it opened in the past, but is currently sealed shut. The window has obscured glass.

Condition: The window is in poor condition. The paint work is showing the timber and needs redecorating.

Repair Needs: This window needs fettling up and repainting as a matter of urgency.

A

3.4.4

Window nIII:



Description: Window to north side of Nave at back of church by the organ. Four panel timber window with the top centre light as an inward opening hopper.

Condition: The window is in bad condition and sections have deteriorated beyond repair. On balance it looks as though the window should be replaced as sections of timber have deteriorated badly.

Repair Needs: Replace window on a like for like basis. It would be advisable to use a more durable species of timber compared to that of the previous window.

A

3.4.5 Window nll:



Description: Window on the north side of the Nave (closest to Chancel). Six panel timber window with top light.

Condition: Window is in poor condition (not as bad as nIII, but is on the threshold of whether the window can be saved or a new window is required). Suggest a joiner is asked to have a look at the window and comment accordingly.

Repair Needs: Carry out urgent repairs and redecoration to window, or replace window on a like for like basis. If replacing the window, it would be advisable to a more durable species of timber than the previous frame.

A

3.4.6 Window n1:



Description: Four panelled timber window to the east side of Chancel (not main window).

Condition: The window is in poor order and is rotten in places. There is a crack in the bottom section of glass. The sill is lifting and it appears that externally the sill has completely failed.

Repair Needs: The window needs replacing. Please note that there are multiple problems with this wall. Just replacing this window, and doing nothing else to the wall will not provide a long term solution, and the same problem will only happen again! A

3.5

3.5.1 External Doors:

Main Door to Church:



Description: Timber panelled door leading into entrance lobby (marked Door 1 on plan in section 1.4)

Condition: The door is in reasonable condition. There is evidence of some deterioration at the base of the door, and the base of the surround on the left hand side.

Repair Needs: Remove defective timber and splice in a new panel at the base of the door. Repair left hand side of the base of surround. Redecorate door as a matter of urgency.

A

3.5.2

Vestry Door:



Description: Timber panelled door providing external entrance to Vestry area (marked Door 2 on plan in section 1.4)

Condition: The door is in moderate condition, and requires urgent redecoration. The door surround is showing bare wood, although it is not yet rotten. There are brambles growing under the door and entering the building.

Repair Needs: Redecorate the door and remove brambles as a matter of urgency

B

3.5.3 Door to External Store:



Description: Simple timber panelled door providing access to the storage area (marked Door 3 on plan in section 1.4)

Condition: The door appears to be in a moderate condition, and could do with being redecorated. The surround also needs redecorating, and elements of the surround need pointing into the brick work properly. The door has been sealed shut and cannot be opened without a crowbar!

Repair Needs: Remedy various problems with the door and redecorate as a matter of urgency

A

3.6 Below Ground Drainage:

3.6.1 Storm Drainage Generally:

Description: Storm drains run to approx. 6no.gullies.

Condition: The storm drains go to soakaways. The gullies are covered in overgrown plants and debris. As a result some gullies appear to be blocked.

Repair Needs: Keep storm gullies free from debris.

M
 (URGENT)

3.6.2 Foul Drainage:

Description: Foul drainage generally.

Condition: There is no foul drainage to the church.

3.7**Bells:**

Description: One bell located under a canopy on the west gable of the church. One bell rung by an iron chain, located on the west side of the building.

Condition: The bell appears to be in good order, however the canopy is leaning, possibly due to timber deterioration on the ridge and gallows brackets. This appears to be historic and is reported to have been like this for many years. One slate has slipped in the bottom corner on the south pitch of the canopy for the bell. This needs to be put back into place.

Repair Needs: Inspect the stability of the canopy, redecorate the canopy, and monitor for further movement. Reset slate on south pitch of canopy and repoint ridge tiles in this area to prevent water ingress.

A

4.0 Interior:



4.1 Roof and Ceiling Voids and Ventilation:

4.1.1 Roof Voids:

Description: The roof voids could not be accessed due to the nature of construction, without causing necessary damage. From the evidence visible in the external store area, it would appear that the underside of the slates are lined within lime parging, and that the ceiling is under-drawn with boarding.

Condition: There was little evidence of staining or water ingress on the internal ceilings, which suggests that the roof void is dry.

4.2 Presence of Bats and Other Protected Species:

4.2.1 Description:

No evidence of bats was seen during the inspection.

