ANNEX II

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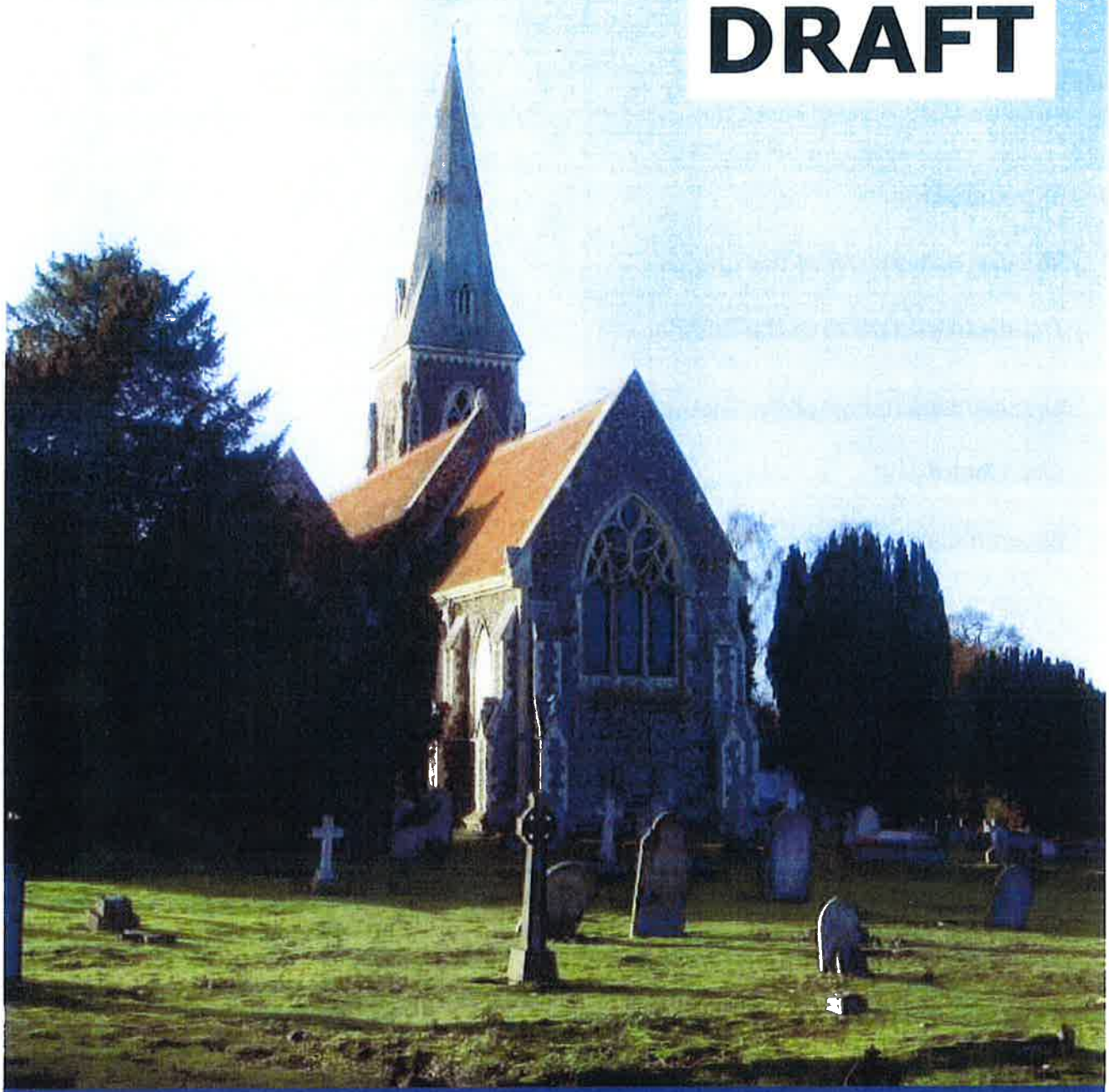

ST PETER & ST PAULS CHURCH, BIRCH, ESSEX

Condition Survey

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January 2012

ST PETER & ST PAULS CHURCH, BIRCH, ESSEX
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1.0 Introduction

This is a general report only, as is required by the Inspection of Churches Measure 1955; it is not a specification and must not be used for the execution of the work. The Architect is willing to draw up the specification and to carry out all work necessary to assist the P.C.C. in applying for the essential Faculty, and to direct the execution of repairs.

Where it is recommended that an architect's specification is drawn up for the essential repairs this is because impartial professional advice is felt to be necessary. If the church is over about sixty years old the advice of a specialist architect used to dealing with historic buildings should always be sought.

1.1 Limitation of the survey

This report is based on the findings of an inspection made from the ground or other places which can be easily reached, or from the ladder provided, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. Inaccessible voids were not opened up.

It is emphasised that the inspection has been purely visual. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

1.2 Electrical Inspection

Any electrical installation should be tested at least every quinquennium by a registered National Inspection Council for Electrical installation Contracting (NICEIC) electrician, and a resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with IEE Regulations, guidance note no 3. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the exposed wiring selected at random, without the use of instruments.

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

The mains electrical connection installation was disconnected at the time of the inspection and most of the internal fittings and equipment were either removed or vandalised. Therefore an electrical test as described above is not necessary until a future has been decided for the building.

