

Quinquennial Inspection Report

The Church of the Ascension, Hall Green in the Diocese of Birmingham



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1. Preliminary Information

Name of Church:	The Church of the Ascension
Address:	Fox Hollies, Hall Green, B28 8JD
Diocese:	Birmingham
Archdeaconry:	Birmingham
Local Authority:	Birmingham
Listed Building:	Grade II*
Conservation Area:	Not in a conservation area.
Ancient Monument:	No
Tree preservation orders:	No
Name of Inspector:	Christopher Thomas, Donald Insall Associates
Date of Report:	May 2019
Date of Previous Inspection Report:	July 2013
Previous Inspection Prepared by:	Christopher Thomas, Christopher Thomas Architects
Weather:	The weather at the time of the inspection was dry and cool.

2. Historical Background

The Church of the Ascension is Listed Grade II*.

"The Ascension, School Road. Also known as Job Marston Chapel, Hall Green Chapel, and Holy Trinity Church. Dated 1704 on an inscribed panel over the West door. Money was left for the building by one Job Marston of Hall Green. It is an elegant little building of red brick with stone dressings, set in attractive green surroundings. It may possibly have been designed by Sir William Wilson, who was working at Warwick and Sutton Coldfield at this time. The C18 building consisted of nave and tower only. The walls are crowned by a stone entablature and balustrade which are supported by plain stone Doric pilasters standing on pedestals. The windows have semi-circular heads, with moulded stone architraves, imposts and archivolt and there are stone quoins at the angles. The West tower projects in a square to the level of the entablature, which continues around it, and is surmounted by an octagonal brick turret, which copper cupola. In 1860 chancel and transepts were added in the same style as the C18 work and perhaps the upper part of the tower was also built this time. The interior is very plain with a coved ceiling and galleries. Some of the simple original panelling survives.

Royal Arms – Early C19 on canvas in a wooden frame. Plate – chalice and two patens, 1704; chalice 1795; chalice 1796.

The Church is set to normal liturgical orientation with the altar at the east end.

The Church comprises a nave and chancel with a crossing to north and north Transepts, and a west entrance porch with tower and dome over. There are three galleries, one in each transept, and a third at the west end of the Nave.

The Church is of brick construction with stone dressings, with slate clad pitched roofs discharging into stainless steel lined parapet gutters to nave and eaves gutters elsewhere.

3. Summary of General Condition

1. The fabric of the Church remains generally in a good structural condition. Historic minor cracking in various parts of the fabric remain unchanged and are not considered to be significant. Monitoring in five years time is recommended.
2. There are minor repairs needed to slate roofs and elsewhere which should be dealt with as soon as possible, together with the ceiling and high level gutters, outlets, downpipes and gullies.
3. The cast iron gutters are overdue for redecoration and this also should be done in a timely fashion.
4. High level stone dressings and in particular the parapet balusters and capping are showing considerable erosion. It is now appropriate to plan the phasing and funding of this important work to a significant feature of the listed building before it becomes a matter of crisis management.
5. The leaning brick boundary walls to the churchyard give rise to some concern due to public liability considerations. Again, a timely and planned approach is recommended.
6. There is a growing amount of clutter within the church and consideration should be given to a scheme to provide dedicated storage.

4. Works carried out since last Inspection:

1. At the time of inspection a comprehensive list of works was not to hand but the following are known:
2. Installation of audio visual equipment and screen.
3. Renewal of 2no stone balusters to north parapet.
4. Minor slate roofing repairs.
5. Re-fixing lead clips to roof hip gutters.
6. Heating Boiler serviced.
7. Fire extinguishers serviced.
8. Minor repointing to cover flashings.
9. Minor repointing to cracking in brickwork.
10. South gallery stairs door frame repointed.
11. Roof louvre vent repaired.
12. Wood growth removed at high level.

5. Works requiring immediate attention:

1. Clean out all rainwater goods, gutters, outlets and gullies.
2. Various minor slate roof repairs.
3. Re-fix sacrificial lead strip to south transept.
4. Minor repointing to flashings and asphalt abutments.
5. Minor repointing to hip tiles.
6. Repair keystone to west door.
7. Insulate water pipework under north gallery stairs.
8. Repair loose pulpit newel post.
9. Repair north gallery stairs lobby floor and Matwell.

