

## QUINQUENNIAL INSPECTION REPORT 2021

Location	:Holy Redeemer, Church Hall Upper Church Road, St Leonards on Sea
Parish	: The Parish of the Good Shepard St Leonards-on-Sea



08714



Report Prepared by:  
Nicholas Lee Evans  
Lee Evans Partnership LLP  
St Johns Lane  
Canterbury  
Kent CT1 2QQ

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Tel: 01227 784444

Email [architects@lee-evans.co.uk](mailto:architects@lee-evans.co.uk)

## **1.0 INTRODUCTION & GENERAL DESCRIPTION**

### **1.01 REPORT PREPARATION**

This Report was prepared by:-

Nicholas A Lee Evans BSc MSc Dip Arch RIBA SCA of Lee Evans Partnership LLP  
St John's Lane, Canterbury, Kent CT1 2QQ

Date of inspection & weather conditions : 12<sup>th</sup> July 2021

Date of previous report : not seen

**1.02** This report is written under the Arundel and Brighton Diocesan guidelines that require an all-round "portrait" of the state of the properties. It does not call for maps, plans, or photographs and makes clear that works identified are subject to a detailed analysis and specification before being undertaken.

### **1.03 GENERAL DESCRIPTION AND HISTORY**

Behind the Holy Redeemer Church is a detached prefabricated timber hall building. It is a basic single story structure normally considered to be a temporary building but has been on the site some 45 years.

There is one large hall, a modern kitchen and male and female toilets as well as some storage cupboards.

### **1.04 WORK DONE ON THE FABRIC SINCE LAST QUINQUENNium:**

Apart from some routine work or maintenance were not aware of any work done since last quinquennium.

### **1.05 LIMITATIONS**

This is a summary report only, as is required by the Diocese of Arundel and Brighton whose guidelines require an all-round portrait of the state of the properties. It is not a specification for the execution of the recommended work and must not be used as such.

It is recommended that an Architect or Chartered Building Surveyor be involved in any substantial work that is required following this report. Experience has shown that repairs carried out solely by a builder can be ineffective and may, in the long run, prove uneconomic. Impartial professional

advice and supervision is generally of benefit for substantial work.

This report is based on the findings of an inspection made from the ground or other places which can be easily reached or from a ladder provided. It is to be noted that the woodwork has not been inspected or other parts of the structure which are covered, unexposed or inaccessible and are, therefore, unable to report that any such part of the property is free from defect.

Some inspections require specialist knowledge and are excluded from this report. Where I think they are needed, or I have seen evidence that they have been carried out, I will advise you in the report. Such inspections include:-

An electrical installation periodic inspection

An Inspection of the heating system

A separate examination and test report of wiring, fittings and accessories should be carried out by a competent registered NICEIC approved electrician in accordance with current IEE Regulations.

#### **1.06 PERMISSIONS**

The Parish, through the Parish Priest and the Parish Finance Committee, will be responsible for the carrying out of repairs and budgeting for their costs. Expenditure in excess of £7,500 probably requires the prior approval of the Diocesan Finance Committee. Any changes to the front elevation will need Planning Approval from the Council.

#### **1.07 Directions:**

In this case the compass points are being used to describe the elements of the building. For the purposes of the document the entrance doors are on the west elevation.

#### **1.08 Priority for repairs:**

Repairs where necessary are indicated as follows:-

Urgent and of upmost urgency	(A)
Items which should be done within 12 months and not more than 2 years	(B)
Items which need to be done this Quinquennium (2-5 years)	(C)
Desirable improvements in the future and redecoration	(D)
Routine maintenance which can be done without professional advice.	(M)
Items to be kept under observation	(O)

## **1.09 Report Structure**

The following report has a first part which gives a general inspection report giving the summary of the findings followed by a detailed and photographic inspection report recording the state of the building and highlighting individual repairs. The photographs are small but are there to help the Church to identify the location of defects. After the individual report there is a set of summary tables identifying items by their priority categories and giving an indicative budget for the repairs. This is not a measured cost but an indication to the Parish of the quantum of the cost involved.

