

QUINQUENNIAL INSPECTION REPORT 2021

Location, Dedication	:	The Church of The Holy Redeemer
Parish	:	The Parish of The Good Shepherd, St Leonards-on-Sea



08508



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1.0 INTRODUCTION & GENERAL DESCRIPTION

1.1 REPORT PREPARATION

This Report was prepared by:-

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Date of inspection & weather conditions : 25th June 2021

Date of previous report : 18th July 2016

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. This is my first report for this church.

1.2 GENERAL DESCRIPTION AND HISTORY

The Church of the Holy Redeemer is located in a suburban area of north St Leonards-on-Sea. Opposite the church are a row detached houses one of which, number 31, belongs to the Parish and houses Nuns of the Franciscan Order. The Church shares a driveway with a long block of two storey flats (St Vincent's) and a hall belonging to the Church as well as an old garage used for storage. A large single residence lies on the west side of the Church and the main entrance is on the east side. There is a large garden around the Church and an area for parking.

The original Church was built in the 1930's and incorporated a much enlarged church some 50 years later. The original Sacristy remains in the same use but the old chancel is an office/meeting room and the old nave forms the rear part of the new enlarged Nave. A new extension was added to the Church to enlarge it in the 1980's which includes the current Chancel and Sanctuary, part of the Nave, a Lady Chapel and a new entrance with gallery room over.

The Church is a tall, brick walled building with two principle pitched roofs over the worship space and a large, wide valley between. On the north side of the Church is the flat roofed Sacristy and a pitched roof Vestry.

1.3 WORK DONE ON THE FABRIC SINCE LAST QUINQUENNium:

Since the last quinquennium, the Church has carried out routine maintenance and minor repairs identified in the last report.

1.4 KEY FACTS

- The Church and Hall are not listed buildings .
- The Church has toilets (disabled) off the narthex but no provision for refreshments close to the worship space.
- There is a large garden around Church
- There is some parking inside the Church grounds.
- The Church has a prefabricated timber hall in a separate building.

1.5 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:-

Organ

An electrical installation

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 and recorded in the on-line Church records.

1.6 CONSENT FOR WORK

For any work other than repairs on a like-for-like basis which changes the appearance of the outside of the building, the Church must apply to the Local Planning Authority for Planning Consent.

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 requires the prior approval of the Diocesan Finance Committee.

1.7 DIRECTIONS

In this case the liturgical points of the compass are **not** being used to describe the elements of the building since the Sanctuary faces south and the entrance east. Geographical compass points therefore are being used.

1.8 PRIORITY FOR REPAIRS

Repairs where necessary are indicated as follows:-

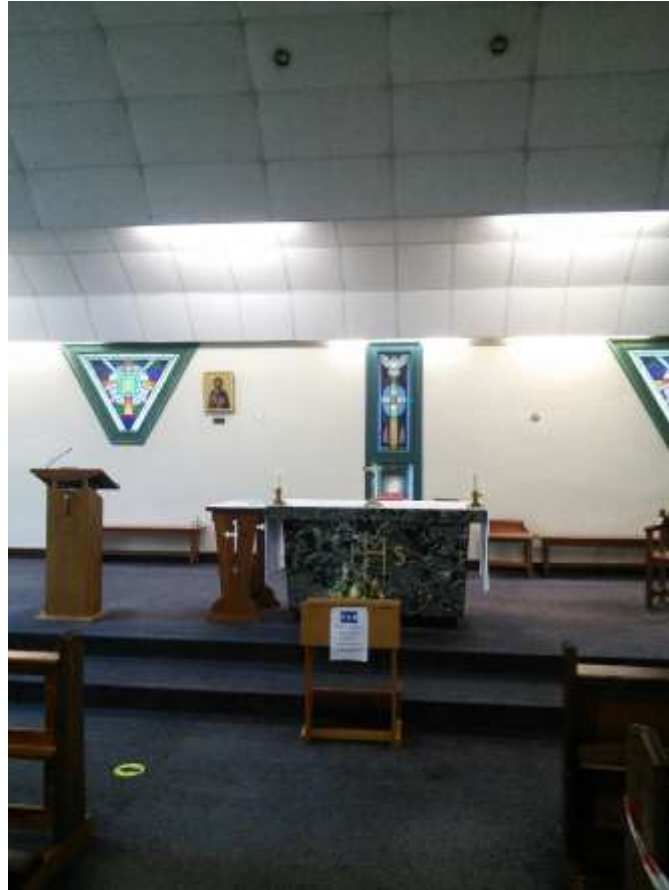
Urgent and of utmost urgency	(A)
Items which should be done within 12 months and not more than 2 years	(B)
Items which need to be done this Quinquennium (2-5 years)	(C)
Desirable improvements in the future and redecoration	(D)
Routine maintenance which can be done without professional advice.	(M)
Items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