Approximate cost: £6,000.00

(All costs shown as exclusive of VAT and professional fees that might be applicable)

6. Works required within 18 months:

1. Repair and redecorate roof access door.
2. Repair/renew high level stone dressings, mouldings and balusters.
3. Remove redundant ferrous fixing to nave parapet.
4. Redecorate cast iron gutters.
5. Renew missing brick corbels to tower.
6. Repoint open joints to tower brickwork.
7. Repair and redecorate south transept door.
8. Repair and redecorate sundial.
9. Repair impact damage to boundary wall.

Approximate cost: £134,000.00

(All costs shown as exclusive of VAT and professional fees that might be applicable)

7. Works required within the Quinquennium:

1. Repairs to delaminated quoin stones and pilasters.
2. Overhaul and redecorate north tower noticeboard.
3. Redecorations to rusting metal windows.
4. Remove redundant power cable and bracket.
5. Pointing works on boundary wall.
6. Paint out audio visual cable to west gallery.

Approximate cost: £20,750.00

(All costs shown as exclusive of VAT and professional fees that might be applicable)

8. Works requiring further investigation:

1. Commissioning Arborialists repoint.
2. Repairs to bulging boundary walls.
3. Recording of tower inscription.
4. Provision for wheelchair users in church.
5. Improved storage in church.
6. Improved ventilation to vestry.
7. Damp patch in north transept east wall.

Approximate cost: Approximate cost not yet known

(All costs shown as exclusive of VAT and professional fees that might be applicable)

9. Detailed Inspection

External

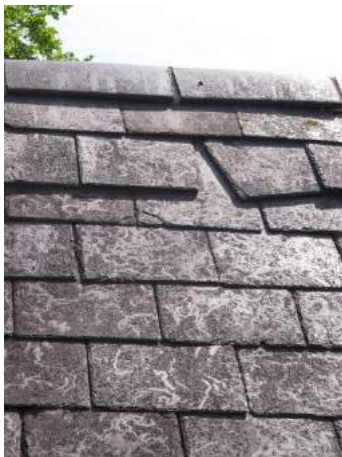
9.1 Roofs:

9.1.1 Nave Roof – North, South and West pitches:

1. The nave roof consists of a pitched roof with a hip at the west end, clad in graduated Westmoreland slate, discharging into parapet gutters which have been re-lined with stainless steel after the recent lead thefts. Hips and ridge are formed in clay ridge tile. Junctions with the north and south transept roofs are formed by pitched valley gutters.
2. Slates and gutter linings are generally in good order. Due to the damage caused to the lower courses of slate by the lead theft, the lower large Westmoreland slates on the south pitch have been replaced by smaller alternative slates which is unfortunate, but these cannot be seen from ground level and do not therefore detract visually.



3. There are one or two slipped or missing slates needing repairs.



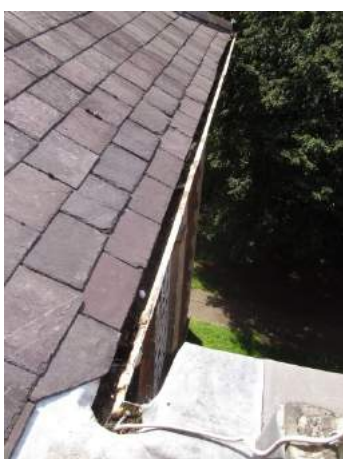
4. Two sacrificial lead strips to the south transept/nave roof pitched gutter are loose and need re-fixing.



5. The parapet gutters and cess boxes need cleaning.



6. The transept gutters need cleaning.



7. It is noted that areas of the mortar pointing to the cover flashings to the parapet gutters are failing. Defective sections should be raked out and repointed to at least a depth of 10mm. If the problem persists, it may be better to remove the mortar and form the joints in an appropriately coloured mastic.



8. A number of the stone balusters are heavily eroded, particularly to the north elevation. These will need to be removed and replaced.



9. The stone parapet capping has been replaced with asphalt which is cracking slightly in some parts and slumping on the north elevation.



10. The access door and frame onto the roof is in need of repair and redecoration.



11. There is a small section of redundant ferrous metal projecting from the stone and the base of the balustrade to the central bay to the north elevation, which is causing disruption. This should be removed and the stone repaired.



9.2 North Transept Roof – East, West and North Pitches:

1. The north transept roof consists of a pitched, hipped roof with welsh slate, and clay ridge and hip tiles, discharging into cast iron gutters. All visible areas of slate appear sound. Slight rusting to the guttering. No access available to the pitched gutters at the chancel and vestry roof abutments.