4.3 Roof Structures, Ceilings:



4.3.1 Description:

The main space is divided into five bays, separated by 4no. trusses. There is an exposed ridge beam. One purlin is centrally located on each pitch.

Condition: The trusses are generally in a sound condition, but the truss closest to the Chancel area has evidence of wood-worm in the northern side below the tie.

The base of the first truss also looks to have deteriorated slightly although it appears to be sound when tested. This needs to be monitored. The other trusses look to be visually ok from woodworm, although it would be worth having them tested.

Repair Needs: Specialist woodworm contractor to inspect trusses. Treat as per their recommendations.

A

4.4 Internal Walls:

4.4.1 East Wall Internally:



Description: Timber wainscoting to waist level (raised slightly over the Altar), with painted brick work over. There is a panel on the east wall in place of where an east window would normally be in a church.

Condition: In moderate condition. There is evidence of some cracking especially down from the purlin on the south pitch of the roof. There is also evidence of slight separation (3-5mm) between the wall and the ceiling panel, which is probably due to normal natural shrinkage. There also is an opening ventilation panel at high level on the east end which appears to be stuck open. During the inspection, a wood pigeon could be heard within the vent, and the author suspects something is nesting within the ventilation area. The area around the wainscoting by window nl also needs to be replaced.

Repair Needs: Repair to cracks and redecoration of the wall would be advisable. Remove nest from air vent at appropriate time of year.

B

4.4.2 South Wall to Nave and Chancel:



Description: Timber wainscoting to waist level/sill of windows. Painted brick work above.

Condition: Brick work appears to be showing signs of paint being blown off due to moisture ingress. The wall appeared to be dry at the time of inspection however, the paint is flaking.

Repair Needs: The wall could do with being stripped and being redecorated using a breathable mineral paint.

D

4.4.3 West Wall of Nave:



Description: West wall at end of Nave. Wainscoting to waist level (apart from where old fireplace used to be situated), painted brick work above.

Condition: In moderate condition. The wainscoting appears to be in reasonable order, however there is evidence of paint flaking off the brick work at high level. There is also evidence of damp ingress on the line of the old chimney at high level, and also evidence of some cracking in the upper courses of the brick work.

The cracking and damp are possibly linked to the issues relating to the fact that the bell canopy is leaning. The crack is due to the structural settlement, and the damp is likely to be caused by water ingress entering from the gaps in the slates and ridge tiles.

Repair Needs: Address the problems with the bell canopy and roof, before making good this wall. Redecorate with breathable mineral paint. D

4.4.4 North wall of Nave:



Description: Walls to north side of Nave, timber wainscoting to sill level/waist level of wall. Painted brick work over.

Condition: As with other walls, paint work is beginning to flake away, probably due to an accumulation of issues (pointing issues, defective rainwater goods, the use of non breathable egg shell etc).

Repair Needs: Address external issues, before stripping back to brickwork and repaint with a breathable mineral paint. D

4.4.5 Screen:

Description: Screen between entrance to Nave and Organ. Original timber screen, approx. 2m high.

Condition: In reasonable condition.

4.5 Floors and Platforms

4.5.1 Floor to Chancel:



Description: Blue carpet on top of timber platform. The Chancel is one step higher than the main Nave.

Condition: The carpet is in reasonable order, however, part of the platform floor appears to be leaning in an easterly direction towards the Vestry.

Repair Needs: The settlement is likely to be linked to the cracking on the walls in the Vestry, and needs to be inspected by a Structural Engineer.

A

4.5.2 Floor to Nave generally:



Description: Pitch Pine boarded tongue and groove floor, with central carpet runner down the aisle.

Condition: The floor is in a reasonable condition. The carpet is in reasonable order too. However, there is a soft spot on the floor immediately to the west of the internal door between the Nave and the Porch. This suggests that there is settlement, or deterioration of the floor joists in this area.

Repair Needs: Intrusive inspection of the structure to the floor is needed by Door 4, between the Nave and the Porch.

A

4.6 Internal Doors:

4.6.1 Door between Lobby and Nave:



Description: Door between Lobby and Nave. Timber panelled double door opening inwards (marked as Door 4 on the plan in section 1.4)

Condition: In reasonable order.

4.7 Vestry / Lobby and Store:

4.7.1 Vestry:



Description: small Vestry area to north of chancel, separated from Chancel by a simple curtain. It is tiny and not really useful for much. It contains four clothes hooks on the wall and a mirror. It is obviously not used as a Vestry.