## **2.00 SUMMARY OF FINDINGS**

The whole building is in reasonable safety repair given its age as a lightweight prefabricated structure. The roof however, is showing the signs of deflection despite some reinforcement works and judging from the photos in the last inspection I think it has got slightly worse. Engineers have looked at the problem I understand and remedial measures taken but is very difficult to satisfactorily repair such a lightweight prefabricated structure so it does not surprise me that a small amount of movement is continuing. I have a suspicion if the roof continues to deflect the building will be beyond economic repair and therefore may need replacement in the medium-term. The heating is very basic and ideally would be upgraded.

Notwithstanding these issues the building is dry, and well-maintained. There are few minor repairs and maintenance items which are needed attention in this quinquennium.

### **2.01 Main External Walls & Structure**

The main structure of the building is not visible but is normally a series of thin timber frames with panels over them. The roof will be a lightweight timber trussed construction. The walls are distorted in places and there has been deflection around the window heads probably caused by the roof structure spreading under its weight. We understand from the previous quinquennial inspection this movement largely happened after the windows were replaced with UPVC windows and the contractor cut out some of the original timber supports. Metal strengthening brackets have been introduced inside The span of the roof and to tie the building together since the windows are installed. I would like the keep the deflection in the roof and hall ceiling under observation for the next couple of years and if it is continuing I would recommend an engineer inspects the building and into the roof before the next quinquennium.

Externally there is a low brick wall around the edge of the building and to which the timber prefabricated panels have been sat and the panels are clad in vertical timber boarding.

### **2.02 External Windows & Doors**

The windows have been replaced with uPVC windows and are in good order. The external doors are generally made of timber and in reasonable condition.

### **2.03 Roof Coverings**

Roof is covered with felt and is in a reasonable condition but it dips over the hall. The eaves are boxed out in in painted timber and which is starting to peel and will need redecoration probably by the end of this quinquennium. The soffit board may contain asbestos and before any work is done the church should check their asbestos register. Testing may be required to establish exact nature of the material.

### **2.04 Rainwater Goods**

Most of the rainwater goods are plastic and in good condition.

### **2.05 Drainage**

Foul drainage goes to a main sewer and there are no reports of any problems.

### **2.06 Interior, including partitions, walls, ceiling**

Internally, the walls and partitions are generally in reasonable decorative order. The ceilings are probably made of fibreboard which burns very readily in a fire and ideally would be replaced. The walls also may be lined with a fibreboard and if so replacement should be considered however, it should be noted that it was quite common in these prefabricated buildings to have panels in the walls made of asbestos and tests may be needed before any replacements are considered. The internal walls are all timber framed partitions and may not be structural.

### **2.07 Internal Doors**

The internal doors are all painted timber doors, and it is noticeable that most of the doors round the hallway need easing as they are catching in their frames. This is suggestive of further movement in the structure and if it continues one must consider if this building is starting to reach the end of its life.

### **2.08 Floors & Galleries**

Main hall floor is timber boarded floor which mainly varnishing towards the end of the quinquennium. It rises to the centre of the room suggesting that there has been some settlement in the foundation structure for the building, this does not surprise me as this sort of debris building is normally built with minimal foundations.

There is sheet vinyl in the toilets, kitchen and entrance hall as well as entrance matting. The floor in the kitchen is rucking up which is also suggestive of some fundamental movement in the structure and needs to be adjusted by flooring contractor to prevent a trip hazard.

#### **2.09 Fixtures & Fittings**

The toilets and kitchen are in good order generally. The kitchen has modern kitchen units. There are both male and female toilets and there is a unisex disabled toilet in the female toilets. Some of the basins only have cold water taps.

#### **2.10 Heating Systems**

There is a basic heating system using overhead radiant electric heaters in the hall, and wall mounted in the toilets. Ideally this heating system would be upgraded but considering the age of this very lightweight structure the Finance Committee may decide it's not worth the expenditure.