1.3 Heating Inspection

A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins. The report should be kept with the church log book. The PCC is advised to consider arranging a contract for regular maintenance of the installation.

The heating installation was partially dismantled at the time of the inspection and a test as described above is not necessary until a future has been decided for the building.

1.4 Fire Precautions

All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church log book and on the individual extinguishers.

Note that new fire safety rules affecting all non-domestic premises came into effect on 01 October 2006. (The Fire Safety Order 2005)

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/bulding.

There were no working fire extinguishers in the building at the time of the inspection.

1.5 Maintenance

The repairs recommended in the report will (with the exception of some minor maintenance items listed in the Chancellor's "de minimis" list) be subject to the Faculty jurisdiction.

Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for the PCC and the Annual Parochial Church Council Meeting.

The PCC are strongly advised to enter into contract with a local builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year.

Further guidance on the inspection and the statutory responsibilities are contained in "A Guide to Church Inspection and Repair" and "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". All these booklets are published by the Council for the Care of Churches and obtainable from the Diocesan Resources Centre.

SPAB

Faith in Maintenance is a new initiative which aims to help volunteers who look after historic places of worship by providing free training days to help them understand how their building works and how to solve problems caused by leaky gutters and blocked drains. Faith in Maintenance courses are open to volunteers from any faith group with an historic building to care for, listed or unlisted. For more information see http://www.spab.org.uk/noticeboard/faith-in-maintenance/.

1.6 The Churchyard

The PCC are reminded of the requirement for an annual inspection of trees in the churchyard by their tree officer and to submit a written report to the diocesan Advisory Committee (DAC) in accordance with the Chancellor's guidance notes "Trees in Churchyards" (Section 3.1 (e)) at the time of the quinquennial inspection. A booklet "Practical Notes on Trees in Churchyards" has been produced by the DAC to give advice and guidance to parishes and those who mange churchyards on the many factors concerning trees and hedges. The booklet is available from the Diocesan Resources Centre.

1.7 Insurance

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.

1.8 Safety

1.8.1 The Construction (Design and Management) Regulations 2007

The PCC are reminded that construction and maintenance works undertaken may require the appointment of a competent CDM Co-ordinator, Designer and Principal Contractor.

The role of the CDM Co-ordinator is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, monitor the health and safety aspects of the design, advise on the satisfactory resources for health and safety and prepare a Health and Safety file on completion of the works.

1.8.2 Health & 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.

1.9 Access Improvements

The Equality Act 2010 contains access requirements concerning existing building structures and came into effect in October 2010.

The Act requires 'reasonable adjustments' to the physical features of premises to overcome barriers to access.

A general assessment of access restrictions caused by the existing building fabric is included in the report. For a more detailed review, the PCC should compile or commission an access audit. The PCC should be aware that the Equality Act has more general implications for the use of the building and specialist advice may be required.

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at www.churchcare.co.uk/legal. Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

1.10 Management of Asbestos in the Building

The control of asbestos at work regulations contain duties for the PCC. The regulations came into force in May 2004. They will require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building.

Further information is included in the HSE code of practice The Management of Asbestos in Non Domestic Premises L127 and guidance is available at www.churchcare.co.uk/building.

1.11 Listed Placed of Worship Grant Scheme

From 1 January 2011 listed places of worship will be able to claim the full amount of VAT paid on eligible works (usually repairs carried out by building contractors) from the grant scheme. The scheme is assured funding up to 2015 but with a capped budget. Further details are available at www.Lpwscheme.org.uk or tel: 0845 601 5945. The scheme no longer covers professional fees.

1.12 Protected Wildlife

A number of wildlife species found in churches and churchyards are protected by legislation and the approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is the most likely to have implications for het timing of works. It is recommended the PCC contact Natural England to establish the extent of protected species habitats in the church and the restrictions that will be placed on likely repair programmes.

Natural England will carry out an initial inspection of the building free of charge.

1.13 Recommendations

Items are listed under the following degrees of priority, with indication of broad budget costs, where appropriate.

A(F) Works required to improve disabled access

A(G) Works associated with compilation of the asbestos register.