9.3

Vestry Roof:

1. The vestry roof is a pitched roof with a hip to east end, which runs parallel to the chancel roof and runs into the east pitch of the north transept roof. It is clad in welsh slate, with clay hip and ridge tiles, discharging into cast iron guttering. No access available to the south pitch for inspection. Slight rusting to guttering as elsewhere. One slipped slate and pointing falling out of hip tiles.



9.4

Chancel Roof – North, South and East Pitches:

1. The chancel roof is a pitched roof with a hip to east end, which runs into the north and south transept roofs. It is clad in welsh slate, with plain clay hip and ridge tiles, discharging into cast iron gutters. Slight rusting to the guttering as elsewhere. One slipped slate and some mortar falling out of hip tiles.



9.5

South Gallery Access Stairs Roof:

1. This roof matches that to the vestry of the north side. It is again clad in welsh slate, with clay ridge and hip tiles, discharging into cast iron gutters. Visible pitches appear sound. No access available to the north pitch for inspection. Slight rusting to the guttering as elsewhere.



9.6 South Transept Roof – East, West and South Pitches:

1. This roof matches that to the north transept and is again clad in welsh slate, with clay ridge and hip tiles, discharging into cast iron gutters. All visible areas of slate appear sound. Slight rusting to the guttering as elsewhere. One slipped slate and mortar falling out of ridge tiles.



2. There is an access hatch into the roof voids in the west pitch of the roof. Access was not available at the time of the inspection. It is noted that the access hatch is situated adjacent to an unguarded drop at the end of the south parapet. In the interests of Health and Safety, it may be advisable to introduce some form of guarding across the opening to prevent potential falls.

9.7 Tower:

1. The tower is topped by a copper covered dome surmounted by a gilded cross and ball. Cross, ball and copper all appear sound. Minor rust staining and some minor stress cracking on the vertical roll joints. Gilding to cross and ball is largely lost. The asphalt roofing abutting is cracked on the south side and needs mastic pointing.



2. Some brick corbels to the tower roof bars are missing.



10. External – Elevations

10.1 Tower – North Elevation:

1. The tower comprises a square base of brick with stone dressings, which terminates in a blind balustrade aligning with the nave parapets. Above this, it continues as an octagonal turret with blind diamond relief decoration, up to louvred bell openings set within a circular drum, terminating with the copper clad domed roof.



2. There are one or two open joints to the brickwork of the tower.



3. Fine crack to one section of the upper stone corbelling.



4. Heavy erosion to sections of the stone blind balustrading, particularly in the east corner. Open joints noted to the brick and stonework at the base of the balustrading.



5. Some delamination to the quoin stones.



6. The noticeboard to the north face is in need of overhaul and treating with Danish oil.



7. The west door is in good condition but a repair is needed around the keystone where a small section is likely to fall.



8. Small number of isolated open joints to brickwork.

10.2 Nave – West Elevation:

1. Cast iron downpipe and hopper are in good order.



1. The nave is of brick construction with sandstone cornice and frieze, pilasters, plinth offset, window surrounds and upper balustrade. The stone dressings are in variable condition. There is notable erosion to moulded features at high level, and there are several eroded ballusters to the parapet. A number of the lower quoins have been repaired using a mortar facing which is failing in areas. Areas of the pilasters are laminating where stone have been face bedded.



2. Brickwork and windows are in good order.

10.4 North Transept – West Elevation:

1. The stone dressings to the transept are in good condition, and some here are in limestone rather than sandstone.



2. There is a single window, which is in need of redecoration and treating for slight rust and a cast iron downpipe and hopper, also in good order. Slight rusting to the cast iron guttering.



2. There is fine cracking through the stone window cill.



10.5 North Transept – North Elevation:

1. Central doorway, round window over. Isolated open joints to the brickwork. Stone dressings generally in reasonable condition. Window and door leaves in good order.



2. Fine cracking through the corbelled stone at the head of the wall, to the west of the window head.



3. Patch repair to plinth block to right hand door jamb is deteriorating.



4. Slight rusting to cast iron guttering.

10.6 North Transept – East Elevation:

1. Single window is in good order. Slight rusting to cast iron gutter. Stone dressings in reasonable condition. Brickwork in good order with only minor isolated open joints.



10.7 Vestry – North Elevation:



1. Contains 2 doorways, one into the gallery access stair, one to below stair storage. Access was available to the lower door and rubbish should be cleared and insulation applied to water pipework. Stone surrounds to doorways, and stone dressings generally are in reasonable condition. Slight rusting to the cast iron guttering.