1.9 REPORT STRUCTURE

The following report has 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.

Part A

Church Inspection Summary



1.0 SUMMARY OF INSPECTION FINDINGS

Generally, the Church fabric is sound, well maintained and in good decorative order. The roofs are in good order as generally are the walls. There are only a couple of urgent items one of which relates to testing of lightning conductor which we do not think has been done for some time and one relates to the metal undercroft door which is very difficult to shut without a crow bar. Most other items are relatively small and only need maintenance as discussed below.

2.0 EXTERNALLY

Externally the buildings are in relatively good condition with no roof leaks.

2.01 Roofs

The main roof over the modern part of the Church is covered in concrete tiles and is in good condition with only isolated chipping of tiles noted.

There is a wide central valley gutter between new and old roofs which I only had the opportunity to look into from the ends as my travelling surveyors ladder was not tall enough to allow me to safely lift myself into the gutter, and the Church's three left ladder was not available. I was also attacked by seagulls that are nesting in the valley. I noted a bitumen felt gutter which is starting to age and some loose lead flashings against the tiles. The valley does not seem to be leaking at present but given it is made of felt it may need work in the next quinquennium. Once the seagulls have stopped nesting and before this next winter their nest needs to be removed because it will block water outlets.

At one end of the central valley gutter there is a stainless steel spire which is mounted on a brick plinth (old chimney?) which is in reasonable condition.

The roofs over the older parts of the original Vestry, Nave and Chancel are covered with clay pantiles and half round ridge tiles in reasonable order, apart from the inevitable isolated chipped tiles.

The Sacristy roof is flat and covered in asphalt as is a small gutter between the Vestry and main Church wall. It would benefit from a solar reflective coating to prolong its life.

2.02 Gutters & Downpipes

The old part of the Church has cast iron gutters, plastic or cast iron downpipes. The modern extension has very wide projecting metal gutters and metal downpipes with overflows if ever blocked. The modern gutters seem to be performing well but the older cast-iron gutters on the north side of the Church have a couple of leaks at their joints which need repair. The gutters to the Vestry are blocked and need cleaning and ideally would be redecorated soon. The paintwork on the other cast-iron gutters is also starting to peel will probably need painting in the next quinquennium. There is a vent pipe on the west side of the Vestry which needs painting soon.

2.03 The Flat Roofs & Gutters

All the flat roofs and gutters need regular cleaning and if gullies start to overflow, they need cleaning.

2.04 Lightning Conductor

There is a lightning conductor attached to the metal steeple which needs regular testing, at least a couple of times in the quinquennium. The South Downs has the highest number of lightning strikes the country and therefore conducts needs regular maintenance. We do not know when it was last tested.