A. Urgent works requiring immediate attention.

B. Works recommended to be carried out during the next twelve months.

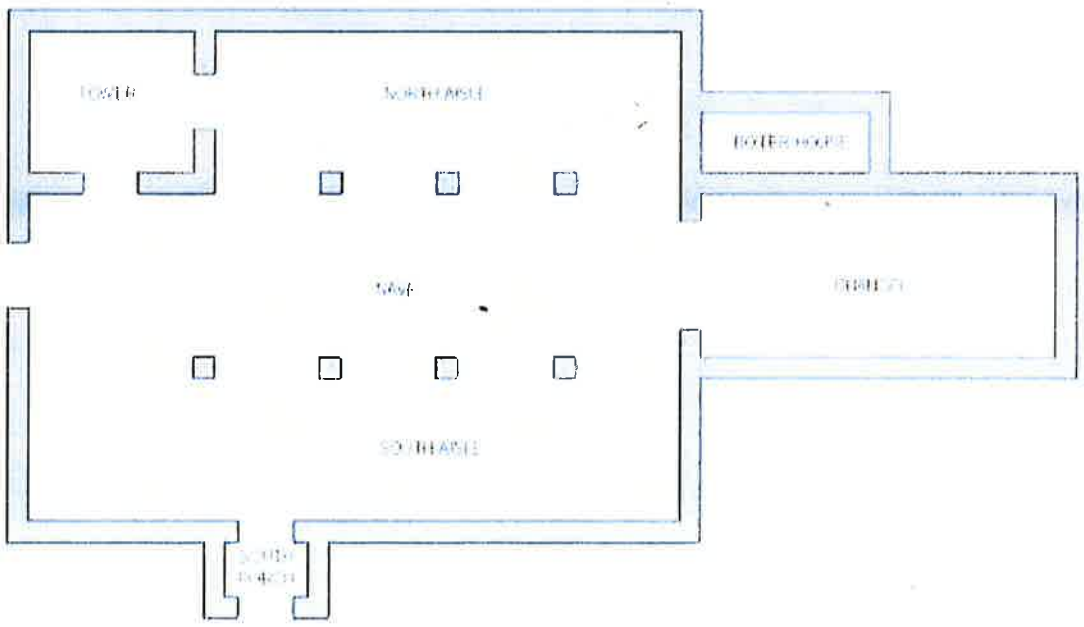
C. Works recommended to be carried out during the quinquennial period.

D. Works needing consideration beyond the quinquennial period.

E. Works required to improve energy efficiency of the structure and services.

F. Works required to improve safety and disabled access.

1.14 Location Plan



PLAN OF CHURCH
(DIAGRAMMATIC ONLY)

1.15 General Recommendations

1. It was not possible to closely inspect large areas of the exterior fabric of the building due to the extensive growth of vegetation to the walls and roof areas. It is therefore recommended as a matter of priority that the vegetation is removed as soon as possible to allow the proper inspection to take place.

2. There are areas of deterioration that require further inspection by a qualified structural engineer who is familiar with historic buildings, in particular with respect to the flint face to the walls and the cracking that has occurred in the tower.

3. Essential emergency repairs are required to the roof areas where rainwater is penetrating as it will not be long until a major failure or collapse takes place.

4. Repairs are urgently required to the rainwater fittings and installations as detailed in the report.

5. A drainage survey should be undertaken to all the surface water drainage systems and a report provided with recommendations.

2.0 General Description of the Church

2.1 The building is in a seriously neglected and deteriorated state of repair and access was not possible to a number of areas which prevented a close inspection of the fabric. The perimeter of the building at ground level has had a 3 metre high corrugated iron hoarding constructed around most of the building, and although access was made behind these hoardings in places, for most areas it was not possible to fully inspect the external elevation for that particular area due to extensive vegetation growth.

Virtually all of the windows have been boarded up from the outside which prevented close inspection of the glass, metal work and stone work to these areas.

The following areas were not accessible:

- The interior of the tower (except at the base)
- All of the roof areas
- Generally high level areas of the building

2.2 The church consists of a tower, nave, chancel, north aisle, south aisle, south porch and a boiler house on the north side of the chancel.

2.3 All the roof areas are covered with handmade clay plain tiles, falling to a combination of lead valley gutters and cast iron rainwater fittings. The tower has a stone spire.

2.4 The walls are clad with flint, some of which are knapped, which are bonded back to a masonry sub-structure.

2.5 There are stone dressings to the windows, wall quoins, cappings and quoins to buttresses, there is a stone plinth and mid-level string course, stone cornice at gutter line and stone copings to the gable parapets.

2.7 All rainwater fittings are robust box section cast iron with heavily modelled cast iron hoppers.

3.0 Detailed Description of the Exterior

The Exterior

Roof Areas

3.1 It was not possible to closely inspect the condition of the tower spire, although it can be seen from ground level that deterioration has occurred to the surface where the stonework is spalling and may be leading to an ingress of water through open joints.

It is recommended that a closer inspection is made of the outer surfaces of the tower as well as the interior as there are likely to be iron cramps holding the blocks of stone in place which would be subject to rusting and expansion.

Priority A: Organise closer inspection with a cherry picker: £500

3.2 The nave roof could not be closely inspected as it was not possible to get access to either the north or south valley gutters, and it was also not possible to inspect the south slope of the north aisle or the north slope of the south aisle.

3.3 The north slope of the north aisle has a considerable number of slipped and broken tiles, extensive moss growth and the gutter along the north slope is heavily choked with vegetation and debris.

Ivy growth is also growing at eaves level and will shortly be onto the roof.

3.4 The chancel roof also has extensive slipped, broken and missing tiles to the north slope although the south slope is reasonably sound. There is also extensive moss growth on the north side and heavy ivy growth on both roof slopes.

3.5 The south slope of the south aisle has a number of missing and slipped tiles and extensive ivy growth is now occurring at the south west and south east corners.

3.6 A restricted visual inspection from a ladder only was made from the east end of the valley gutter between the nave and south aisle (see image 01) which shows that there is extensive vegetation and debris which is badly blocking the gutter and will undoubtedly be leading to serious water penetration and possible decay.

3.7 The same gutter detail occurs between the north side of the nave and the north aisle, but it was not possible to inspect this, however from the internal inspection daylight can now be seen through both the nave and north aisle roofs, extensive rainwater penetration has taken place causing a vast amount of damage to the timber roof structure as well to the surrounding stonework.