2. Cracking through the joints of the brickwork down to the head of the lower doorway has been repointed and shows no further signs of movement.



3. The gas meter cupboard needs redecoration.



10.8 Vestry – East Elevation:



1. Contains a small round window which is in good order. Minor isolated open joints to the brickwork. Poor patch of replacement brick over the overflow pipe. Open joints to the stone plinth offset. Slight rusting to cast iron gutter. Cast iron downpipe in good order but gulley below is blocked.



2. Redundant power cable and bracket should be removed.



10.9 Chancel – North Elevation:



1. Minor erosion and cracking to the stone quoins, and isolated open joints to the brickwork. Slight rusting to the cast iron guttering. Single stained glass window guarded externally and in good order.



2. Blocked gulley needs cleaning.



10.10 Chancel – East Elevation:



1. Contains the stained glass east window which is guarded and in good order. Slight rusting to the cast iron guttering. Brickwork and stone dressings largely in good order, but with some erosion to the stone quoins.



2. Minor open joints and fine cracking through the stone plinth offset.



10.11 Chancel – South Elevation:



1. Contains a stained glass window guarded externally and in good order. Slight rusting to the cast iron guttering. Brickwork and stone dressings are largely in good order, but with some erosion to the stone quoins and to the section of stone corbel in the east corner.



10.12 Chapel/South Gallery Access Stairs – East Elevation:



1. Contains a small round window which is in good order. Minor isolated open joints to the brickwork. Erosion to the higher level stone quoins. Slight rusting to the cast iron guttering. Cast iron downpipe in good order but gulley is blocked.



2. Vent grille damaged at low level.



10.13 Chapel / South Gallery Access Stairs – South Elevation:



1. Upper doorway with stone surround into access stairs to south gallery. Lower access door appears to be a later addition and has no stone surround. All in good order.
2. Slight rusting to the cast iron gutter. Brickwork generally in good order. Slight erosion to the stone quoins.

10.14 South Transept – East Elevation:



1. Single window in good order. Slight rusting to cast iron gutter. Stone dressings in reasonable condition. Brickwork in good order.

10.15 South Transept – South Elevation:



1. Single doorway with round window over, both with stone surrounds. Stone dressings generally in reasonable order with the exception of the corbel stone in the south east corner which needs repair.



2. Isolated open joints to low level brickwork. Slight rusting to cast iron gutter.
3. Vertical crack running through the brickwork from the key stone over the doorway to the base of the window above. Repointed and shows no further movement.



4. The door needs repair and redecoration.



10.16 South Transept – West Elevation:

1. Single window with stone surround in good order. Cast iron downpipe in good order. Isolated open joints to the brickwork. Stone dressings generally in good order. Slight rusting to the cast iron gutter.



10.17 Nave – South Elevation:

1. As north elevation. There is extensive erosion to sections of the high level stonework, and face bedded sections of stone to pilasters and balustrade are delaminating.



2. A number of the lower sections of stone have been repaired using a mortar facing which is now failing in areas.



3. Brickwork is generally in good order. There is some disruption however to the brickwork at the bases of the pilasters, that to the West particularly, where bricks are disrupted at ground level, and there are open joints.



4. The sundial is an important feature of the church and needs careful redecoration.



5. Open joints to the brick plinth to the west of the western most pilaster.

10.18 Nave – West Elevation (to south to tower):

1. Some general erosion to the stone dressings. Cast iron downpipe and hopper in good order.

10.19 Tower – South Elevation

1. Small plants growing from the offset brickwork at the base of the blind balustrade. These should be removed, and the roots treated with an appropriate herbicide



2. Brickwork in generally good order. General erosion to stone dressings as elsewhere.

10.20 Tower – West Elevation:

1. The stone plaque above the west door has been consolidated. The inscription should be recorded if not already done.



2. Generally brickwork and stone dressings are as elsewhere in reasonable condition although there is notable deterioration to the stone quoins to the elevation.



External

10.21 Churchyard

1. The pathways within the churchyard are in pre-cast concrete slabs and are generally in a good state of repair, laid evenly and free from weeds.



2. The churchyard is generally well maintained and tidy.



3. There are a number of tombs with iron railings in the churchyard which would benefit from conservation and repair, but none appear to be in an unsafe condition.



4. There are numerous mature trees in the churchyard, none are believed to be the subject of Tree Preservation Orders. Most trees appear to be in good condition. We advise the use of an arborialist report to advise on future maintenance.