Condition: The corner of the building appears to have dropped historically and needs to be investigated. The wainscoting has dropped approx. 3 inches, and the floor in the corner of the Vestry appears to have also dropped. There is evidence of plant growth coming in under the door.

Repair Needs: Identify the reason why the floor has dropped in this area (defective rafters?) Implement repairs. The Vestry also could be redecorated using a breathable mineral paint.

A

4.7.2 Internal Entrance Area:



Description: Small entrance lobby at the west side of the church, containing slab floor and painted brick work walls.

Condition: The brick work is starting to blister and needs redecorating. The flagged floor also. The space is suffering from condensation.

Repair Needs: Redecorate and clean up, increase ventilation.

C

4.7.3 Store:



Description: Small externally access storeroom, located in the south-west corner of the building.

Condition: Simple externally accessed store, with large ventilation slots. The space was designed to be semi-external in nature, and is used appropriately.

Repair Needs: Placing some bird mesh on the ventilation slots will reduce the risk of any birds nesting in this space (none witnessed).

C

4.8 Fittings, Fixtures, Furniture and Removable Articles:

4.8.1 Altar:



Description: Simple Altar table on the east side of the building with Liturgical coverings.

Condition: In moderate condition.

4.8.2 Pulpit:



Description: Oak pulpit in octagonal form located to the west side of Chancel on the north side of the Nave. In memory of Rev William Swainson dated 1877 - 1964

Condition: Fit for purpose.

4.8.3 Priest's Chair:



Description: Priest's chair located on the south side of the Nave just to the west of the Altar Rails.

Condition: In moderate condition, although could do with a good clean and some oil to the timber work to stop it drying out (as the chair sits in full sun).

Repair Needs: Danish Oil to be applied to the chair.

D

4.8.4 Altar Rail:



Description: Simple Altar Rail with no section in the centre. Located on the step up to the Chancel.

Condition: In reasonable order.

4.8.5 Lectern:



Description: Simple timber Lectern located in the centre of the Nave.

Condition: In reasonable order.

4.8.6 Pews:



Description: Simple timber pews/benches located 12 no. (each seat approx. 4 people).

Condition: In reasonable condition.

4.8.7 Font:



Description: Simple oak Font with a stone bowl, and an octagonal sandstone plinth, located at the rear of the church.

Condition: In reasonable condition.

4.8.8 Organ:



Description: A modern organ located at the rear of the church.

Condition: In reasonable condition.

5.0 Churchyard and Environs:

5.1 Churchyard Generally:



Description: Churchyard Generally.

Condition: The churchyard is overgrown and is in desperate need of some trimming back. B

As a result of the wildness of the churchyard we could not access the east side of the building (although access was possible during Winter 2016).

Repair Needs: Urgent gardening required!

5.2 Monuments, Tombs and Vaults:

Note: there are no monuments, tombs and vaults at this church.

5.3 Boundary Walls and Railings:

Description: The church is surrounded by hedgerows and timber fencing. To the east and the south there is an overgrown hedgerow and to the north and west, there is a timber fence.

Condition: On the north side the fence is rotten in a few places and this has allowed the hedge to 'break through'. On the north side, the fence is in a poor condition and needs to be repaired/replaced.

Repair Needs: On the north side, the fence needs to be repaired/replaced.

B

5.4 Entrance Gates:



Description: Entrance gates generally at west side of church. Double set of entrance gates.

Condition: These are in a moderate to poor condition and could do with being either fettled up or replaced.

Repair Needs: General repairs to gates or replace with new.

C

5.5 Paths:



Description: Paths generally. There is one concrete path leading from the gates to the entrance door.

Condition: This path is in a moderate condition, and is fit for purpose at the moment but will need replacing at some stage in the future.

E

5.6 Trees:

Description: There is one tree on the northwest corner of the plot, which appears to be Sycamore tree. There is a lot of growth at lower level and would benefit from being inspected by a Tree Specialist. There are also some branches of the tree which are starting to overhang the corner of the church and these could do with being pruned by a specialist.

Condition: There is a lot of growth at lower level and would benefit from being inspected by a Tree Specialist. There are also some branches of the tree which are starting to overhang the corner of the church and these could do with being pruned by a specialist.

Repair Needs: Seek a Tree specialist to inspect and prune tree.

B

5.7 Notice Board:



Description: Notice Board attached to West Elevation of building.

Condition: In good order.