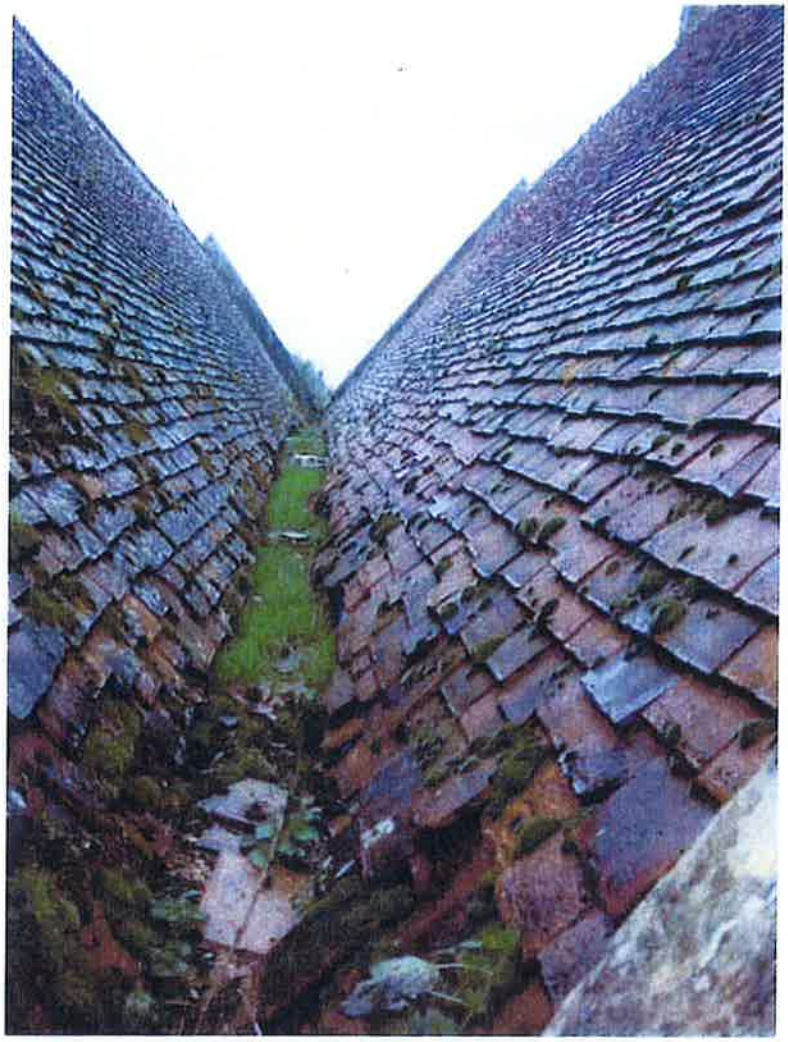


Image 01: View of the valley gutter between the nave and south aisle

3.8 The south porch roof has extensive tile slippage and rainwater penetration is occurring.

3.9 The roof to the boiler house has extensive ivy growth and vegetation. There are areas where the roof structure has collapsed and serious rainwater penetration is occurring into the structure below (see image 02).

3.10 Generally the rainwater fittings are in poor condition which ranges from severe deterioration through rusting as can be seen across the north slope of the north aisle, as well as areas where guttering, downwater pipes and fittings have broken loose and become dislodged, causing further extensive rainwater penetration into the lower areas of the fabric.

Image 02: The boiler house roof

Priority A Works:

Strip and relay all coverings to all roofs reusing existing plain clay tiles or new to match existing: approximately £400,000

Strip and relay all valley gutters and leadwork to LSA standards including associated timberwork: approximately £90,000

Undertake timber repairs to the nave, north and south aisle roofs, boiler house and porch roofs: approximately £300,000

Allow to carry out repairs to the tower spire stonework: approximately £200,000

Remove and refurbish or replace all the cast iron rainwater fittings to match the existing to the whole building: approximately £40,000

Elevations

South Elevation

(Starting at the south west corner of the south aisle moving east towards the south east corner of the chancel)

3.11 The space between the metal hoarding and the south elevation of the south aisle is heavily choked with vegetation and it was not possible to view this elevation west of the porch. The extensive vegetation and in particular the ivy growth on the building should be cut back and carefully removed as soon as possible.

The south elevation of the south aisle, east of the porch, is also largely concealed by vegetation growing between the hoarding and the building and there is extensive ivy growth towards the east of the elevation.

The east elevation of the porch is also extensively covered with ivy.

3.12 Masonry collapse has occurred to the wall face above the porch roof where a large area of flint work, approximately 1.5 sqm has broken loose and fallen onto the porch roof causing damage to the tiles. This area is now particularly vulnerable to further collapse as the masonry core has been revealed and remedial repair is urgently required (see image 03).

Priority A: Undertake localised repair to the flint work: £4,500

Image 03: Area of flint collapse above porch roof

3.13 Two of the windows on the south aisle have been boarded over, preventing close inspection of the glass and stonework. The exposed stone surrounds are generally in sound condition requiring minor repointing in areas.

3.14 The plinth level is heavily choked with vegetation and sapling trees, which all need to be carefully cut away and the ground level lowered to a minimum of 150mm below the internal floor level.

