

2.0 EXECUTIVE SUMMARY

2.1 The church, the church hall and their environs are kept in good condition and there are no major defects to report.

I understand there is legacy that will enable the inside of the church to be decorated shortly.

The bellcote is most probably in need of some repairs and it may well be possible to raise funds for this with grants from trusts such as the Northumbria Historic Churches Trust.

Security is clearly an issue especially to the east side and needs to be considered from various points of view as outlined in the report.

The log book was available but all certificates relating to heating, electrics, lightning conductor, and fire prevention were missing. There did not appear to be a Fire Prevention Log Books for either the church or the hall. These needs to be acquired and then they need to be kept up to date showing testing of all the fire prevention measures in the church and hall. The last entry in the Logbook is 2011 and I therefore suspect that it is not up to date. Entries need to be backdated to 2011 and the Logbook kept up to date whenever any work is carried out.

The environs of the church, whilst in a reasonable state of repair, are unattractive and unwelcoming, as are the Noticeboard and main entrance doors, and are in sharp contrast to the attractive interior of the building. I suggest thought is given to making the church generally more welcoming in feel which will hopefully improve the church's potential for mission.

The possibility of a Kitchen Area and Access WC within the church should be considered. A Sound System or Hearing Loop should be installed.

The ongoing maintenance of these buildings is currently undertaken by a very small number of people with very limited funds and these people should to be applauded for their efforts.



Sump with debris south east corner



Sump with debris

Repair Needs, Category A, Urgent, requiring immediate attention

Clean debris from sumps generally and realign covers and remove vegetation

Unblock sump by Vestry

Lift manhole covers

Approach Ecclesiastical Insurance to organise inspection of blocked sump to Boiler chamber and inspection of pipework for tree root damage.

10.5 INTERNAL WALL FINISHES

Description

A seven-bay natural sandstone arcade to each side with octagonal columns and moulded caps supporting arches of a single order with a very broad chamfer and topped by a hood mould on the Nave side. Painted plaster walling above with three-light clerestory windows corresponding with each of the arches.

Four-centred Chancel arch at the south end and then large north window with Perpendicular tracery set within a two-centred arch.

Painted plaster walls.

East and West Aisle Walls of painted plaster above a painted timber dado. The south wall has a four-centred arch into the Organ Chamber.

Condition

There are areas of rising damp in the West Porch. There are areas of rising damp around the pulpit and Vestry areas probably associated with the water sitting in the boiler chamber adjacent and possibly with damage to the drains in this area.

There is severe cracking above and around the external doors to the East Aisle Store but this appears to be historic as there are no signs of movement externally. There is some cracking around several of the windows but again this appears to be historic as there are no signs of movement externally.

There is flaking paint at high level in the Vestry probably associated with the displaced flashings externally.

There are other areas of cracked and loose plaster especially below some of the windows but with the repointing of the brickwork externally this should have helped to reduce any damp ingress.

There is staining below several windows probably caused by the windows no longer being full watertight.



Cracking above and around East Aisle Store external doors



Flaking paint to Vestry north wall

Category B, Requires attention within the next twelve months

Hack off and replaster all loose areas with a limelight renovating plaster. Decorate all walls. Note if a change of paint colour or paint type is required then this will require Faculty Approval.

Category D, Requires attention within the next 5 Years

Review symptoms of rising damp.

10.6 MEMORIALS

Description

A carved oak world war one and world war two memorial to the screen at the north end of the west aisle.

Two carved wooden memorials to the Chancel west wall.



World war one and world war two memorial

Category B, Requires attention within the next twelve months

Decorate all walls and doors as part of redecorating works to the church.

Category D, Requires attention within the next 5 years

Box in electrics as funds allow.

10.10 EAST AISLE STORE

Description

The East Aisle Store has painted walls over at the same number dado detail as the main church. The ceiling is the same as the east aisle. The main gas entry is on the north wall. The floor is a variety of linoleum. There are a pair of disused doors to the east elevation.

Condition

There is severe cracking around the external door but no signs of similar externally so I am happy to consider this is historic. There is loose plaster at high level to the north elevation which indicates damp but with the walls and copings having been repointed and the roof is reasonable condition I am happy to consider this is historic.

The walls and doors would benefit from decoration following the filling of the cracks and making good of the plasterwork. The flooring needs replacing.



East Aisle Store cracking



East Aisle Store loose plaster



Boiler Chamber From Bottom of Staircase showing pump on west wall



Boiler Chamber with blocked sump below redundant rainwater pipe.



Boiler Chamber.



Eastern boundary fence south end



Eastern boundary fence central section



Eastern boundary fence northern section

Repair Needs, Category B, Requires attention within the next twelve months

Confirm maintenance responsibility for eastern fence and repair/replace as necessary.

11.2 NOTICE BOARD

Description

The Notice board is fixed to the North western corner of the church.

Condition

The Noticeboard is generally in reasonable condition but contains minimal information. It looks a little unloved.



Shrubs to eastern boundary middle section



Paving to eastern boundary to north end



Broken step to northern boundary

Repair needs, Category A, Urgent, requiring immediate attention

Apply weedkiller to all areas as necessary.

Repair Needs, Category B, Requires attention within the next twelve months

Reform broken step to northern boundary to remove trip hazard.

Category D, Requires attention within the next 5 years

Consider a scheme to fence off eastern areas to remove public access and reduce vandalism.
Consider the landscaping, especially to the west elevation, to make it more attractive.



Leaking Heating Pipework

Repair Needs, Category A, Requires immediate attention

Service boilers annually and keep service record in Logbook.

Repair Needs, Category M, Routine maintenance

Monitor heating pipework and radiators for leaks.

12.2 ELECTRICAL INSTALLATION

Description

The electrical intake equipment is in the north-west corner of this west porch with modern meter and distribution devices. There is a further distribution board in the Vestry Corridor. The electric supply comes in overhead on the north elevation.

The electrical installation is understood to have been re-wired in 1985, and appears to be wired in mineral insulated copper cable throughout. The electrical sockets are probably of the same vintage.

Lighting, according to the previous report, is with Thorn 'Masterspot' fittings mounted on the sides of the wall posts of the roof trusses to the nave, aisles and chancel. The switches are mounted in a cupboard on the north wall of the Nave, wired in MICC cable except the chancel which is switched from the Vestry Corridor. The lighting to the West Porch, East Aisle Store and Vestry is from fluorescent tubes hung from the ceiling. The lighting to the WC and WC Lobby and Vestry Corridor is from fluorescent bulbs in batten holders.

There is emergency lighting in the Vestry Corridor.

Condition

All wiring apparently in good order.

A few lamps have failed and need replacing.

The lighting is adequate but the bulbs are generally inefficient and should be replaced with LEDs wherever possible including the spotlight fittings to the nave, aisles and chancel.

There is no servicing records kept with the log book or reports in the log book that the system has been inspected.

There are again no test certificates in the log book and there was no Fire Safety Log Book showing when tests had been carried out on the emergency lighting. It is not clear that the emergency lighting system meets the requirements of BS 5266 Part 1 Current edition.