#### **2.11 Electrical Systems**

The electrical system has a sticker on it to indicate that it is next due periodic test in 20/11/25. The lighting is generally provided by simple fluorescent lights and there are emergency exit signs over the doorways in the hall.

#### **2.12 Asbestos**

I do not know of an asbestos register for this building and if there isn't one it may be prudent to undertake a basic inspection especially given the likelihood that there is asbestos in a prefabricated structure of this age.

#### **2.13 Decorative Order**

Generally, the hall is in good decorative order

#### **2.15 Disabled Access**

The hall entrance doors have a concrete disabled ramp outside them to provide disabled access into the building.

**PART B      DETAILED OBSERVATIONS AND RECCOMENDATIONS**

## 1.0.0 Exterior

### 1.1.0 Roof Coverings

#### 1.1.1 Roof Slope



#### **Repair Priority:**

C- Up to 5 years:

#### **Condition:**

Modern felt roof with a noticeable dip over the hall, deflection noted in the fascia and soffits. The fascias and soffits will probably need decoration before the end of this quinquennium as the paint is starting to peel.

### 1.2.0 Rainwater goods and disposal systems

#### 1.2.1 Rainwater Goods



#### **Condition:**

Fair

Plastic rainwater goods, which we presume discharge to soakaways.

### 1.3.0 Walling and pointing

#### 1.3.1 North Wall



**Condition:**

Reasonable

Stained timber boarding on brick plinth wall.

### 1.4.0 Windows, doors and surrounds

#### 1.4.1 Windows & Doors Generally



**Condition:**

Good

Plastic Windows and painted timber doors.

### 1.5.0 Below ground drainage

**Condition:**

We presume the building is connected to the mains drains and no problems have been reported.

## 2.0.0 Interior

### 2.1.0 Roof structures, ceilings

#### 2.1.1 Hall Ceiling



#### Repair Priority:

O - Keep under observation

#### Condition:

Fair

Hall Ceiling: Paneled ceiling painted, the panels could contain asbestos but more likely they are soft board. If there is not an asbestos survey there needs to be one done. There is some sagging in the trusses towards the dais, which is reflected in roof. We understand the reflection follows replacement of the windows and some strengthening has been carried out but if the deflection continues an engineer may need to advise.

### 2.2.0 Partitions, screens, paneling, doors

#### 2.2.1 Stage



#### Repair Priority:

C - Up to 5 years

#### Condition:

Fair

Mobile square sections of wooden dais. Repair needed to broken timber south end.

## 2.2.2 Internal Doors



### Repair Priority:

B - Up to 2 years

### Condition:

Needs Repair

Internal Doors: All the internal principle doors off the hall are in need of easing which suggestive of some settlement in the flooring.

## 2.3.0 Floors, platforms

### 2.3.1 Hall Floor



### Condition:

Reasonable

Boarded timber floor with slight rise to center suggestive of some foundation settlement. They may need re-varnishing at end of quinquennium or in next.

## 2.4.0 Internal wall/ceiling finishes

### 2.4.1 Hall Walls



### Condition:

Reasonable

Hall Walls: Painted boarded walls which may contain asbestos or more likely to be soft-board. If there is not an asbestos survey one is needed.

## 2.5.0 Toilets, kitchen, vestries, meeting rooms etc

### 2.5.1 Male Toilets



#### Condition:

Reasonable

Painted walls and painted softboard ceiling. Suspected Asbestos panel behind two urinals. Sink and toilet cubicle. Sheet vinyl floor. Cold water feed only to basin.

### 2.5.2 Female Toilets And Unisex Disabled WC



#### Repair Priority:

D - Desirable Improvements

#### Condition:

Reasonable

Female. Toilet: Painted walls and painted softboard. Non slip sheet vinyl floor. Two cubicles with modern cubicles, one with disabled WC, basin water heater and grab rails. Female toilet has basin with cold feed only.

### 2.5.3 Entrance



#### Condition:

Reasonable

Painted walls and painted softboard ceiling. Sheet vinyl floor and entrance matt.