3.15 There are also miscellaneous areas of further collapse and deterioration of flint and stonework to the main walls and buttresses, which all require remedial repair and stabilisation.

Priority A: Repairs to flint work generally: **£10,000**

3.16 The east window of the south aisle was completely boarded over and subsequent ivy growth prevents close inspection, although the ivy has been cut back at lower level, revealing that the flint work is reasonably sound on this façade.

3.17 The south elevation of the chancel has boarding to two of the windows with the third completely engulfed with ivy, preventing close inspection. Generally the flint and stonework on this facade is reasonably sound.

East Elevation of the Chancel

3.18 Flint work at high level is starting to fall away, primarily to the underside of the gable coping stones on both the north and south slopes, which if not attended to as early as possible, will lead to further deterioration and possible collapse of larger areas (see image 04). The lower areas of the wall are in a reasonably sound condition, but this will be dependent upon attention to the damage at high level.

Priority A: Repair flint work: **£8,000**

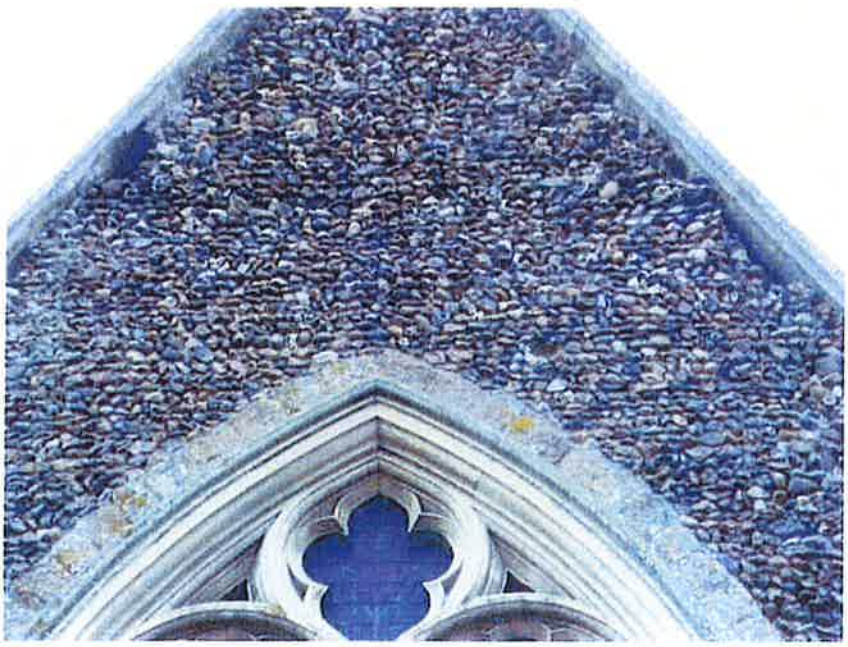


Image 04: Flint work falling away below copings

3.19 The east window has mesh protection to the glass and the stone surround is in reasonably sound condition.

North Elevation

(Starting from the north east corner of the chancel, moving west towards the north west corner of the tower)

3.20 The north facing window to the chancel is boarded with plywood sheeting, preventing close inspection.

3.21 There is heavy ivy growth and vegetation which has blocked the gutter and damaged the rainwater fittings, which requires removal.

3.22 The downwater pipe at the mid-point no longer connects into the pipe at low level and it discharges approximately a metre above ground level, causing serious rainwater penetration into the fabric at this area.

3.23 The low level boiler house abuts the north wall of the chancel and is heavily engulfed with vegetation and moss growth which has led to partial collapse of the roof structure.

3.24 The hopper and downwater pipe have now become dislodged from the east end of the valley gutter between the nave and north aisle roofs and vegetation has taken root just below the rainwater outlet which is causing the masonry and flint work to bulge out from the face of the building by as much as 150-200mm.

This area requires immediate attention to remove the vegetation, stabilise the masonry and flint work and refix the rainwater fittings (see image 05).

Priority A:

Remove vegetation and repair wall:

Approximately £8,000

Image 05: Vegetation growth and damaged rainwater fittings

3.25 The east window of the north aisle has been boarded with plywood, preventing close inspection of the window behind and woodpeckers have made holes through the boarding.

3.26 A steel oil tank contained within a concrete block bunded enclosure is located just outside the boiler house and there has been an extensive oil leakage in the past.

The tank and bunded structure should be completely removed and the area reinstated.

Priority C: Remove tank and bund: **£6,000**

3.27 Three of the four windows to the north aisle north elevation have been boarded over with plywood, preventing close inspection of the glass and stonework behind. The remaining window is heavily engulfed with vegetation and will require repair and stabilisation of the stonework.

3.28 A hoarding has been constructed across the north side of the north aisle and beyond the west face of the tower, which has become heavily choked with vegetation and saplings, preventing proper access for inspection of this elevation (see image no 06).

Image 06: Vegetation growth along the north elevation

LS

3.29 Extensive ivy growth has also taken hold across the whole elevation and this will be causing potential damage to the flint work and masonry surface. Ivy has also taken hold and is growing up the north west corner of the tower, and should be removed as soon as possible.

3.30 The trailing disconnected power cable which served the church should be carefully removed.

3.31 It is understood the lightning conductor has been reconnected to an earth rod at ground level but the lightning down tape to the tower has become loose and unclipped in a number of places and will require refitting.