6.0 Services, Installations and Other Matters:

6.1 Heating:



6.1.1 Heating Generally:

Description: The heating is supplied by electric panel heaters. There is evidence of an older heating system in place but this does not appear to be used.

Condition: The panel heaters are modern and obviously fit for purpose. However, they look incredibly inefficient.

6.2 Electrical & Lighting:



6.2.1 Electrical System generally:

Description: The electrical system looks to be fairly modern and there is evidence of recent rewiring and trunking systems in place.

Condition: The consumer unit looks to be modern, and the building has recently been rewired. We understand this occurred in the last 5 years.

Repair Needs: Maintain the three yearly inspection on the power system.

M

6.2.2 Lighting:



Description: Lighting provision is basic, with some modern luminaires containing halogen light bulbs. Spots over Chancel.

Condition: Modern fittings in good order. The church could consider using low energy LED bulbs

6.3 Water Supply:

The church has no water supply.

6.4 Sound System:

The church has no sound system.

6.5 Fire Protection:

6.5.1 Fire Protection generally:



Description: The church has two fire extinguishers both of which are located in the entrance lobby.

Condition: The fire extinguishers show evidence that they have been recently inspected.

Repair Needs: Maintain the annual maintenance of fire extinguishers.

M

APPENDIX A: ADVICE TO THE PCC

General:

- This is a summary report; it is not a specification for the execution of the work and must not be used as such.
- The professional adviser is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.
- The PCC is advised to seek ongoing advice from the professional adviser on problems with the building during the next five years.
- Contact should be made with the insurance company to ensure that cover is adequate.
- The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC Secretary at the Blackburn Diocese.

Fire Safety Advice:

This can be found at www.churchcare.co.uk/building.php?CDE

Electrical Installation:

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings 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. For further details including who is qualified to undertake the inspection please see www.churchcare.co.uk/building.php?CDT .

Heating Installation:

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.

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 www.churchcare.co.uk/building.php?CDA . 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.

Disability Discrimination Act:

The PCC should ensure that they have understood their responsibilities under the Disability Discrimination Act 1995. Further details and guidance are available at www.churchcare.co.uk/legal.php?GL .

Health and Safety:

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

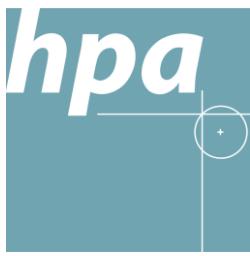
Bats and other protected species:

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found on www.churchcare.co.uk

Sustainable buildings:

A Quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase 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 www.churchcare.co.uk and www.shrinkingthefootprint.cofe.anglican.org .

NOTE: Sustainable measures which could be made without greatly affecting the historical fabric in this church are changing the lightning and heating systems to something which is more energy



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efficient (see items 6.1 and 6.2 for more information). Improving the draught lobby would also help reduce draughts and heat loss.

APPENDIX B: SUMMARY OF REPAIRS

This is a summary of all the items which have been noted as requiring attention within the Quinquennial Report. The reference numbers are provided for each item, for ease of cross-referencing back to the main report. The items are listed here in order of urgency, and are graded as follows:

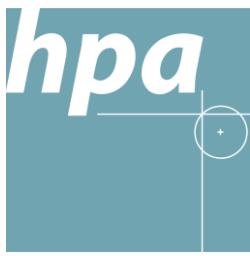
- A - Of utmost urgency
- B - Essential within the next 18 months
- C - Essential within the next Quinquennium
- D - Eventual or desirable repairs, renewals, or redecoration.
- E - A desirable improvement with no timescale
- M – Routine Maintenance (i.e. clearing leaves from the gutter). This can be done without professional advice or a faculty.

Please bear in mind that the costs for the items have been estimated as if each item is being remedied individually. The PCC are likely to make significant savings if a number of items are tackled together.

		Broad Budget costs:
	<u>Category 'A' Works:</u>	
3.2.1	Rainwater Goods Generally: Obtain Asbestos report (if you don't already have one), replace defective guttering on the south side of the church and repaint gutters generally.	£1000 - £2000
3.3.2	East Wall: Whilst this render will need repairing in the short term, a more holistic long term solution is needed.	£500
3.3.3	South Wall: Repointing as required. The render will need further investigation / monitoring, although a longer term alternative to the render may be worth considering (as per item 3.3.1).	£500
3.4.1	Window sI: Check to make sure no timber is rotten, splice in new timber as required. Redecorate window, apply putty repair. It is important the church know the broken gutter lies directly above this window and it is quite likely that water has been pouring onto the window during times of rain.	£500
3.4.3	Window nIV: This window needs fettling up and repainting as a matter of urgency.	£250
3.4.4	Window nIII: Replace window on a like for like basis. It would be advisable to use a more durable species of timber compared to that of the previous window.	£1250
3.4.5	Window nII: Carry out urgent repairs and redecoration to window, or replace window on a like for like basis. If replacing the window, it would be advisable to a more durable species of timber than the previous frame.	£1250