5. The boundary walls around the church are largely of red brick with half round sandstone copings. These are generally sound, but some sections are leaning due to the proximity of mature trees, particularly along the east boundary along Fox Hollies Road. There are sections of missing pointing to the brickwork and to the bedding joints to the copings. Some copings are dislodged and others will need to be renewed in due course.



6. There is an area of impact damage to the east boundary wall needing careful repair.



7. The Church is well signed.



11. Interior

11.1 Chancel:

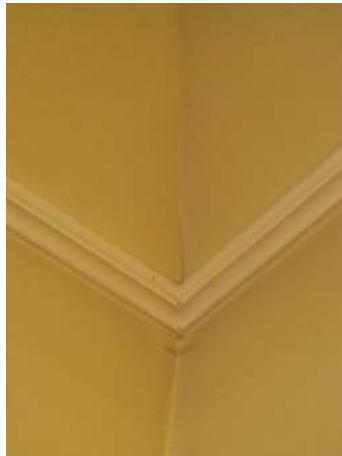


1. The chancel floor is of encaustic tiles with stone steps, partially covered by carpet. All in good order.



2. Walls are plastered and painted and in good order. Low level oak dado panelling to north and south and oak reredos to east, all in good order.
3. 3 stained glass windows, fully restored in 1998, and all in good order.

4. Fine cracks through the plastered cill to the north facing window. Fine crack at the abutment between the north and east coved ceilings.



5. The altar, altar rail, credence table and seating are all in good order.
6. The choir stalls are in good condition.



11.2 Nave and Crossing:



1. Central Aisle and open areas at east end are in black and terracotta quarry tiles, with a central carpet. Isolated loose tiles adjacent to the carpet, particularly on the north side. Softwood pew platforms to north and south, all in good order.



2. Mixture of stained softwood and oak pews all generally in good order. The bases of the external walls are covered by timber panelling, obscuring any damp, however there is no evidence of deterioration caused by damp to the panelling itself.



3. The replacement infill panels to the dado panelling to the south side of the west wall have come loose and should be secured. Otherwise, box pews and panelling are in good order.



4. Windows are metal framed with clear, crown glass. Opening lights have been overhauled and are functional, frames themselves are in a good state of repair. There is one poorly matched replacement pane to the 2nd window from the west end off the north side. (W2).



5. Oak pulpit is in good order. There is movement to the handrails and newell post which needs attention.



6. The ceilings are in good order.



7. The alabaster font is in good condition.



8. It is noted that there is no provision within the main body of the church for disabled visitors. Consideration should be given to removal of part of the raised pew platform to provide space.
9. The hatchment and various monuments in church are all in good condition.



11.3 North Transept:

1. Central aisle is tiled, raised timber pew platforms either side. All in good order.



2. Plastered walls and underside of gallery over all in good order except for one patch on the east wall which needs further investigation.



11.4 South Transept:

1. Central aisle is tiled, raised timber pew platforms either side. 1 loose floor tile adjacent to the organ console. Otherwise sound.



2. Vertical crack through the plaster above the head of the external door in the south wall.

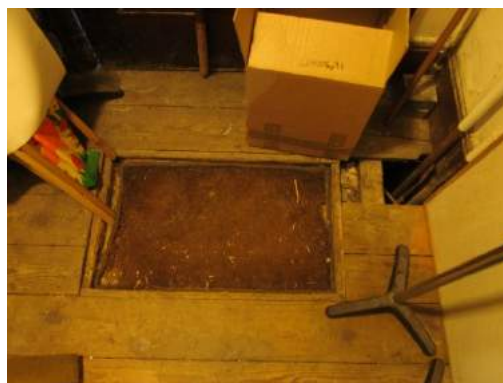


3. Plastered walls and underside of gallery over all in good order.
4. Many store items and proper storage should be considered to improve the setting for worship.

11.5 Vestry and north gallery access stair:



1. There is no natural ventilation in the Vestry.
2. Stairs to gallery are in good order. A small repair is needed to the lobby floor and matwell.



11.6 Entrance Lobby, Tower Access Stairs and Landing Over:



1. The lower parts of the west wall, either side of the main west door are damp, and there is paint loss and efflorescence, and rusting to the metal corner stops.



2. Floor is of quarry tile with an entrance mat. All in good order.
3. Fine cracking through the plaster of the south wall above the staircase.