Priority A: Refit clip tape: £800

The Tower

3.32 It was not possible to closely inspect the facades of the tower, although there is clearly evidence of movement in the masonry, particularly at the mid-point of the north west buttress where vertical cracking has occurred between the protective capping and passing down behind the quoins (see image 07).

This requires further investigation as soon as possible to ensure that collapse does not occur.

Priority A: Engineer to inspect cracking and give recommendations.

Image 07: Cracked masonry to the tower

3.33 The west facing window to the tower at low level has been partially boarded with the remaining area heavily engulfed with ivy growth.

3.34 Stonework to the tower buttresses and quoins has either deteriorated or in some places become displaced, and further closer inspection and investigation is recommended.

Priority A: Engineer to inspect cracking and give recommendations.

3.35 Generally, miscellaneous areas of flint have fallen away from the facades of the tower, primarily due to its exposed position and it is important that remedial repairs and reinstatement take place as early as possible to prevent a larger area coming loose from the façade. In particular, there are areas adjacent to the clock face and at high. level on the west elevation, as indicated in image 08.

Priority A: Repair flint: **£10,000**

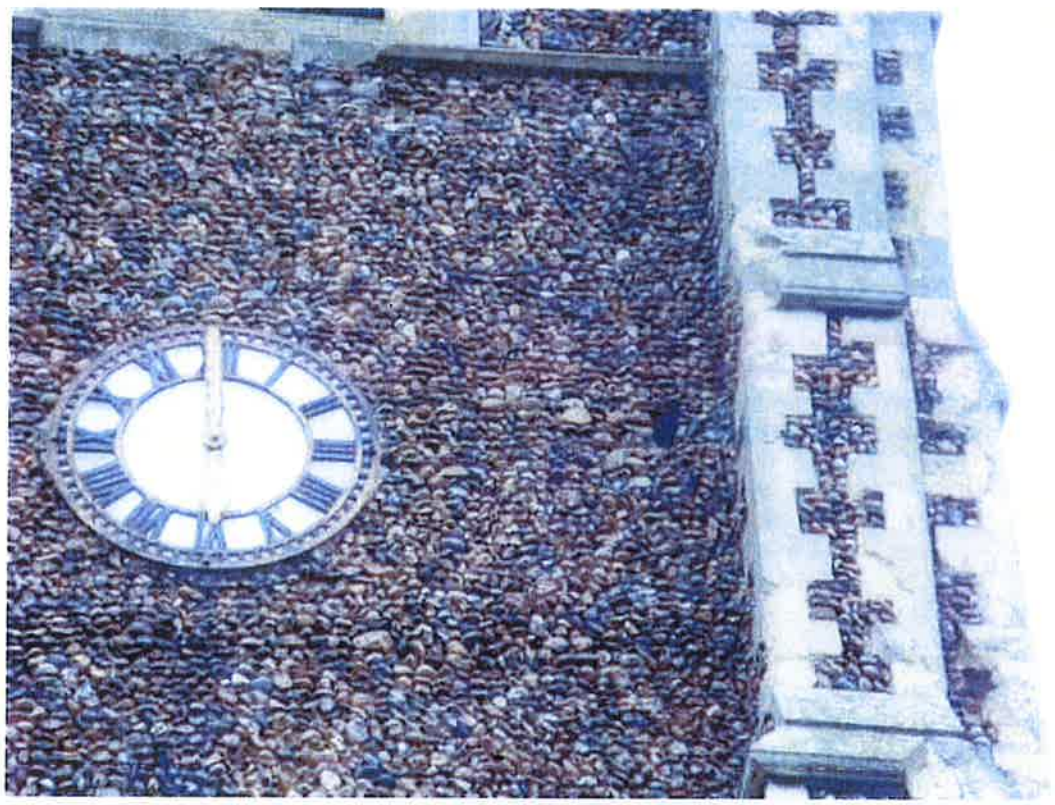


Image 08: Flint work has fallen from the tower

West Elevation of the Nave and South Aisle

3.36 Most of this elevation is concealed at low level by the metal hoarding and there is extensive vegetation growing between the hoarding and the face of the wall, preventing close inspection.

3.37 Extensive ivy growth has occurred to most of the façade and is heavily choking the rainwater fittings and should be removed as soon as possible.

3.38 The west facing window of the south aisle has been boarded over with plywood sheeting preventing close inspection.

3.39 The west window of the nave has mesh protection although panels of the leaded glass work behind have fallen, leaving the window opening exposed to the weather.

Priority A: Repair window: **£8,000**

3.40 Deterioration has occurred to the base of the stone mullions to the window which will require replacement.

Priority A: Repair mullions: **£5,000**

3.41 Masonry and flint have broken loose below the gable parapet copings and will require remedial repair (see images 09 and 10).

Priority A: Repair flint work and stone: **£12,000**

Priority A: Repair and adjust door: **£2,500**

3.42 The west door requires remedial repair and adjusting so that it can open and close properly.

Images 09 and 10: Damage to flint and stone work

4.0 Detailed Description of the Interior

There is no electricity at the church and most of the windows have been boarded over, therefore the interior inspection was done by torch light and from a very small amount of light coming through the windows and openings that were exposed.