3.4.6	Window n1: The window needs replacing. Please note that there are multiple problems with this wall. Just replacing this window, and doing nothing else to the wall will not provide a long term solution, and the same problem will only happen again!	£1250
3.5.1	Main Door to Church: Remove defective timber and splice in a new panel at the base of the door. Repair left hand side of the base of surround. Redecorate door as a matter of urgency.	£250
3.5.2	Vestry Door: Redecorate the door as a matter of urgency.	£100
3.5.3	Door to External Store: Remedy various problems with the door and redecorate as a matter of urgency	£100
3.7	Bells: Inspect the stability of the canopy, redecorate the canopy, and monitor for further movement. Reset slate on south pitch of canopy and repoint ridge tiles in this area to prevent water ingress.	£2500-£5000
4.3	Roof Structures, Ceilings: Specialist woodworm contractor to inspect trusses. Treat as per their recommendations.	£500
4.5.1	Floor to Chancel: The settlement is likely to be linked to the cracking on the walls in the Vestry, and needs to be inspected by a Structural Engineer.	£2500-£5000
4.5.2	Floor to Nave generally: Intrusive inspection of the structure to the floor is needed by the door between the Nave and the Porch.	£100
4.7.1	Vestry: Identify the reason why the floor has dropped in this area (defective rafters?) Implement repairs. The Vestry also could be redecorated using a breathable mineral paint.	Inc in 4.5.1
3.1.1	Category 'B' Works: Roof to South Facing Nave: Investigate reason for the sag on the bell canopy and minor repointing required in places.	Inc in 3.7
3.1.2	North Facing pitch of roof: Investigate the cause of the sagging on the Bell Canopy & push a few slipped slates back into place Give the fascia a good overhaul in and around the church (especially by the Vestry door).	Inc in 3.7
3.3.4	Western Wall: Repointing as required.	£1000
3.3.5	North Wall: Rake out defective mortar and repoint as necessary using lime pointing.	£1000

3.4.2	Window sll: Overhaul and redecorate window.	£500
3.5.2	Vestry Door Redecorate and remove brambles.	£250
4.4.1	East Wall Internally: Repair to cracks and redecoration of the wall would be advisable. Remove nest from air vent at appropriate time of year.	£500
5.1	Churchyard Generally: The churchyard is overgrown and is in desperate need of some trimming back. As a result of the wildness of the churchyard we could not access the east side of the building (although access was possible during Winter 2016).	Volunteer day planned
5.3	Boundary Walls and Railings: On the north side, the fence needs to be repaired/replaced.	£1000
5.6	Trees: Seek a Tree specialist to inspect and prune tree.	£250
Category 'C' Works:		
4.7.2	Internal Entrance Area: Redecorate and clean up, increase ventilation.	Nil
4.7.3	Store: Placing some bird mesh on the ventilation slots will reduce the risk of any birds nesting in this space (none witnessed).	£25
5.4	Entrance Gates: Repair or renew.	£100 - £300
Category 'D' Works:		
4.4.2	South Wall to Nave and Chancel: The wall could do with being stripped and being redecorated using a breathable mineral paint.	£250
4.4.3	West Wall of Nave: Address the problems with the bell canopy and roof, before making good this wall. Redecorate with breathable mineral paint.	£250
4.4.4	North wall of Nave: Address external issues, before stripping back to brickwork and repaint with a breathable mineral paint.	£250
4.8.3	Priest's Chair: Danish Oil to be applied to the chair.	£50
Category 'E' Works:		
5.5	Paths: This path is in a moderate condition, and is fit for purpose at the moment but will need replacing at some stage in the future.	£500-£1000
Category 'M' Works		
3.6.1	Storm Drainage Generally:	



	Keep storm gullies free from debris.	Nil
6.2.1	Electrical System generally: Maintain the three yearly inspection on the power system.	As existing
6.5.1	Fire Protection generally: Maintain the annual maintenance of fire extinguishers.	As existing