4. Flaking decorations around the north and south round windows at landing level indicating some dampness within the walls. 1 or 2 cracked panes to each window.



5. Cracking to the plaster ceiling above the upper landing, to the walls above the round windows, and down to the head of the door onto the west gallery.



6. Access to the roof is gained via a fixed ladder off the upper landing through a ceiling hatch. All in good order and easily accessible.



11.7 Tower – Upper Level:



1. The upper lift of the tower is of exposed brickwork terminating in the timber structure of the dome. All louvred openings are protected with bird mesh, and there is no evidence of ingress.
2. The timber structure of the dome appears sound, as does the timber bell frame and single bell.
3. Brickwork is generally in good order. Isolated open joints to the head of the louvred openings.

11.8 West Gallery:

1. Tiered timber floor, oak panelled frontal approximately 800mm high which is lower than that required by the building regulations (1100mm). Some old woodworm damage to the floors and panelling. Does not appear to be active.



2. Slight cracking down the west wall to the north side and above the doorway.

3. The cable to the AV projector could be painted white to match the wall with great advantage.



11.9 North Gallery:

1. Largely obscured by the organ pipes but where visible, in good order.

11.10 South Gallery and Access Stairs:

1. The south gallery is accessed via an external door and staircase. There is extensive cracking down the right hand side of the door frame at the base of the stairs.
2. The high level walls at the east end of the staircase are discoloured by damp mould. This is probably due to condensation.
3. There is fine cracking down the south wall of the gallery to the window head corresponding with that noted below and externally (see external note).

11.11 Boiler Room:

1. The boiler room is located to the north of the chancel below the external stairs to the gallery access. It is brick lined with a brick barrel vault ceiling. The chamber suffers from ground water penetration but is well ventilated and remains in good order. It could not be accessed as the time of inspection.

12. General

12.1 Heating

1. The heating installation is reported to be working. There are plans to renew the boiler which is presently at faculty.

12.2 Electrical Installation:

1. The lighting to the main body of the church was renewed in recent years and is in good working order.
2. The electrical installation should be tested every quinquennium by a qualified electrical engineer. The church has not yet commissioned a new report, this is in hand and should be attached to this Quinquennial Report and any recommended works carried out.

12.3 Asbestos:

1. An asbestos survey has not been carried out at the church, one should be commissioned as soon as possible in connection with the heating works.

12.4 Lightning Protection:

1. There is a system installed at the church. This should be tested every quinquennium. If the church has not yet commissioned a report, this should be arranged as soon as possible.

12.5 Security:

1. The church has been the subject of lead theft in the recent past, but there is now only a small amount of lead remaining on site.
2. The roof is fitted with a security alarm.
3. There is a modern safe for keeping valuables.

12.6 Clock:

1. There is no clock at the church.

12.7 Bells



1. There is a single bell which appears to be in good order.

12.8 Access:

1. Under the Equality Act, an Access Audit must be carried out of all public buildings. If one has not yet been carried out, this should be addressed.
2. Access into and throughout the main body of the church is level allowing wheelchair access. All seating areas are however raised, and consideration should be given to the adequate provision of a seating area for visitors in wheelchairs within the main body of the congregation.