The Interior

4.1 Generally the fixtures and fittings have been stripped out from the interior of the building leaving the timber pews and timber floors to the north aisle, nave and south aisle.

4.2 All of the fixtures and fittings have also been removed from the chancel with the exception of the carved screen at the altar.

4.3 There are a number of carved stone, marble and brass memorials still in place.

North Aisle

4.4 There is major rainwater penetration at both the west and east ends of the valley gutter between the nave and north aisle roofs. The penetration to the west end has taken place for some considerable time and it is now possible to see daylight through the timber structure, indicating that the fabric at this point could be vulnerable to collapse.

4.5 Likewise at the east end, water has been pouring down through the building and has caused the raised timber flooring at the east end of the aisle to rot and is now in a state of collapse.

Priority A: Repair floor: **£35,000**

4.6 The arcade between the nave and north aisle is suffering serious decay from water penetration from above, which has caused the plaster to the arches to break away, exposing the underlying masonry.

Priority C: Repair plaster: **£15,000**

4.7 There is an extremely heavy build-up of guano and dead birds at the base of the tower where the tower trap door was previously open, indicating the extent of infestation within the various levels of the tower.

4.8 Water penetration occurring between the west end of the north aisle and the tower wall is affecting the plaster and finishes to the masonry arches of the tower.

Priority C: Repair plaster: **£10,000**

4.9 The timber pews and floors beneath the rainwater penetration of the north aisle are now in a serious state of decay and the floors are collapsing.

Priority A: Repair floor: **£25,000**

4.10 The west window of the tower has broken glass and ivy growth is now coming through.

Priority A: Repair window: **£1,500**

The Nave

4.11 There is a small cubicle vestry at the north west corner of the nave which has a timber floor, however due to the rainwater penetration from above, this has now completely deteriorated and collapsed (see image 11).

Priority A: Repair floor: **£8,000**

Image 11: Collapsed floor to cubicle vestry

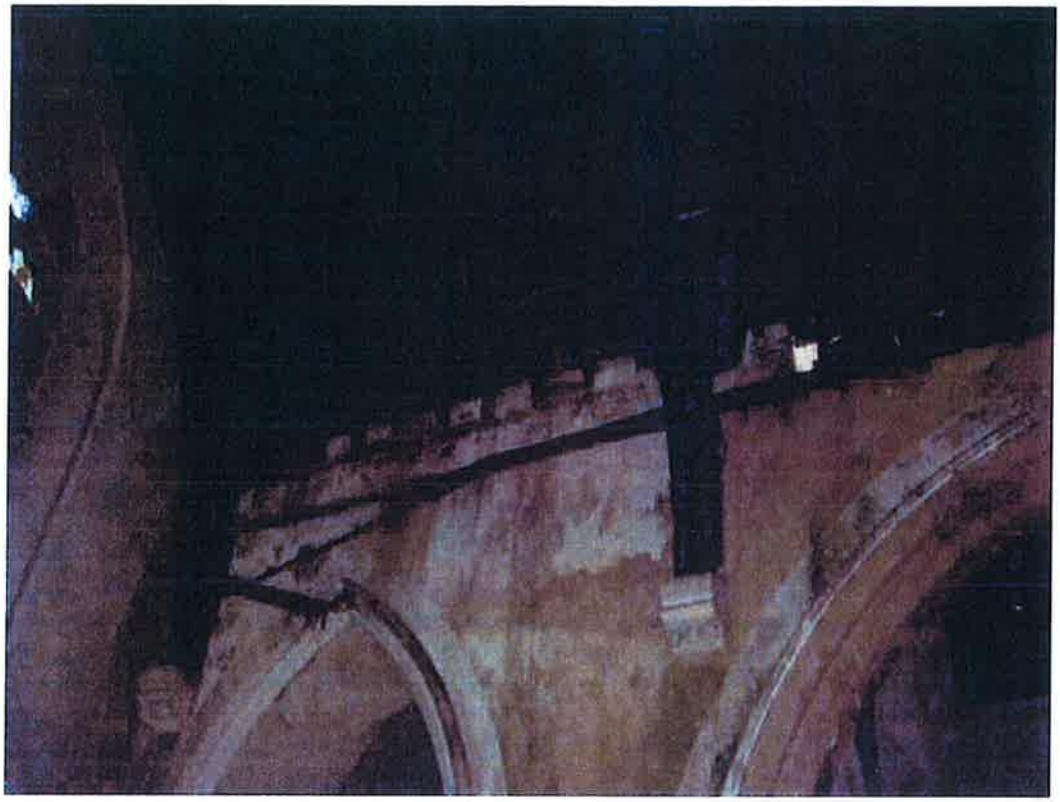


Image 12: Water penetration at high level to the nave, note daylight coming through

4.12 Rainwater penetration is occurring along the full length of the nave and causing serious damage to the plaster and stonework below, and particularly to the west end where again daylight can be seen through the north slope adjacent to the junction with the tower (see image 12).

It was not possible to closely inspect the underside of the roof structure, but daylight penetration to the ridge at the east end indicates an opening where rainwater will be entering.

4.13 The west window to the nave has decorative leaded glass which is generally in a poor state of repair and there is an opening where a number of panels have broken loose and dropped.