### 2.5.4 Kitchen



**Repair Priority:**

B - Up to 2 years

**Condition:**

Good

Painted walls and painted softboard ceiling, sheet vinyl floor rucking up a little. Tiled splashbacks. Sink, cooker, dishwasher, fridge. Sliding hatch to hall. Electric water heater. Modern kitchen units in good condition..

### 2.5.5 Back Corridor



**Condition:**

Fair

Painted walls and painted softboard ceiling. Sheet vinyl floor and entrance matt. Coat hooks on wall and set of locked cupboards.

## 3.0.0 Services, installations and other matters

### 3.1.0 Heating



**Condition:**

Poor

Heating: the hall is minimal with a few wall mounted electric heaters in hall and one in the kitchen. There are a couple of small electrical tube heaters in toilets.

### 3.2.0 Electrical

#### 3.2.1 Electrical Testing



**Repair Priority:**

C - Up to 5 years

**Condition:**

Routine Maintenance

The electrical periodic test has recently been done and next due 20/11/25

#### 3.2.2 Lighting



**Condition:**

Reasonable

Fuorescent lights in hall and illuminated emergency exit signs.

### 3.3.0 Insulation

#### 3.3.1 Insulation (1)

**Repair Priority:**

D - Desirable Improvements

**Condition:**

Fair

Unlikely to be much if any and glass fibre could be installed in roof.

### 3.4.0 Water supply



#### Condition:

Good

Mains water supply present.

### 3.5.0 Fire protection

#### 3.5.1 Fire protection (1)



#### Repair Priority:

M - Routine Maintenance

#### Condition:

Needs Maintenance

Fire extinguished in entrance, kitchen and hall, hand bell in hall, fire blanket in kitchen Services in 2020

### 3.6.0 Lightning protection

None present or needed

## Appendix A

### List of Items Noted Grouped Under Their Level of Priority

The list below gives indicative budget costs for the repairs suggested in the Quinquennial. They are there to give the Church an order of the magnitude of the repair. Further work will need to be done to be refining costs; they are based on my present experience of similar repairs and are only meant as a guide.

<b>Item</b>	<b>B: Items which should be done this quinquennium, preferably in the next 2 years</b>	<b>Budget Cost</b>
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2.2.2	Internal Doors: All the internal principle doors off the hall are in need of easing which suggestive of some settlement in the flooring.	£200
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2.5.4	Painted walls and painted softboard ceiling, sheet vinyl floor rucking up a little. Tiled splash backs. Sink, cooker, dishwasher, fridge. Sliding hatch to hall. Electric water heater. Modern kitchen units .	£60
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<b>Item</b>	<b>C: Items which have no fixed timescale but should be done in this quinquennium</b>	<b>Budget Cost</b>
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1.1.1	Painted soffit and barge boards starting to peel and will be in need of decoration this quinquennium	£600
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2.2.1	Mobile square sections of wooden dais. Repair needed to broken timber south end.	£50
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3.2.1	The electrical periodic test has recently been done and next due 20/11/25	£200
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<b>Item</b>	<b>D: Items to which improvement is desired</b>	<b>Budget Cost</b>
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2.5.2	Female. Toilet: Painted walls and painted softboard. Non slip sheet vinyl floor. Two cubicles with modern cubicles, one with disabled WC, basin water heater and grab rails. Female toilet has basin with cold feed only.	£300
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3.3.1	Unlikely to be much if any and glass fiber could be installed in roof.	£3000
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<b>Item</b>	<b>M: Items requiring routine maintenance</b>	<b>Budget Cost</b>
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3.5.1	fire extinguished in entrance, kitchen and hall, hand bell in hall, fire blanket in kitchen Services in 2020	
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<b>Item</b>	<b>O: Items that should be kept under observation</b>	<b>Budget Cost</b>
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2.1.1	Hall Ceiling: paneled ceiling painted, the panels could contain asbestos but more likely they are soft board. If there is not an asbestos survey there needs to be one done. There is some	
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sagging in the trusses towards the dais, which is reflected in roof. We understand the reflection follows replacement of the windows and some strengthening has been carried out but if the deflection continues an engineer may need to advise.