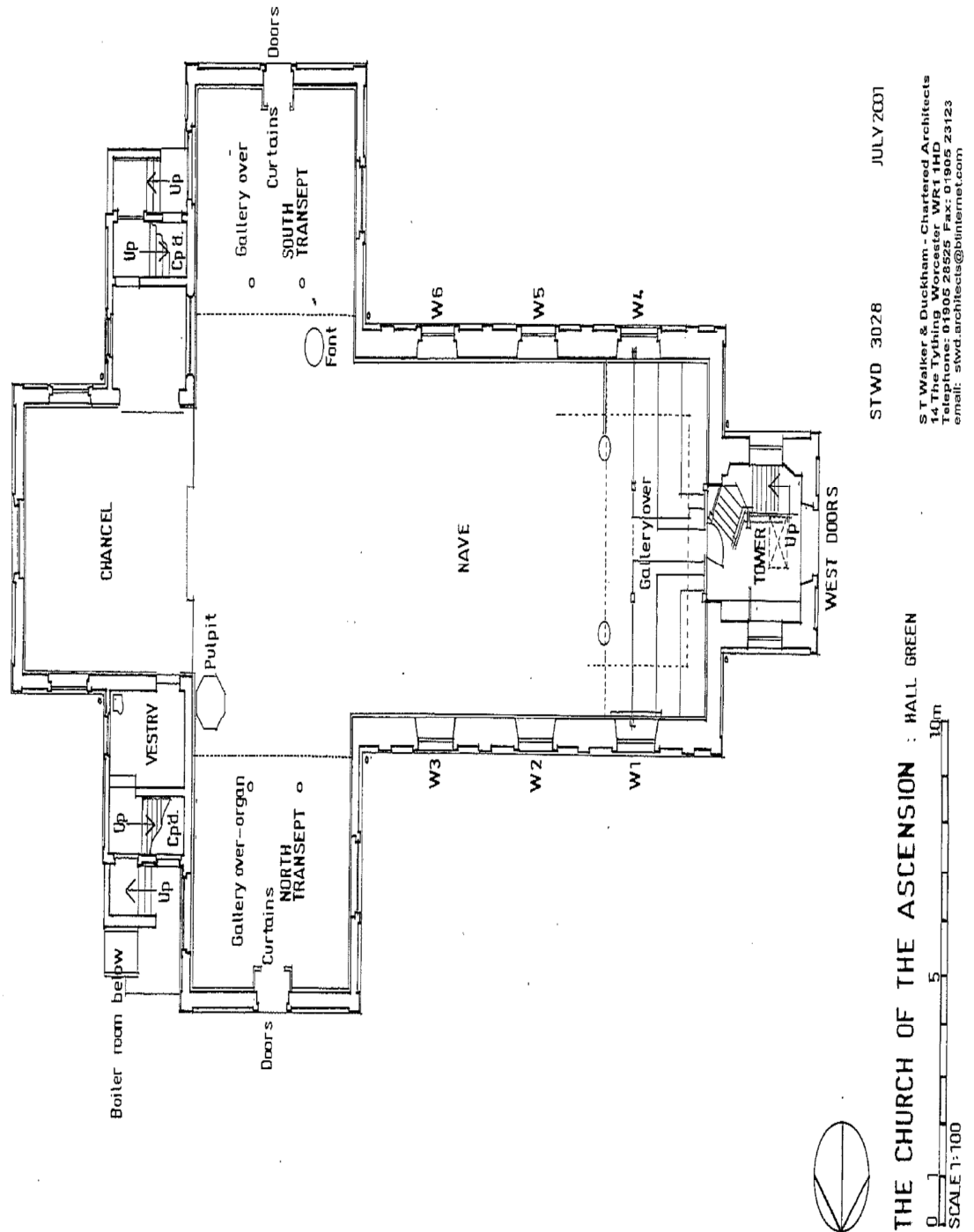
12.9 Bats:

1. There is no evidence of bats at the church.

12.10 Means of Escape:

1. There are sufficient external doors to enable escape in case of a fire. The church should ensure that they may be unlocked quickly in an emergency.

13. Plan of Church



Donald Insall Associates

Appendix Contents

14. Appendix:

1. Limitations of report:

This is a summary report only as is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such. The Architect is willing to assist the Parochial Church Council in applying for an Archdeacon's Certificate or a Faculty, as may be required to comply with the regulations. The Parochial Church Council is reminded that their Minutes must accompany the application together with a full specification, drawings where applicable, and an estimate of the cost of the work. In any application for grant aid, a full specification is always required.

2. Costings:

Any estimate of costs given should be regarded as very approximate guesses and are intended to serve only as general guidance for the Parish.

Where estimated costs are given, they do not include any allowance for Professional fees or V.A.T.

3. Interim inspection:

Although the Measure requires the church to be inspected by an Architect every five years it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. It is strongly recommended that the church wardens should make, or cause to be made, a careful inspection of the fabric at least once a year and arrange for immediate attention to minor matters such as displaced slates and leaking pipes.

4. Electrical installation:

Any electrical installation should be tested every quinquennium and immediately if not done within the last five years (except as may be recommended in this report) by a qualified electrical engineer as specified in the Building Regulations, and a resistance and earth continuity test should be obtained on all circuits. The engineers test report should be kept with the Church Log Book.

5. Lightning conductor:

Any lightning conductor should be tested every quinquennium (in addition to any works which may be recommended in this report) in accordance with the British Standard Code of Practice, no. CP 326:1965 by a competent electrical engineer, and the record of the test results and conditions should be kept in the Church Log Book.

6. Heating installation:

A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

7. Fire precautions:

At least one fire extinguisher of the right type should be provided. There should also be one foam or CO₂ type where heating apparatus is oil fired. It is essential that the appropriate types are placed in the appropriate places.