4.14 Water penetration is also occurring at the west end of the nave between the nave and south aisle and a great deal of damage has been caused to the westernmost arch of the arcade and the inside of the west wall. There are also areas of water penetration at high level at the east end of the arcade.

Priority A: Repair plaster: **£10,000**

4.15 The pews on the north side of the nave are suffering from serious decay and partial collapse where rainwater penetration has occurred.

4.16 Generally the floor area to the nave has a terracotta and buff colour quarry tile finish with areas of concrete where previous heating systems have been removed and the trenches infilled.

South Aisle

4.17 The pews and timber flooring have been removed to the west end of the south aisle and this has been relaid with brickwork.

The pews are still in place for the rest of the aisle.

4.18 Water penetration is occurring at high level beneath the valley gutter between the south aisle and nave roofs, particularly at the west end where a great deal of damage has been caused to the arcade and also to the inside face of the west wall of the south aisle.

Priority C: Repair plaster: **£10,000**

4.19 Rainwater damage has also occurred at high level to the arcade at the east of the south aisle.

4.20 Generally the floor is laid with quarry tiles with stone steps up to a altar area at the east end.

Chancel

4.21 Damp penetration is occurring at the north west corner of the chancel due to water migration from the adjacent valley gutter to the north aisle.

4.22 Two of the south facing windows have been boarded with the central one having been vandalised.

The north window is boarded and has been vandalised.

Priority C: Repair window: **£3,500**

The east facing window is in reasonable condition.

4.23 The decorative tiling to the chancel floor is in sound condition as are the stone steps leading up to the altar area.

4.24 The altar back to the east wall is in sound condition as is the decorative tiling.

South Porch

4.25 Water penetration is occurring through the roof causing damage to plaster and decorative finishes and generally the interior is in poor condition and the door needs refurbishing.

Boiler House

4.26 The boiler house is generally in poor condition and still has the cast iron oil fired boiler located at low level.

4.27 With the severe deterioration of the roof above, this area is going to significantly deteriorate.

4.28 There are remnants of asbestos cladding to the underside of the roof slope and to the sealed door into the chancel which should be tested and removed.

Priority A: Repair asbestos: **£2,000**

4.29 The masonry to the north wall of the boiler house is now becoming seriously affected by water penetration from above as a result of the failing roof and blocked gutters

Priority A: Repair wall: **£15,000**

4.30 It would appear that there have been two heating systems at the church; the first via pipes and grilles recessed into the floors that have subsequently been filled with concrete; and the later installation which is still in place, comprising surface mounted cast iron pipework. All of this is in a poor state of repair and will require complete replacement.

5.0 Churchyard

5.1 The churchyard is still open and burials take place. Access around the churchyard is very difficult on foot as all the pathways have virtually disappeared and there has been extensive damage caused by moles.

5.2 A considerable number of the grave markers have either fallen over or have been vandalised and are generally in a poor state of repair.

5.3 There are a number of mature trees within the churchyard, particularly on the south and west sides, primarily yews which require maintenance and tree surgery.

5.4 The churchyard is semi-wild and delineated by a concrete post and wire fencing to the north, east and south sides which is in poor condition.

6.0 Recommendations

6.1 To carry out the work described in the report. The principal items are listed below in approximate order of priority, together with an indication of cost where appropriate. The indicated costs are exclusive of VAT and professional fees; they are based on 2010 building costs.

Priority A

3.1	Organise closer inspection with a cherry picker:	£500
3.1-3.10	Roof Areas:	
	Strip and relay all coverings to all roofs reusing existing plain clay tiles or new to match existing:	approximately £400,000
	Strip and relay all valley gutters and leadwork to LSA standards including associated timberwork:	approximately £90,000
	Undertake timber repairs to the nave, north and south aisle roofs, boiler house and porch roofs:	approximately £300,000
	Allow to carry out repairs to the tower spire stonework:	approximately £200,000
	Remove and refurbish or replace all the cast iron rainwater fittings to match the existing to the whole building:	approximately £40,000
3.12	Undertake localised repair to the flint work:	£4,500
3.15	Repairs to flint work generally:	£10,000
3.18	Repair to flint work:	£8,000
3.24	Remove vegetation and repair wall:	Approximately £8,000
3.31	Refit clip tape:	£800
3.32	Engineer to inspect cracking and give recommendations	
3.34	Engineer to inspect cracking and give recommendations	
3.35	Repair flint:	£10,000
3.39	Repair window:	£8,000
3.40	Repair mullions:	£5,000
3.41	Repair flint work and stone:	£12,000

Priority A (cont'd)

3.41	Repair and adjust door:	£2,500
4.5	Repair floor:	£35,000
4.9	Repair floor:	£25,000
4.10	Repair window:	£1,500
4.11	Repair floor:	£8,000
4.14	Repair plaster:	£10,000
4.28	Repair asbestos:	£2,000
4.29	Repair wall:	£15,000

£1,195,800

Priority C

3.26	Remove tank and bund:	£6,000
3.4	Repair plaster:	£15,000
4.8	Repair plaster:	£10,000
4.18	Repair plaster:	£10,000
4.22	Repair window:	£3,500

£44,500

Total £1,240,300

This is not a specification and should not be treated as such. Where the works involve more than simple maintenance, a Faculty will be required and the PCC should obtain competitive tenders from suitably experienced contractors