8. Rainwater disposal:

The Parochial Church Council are strongly advised to enter into an annual contract with a local builder for the cleaning out of gutters and downpipes twice a year.

9. Insurance cover:

The Parochial Church Council are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. It is of course important to ensure that the basic sum insured is adequate at inception of index-linking, as this will deal only with future inflation. The Ecclesiastical Insurance Office, which covers the majority of churches in this country, will send its regional surveyors without charge to offer guidance as to the appropriate level of assessment in every case.

10. Reservation:

In order to comply with the conditions and terms of the Architect's Professional Indemnity, the following reservation must be incorporated in the report.

During the course of my inspection I have not examined woodwork, or parts of the property, which were covered, unexposed or inaccessible and am therefore unable to report that such areas are free from defect.

11. C.D.M. Regulations:

The PCC are reminded of their obligations as "clients" under the Construction Design and Management Regulations 2007 where those regulations apply.

12. Faculty Regime:

Attention is drawn to the new faculty procedures now in place and parishes are reminded of the need to prepare a 'Statement of Need' for the specific proposal and in the case of listed buildings where significant alterations are involved a 'Statement of Significance' may also be required.

Parishes are also reminded of the requirement to consult certain amenity bodies where work is proposed to a Listed building.

13. VAT Reclamation:

For details of reclaiming V.A.T under government scheme for listed buildings please see details below.

Listed Buildings of Worship Grant Scheme PO Box 609

Newport Gwent NP10 8QD

Tel: 0845 601 5945

www.lpwscheme.org.uk

14. Asbestos:

During the course of inspection no specific investigation or tests have been made to identify or confirm the presence of asbestos within the building.

The PCC is reminded of their obligations under the 'Control of Asbestos at Work Regulations' and the duty to carry out an assessment of the risk and if necessary prepare a written plan identifying measures to manage that risk.

15. Equality Act 2010:

Attention is drawn to the Equality Act and the need to provide proper access and facilities for those with disability. The full act came into force in October 2010 and we advise that an Access Audit is carried out as the first stage of compliance.

16. Oil Storage Tanks:

Attention is drawn to DEFRA regulations as from 1st September 2005.

Churches, church halls and other church buildings:

Tanks, drums or other containers must be strong enough to hold the oil without leaking or bursting.

If possible, the oil container must be positioned away from any vehicle traffic to avoid damage by collision.

A bund or drip tray must be provided to catch any oil leaking from the container or its ancillary pipe work and equipment.

The bund must be sufficient to contain 110% of the maximum content of the oil container.

Where oil is stored in more than one container, the bund should be capable of storing 110% of the largest container or 25% of the total storage capacity, whichever is greater.

The bund, base and walls must be impermeable to water and oil and be checked regularly for leaks.

The bund's base and walls must not be penetrated by any valve, pipe or other opening which is used for draining the system.

If any fill pipe or draw-off pipe penetrates its base or any of its walls, the junction of the pipe with the base or walls must be adequately sealed to prevent oil escaping from the system.

Above ground pipe work should be properly supported.

Underground pipe work should be protected from physical damage and have adequate leakage protection.

If mechanical joints must be used, they should be readily accessible for inspection.

17. At Appropriate Season, Depending on Weather Conditions:

Check visually all gutters, downpipes, gullies and roofs, especially when rain is falling.

Clear snow.

Clear concealed valley gutters.

Spring, Early Summer

Make full inspection of church for annual meeting.

Check inventory.

Check bird proofing in tower.

Sweep out tower.

Cut away any plant growth starting to grow upwalls.

Spray around church to discourage weed growth.

Check heating apparatus.

Check interior frequently for active beetle, ingress of moisture and cracks and report findings to Architect.

Check ventilators.

Spring clean church.

18. Summer:

Keep churchyard tidy, cutting any grass at regular intervals.

Inspect tower and other roofs making sure leadwork is watertight and gutters clear.

Re-check heating apparatus before autumn.

19. Autumn:

- Check gutters, downpipes, gullies and roofs, rodding out drain runs to ensure water clears easily.

Inspect roofs with binoculars from ground level counting numbers of slipped, broken or cracked tiles etc. for repair.

Inspect windows for broken panes of glass and repair.

Clear away accumulations of rubbish.

20. Annually:

- Arrange for the servicing of fire extinguishers.

21. Every Five Years:

- Remember that Quinquennial inspection is due.