2.05 Main Walls of the Church

The main walls of the Church are of traditional masonry construction with load-bearing cavity walls on the modern extension. The older parts of the Church may have a cavity between brick skins construction but some may be solid. All the walls are faced in a red stock brick and the Church extension has a feature of very large brick buttresses. There is no visible cracking externally and the walls seem to be sound except for some minor cracking in the mortar joints in the side return wall to the side of the gallery at the junction of the new and old structures. Inside, this cracking is more noticeable and is not surprising since it is the junction of the new and old structures at a point where one might expect differential settlement. I understand this cracking is long-standing issue whilst it should continue to be monitored no work is proposed in this quinquennium.

The pointing to the walls is generally good but there are minor areas of pointing decay on the east and south external walls of the stair to the gallery which need patch pointing in the couple of years. There is also some pointing needed to the side of the entrance doors on the east elevation.

2.06 Parapet to the Sacristy

Where parapet walls have been rebuilt around the Vestry, to incorporate the new damp course, pointing is falling out which is unsightly but of little concern. Ideally it would be repointed but this is not a high priority as the way the damp proof course has been inserted means any pointing is unlikely to stay in place. Notwithstanding this issue the damp proof course should be protecting the inside from moisture as it is.

2.07 Windows

The older parts of the Church have narrow square topped metal lancet windows. The windows to the Vestry and north side of the Church have rusting opening lights which will need decoration with a rust inhibiting paint such as Smooth Hammerite in the next five years. The glazing of the windows is in single glazed leaded lights with borders of stained glass and is in reasonable condition.

The windows to the extension are modern double glazed UPVC windows and are generally in good condition. There are triangular stained glass windows behind the Altar.

2.08 Doors

The Church is entered on the east elevation through painted panelled double doors which will need decoration within this quinquennium. The Vestry door also needs redecoration soon along with the timbers holding up the canopy over it.

The painted steel door into the basement is very hard to shut without a crowbar to lift it up and this needs urgent repair and the door needs painting soon.

2.09 Drainage

There were no problems with the drainage systems reported to me. The foul sewage goes to the main sewer and I presume the surface water drainage goes to soak-aways in the Church grounds.

3.00 INTERNALLY

Generally the Church is well decorated and in good order. There are no signs of any significant structural defects movement or ongoing damp ingress.

3.01 Ceilings

The main body of the Church has a barrel vaulted suspended ceiling which is generally in good order except for a couple of minor old water stains noted towards the Gallery on the north side the Church. It would be desirable to replace the affected ceiling tiles.

3.02 Flooring

The Church is carpeted with a carpeted, long, wide dais forming the Sanctuary along one side. From the under-croft you can see that the floors are insulated, with timber joists, and in the future it may be worth considering insulating from below the floor to reduce heating bills.

3.03 Walling.

Internally the Church walls are in decorative good order and are plastered and painted, with either a smooth or textured paint. There are some brick plinths and surrounds to openings. There are wooden partitions between the Nave and the Meeting room in the Old Sanctuary, in the openings to the Sacristy and to the Gallery above the Narthex. There is old cracking at the junction of the new and old buildings on the east wall, which I mention above, which has been commented on previous inspections, but judging from the descriptions I have read it has not grown recently. When these cracks need decoration they should be filled with lime mortar which will allow some movement which is inevitable the junction of these two periods of construction. Some of the plaster at low-level by the entrance doors in the Narthex needs minor decorative repair, as do a number of rusting ventilation grills which are found in the all the toilets and the sink area accessed off the Sacristy. All these grills need painting with a rust inhibiting paint soon.

There is a patch of failing plaster by the doorway on the west side of the Church by the stairs which needs repair and redecoration in this quinquennium.

3.04 Lighting

The Church interior is well lit with long strips of fluorescent lights and some spotlights. On my visit one fluorescent light was flickering and in need of replacement of its starter. It may be worth considering installing LED strip lights which use less electricity and do not flicker.

3.05 Fixtures and Fittings

The Church seating is in the form of wooden benches and padded seats in the Lady Chapel which are sound and in good order.

The oak Pulpit and oak Dais chairs and benches are generally in good order as is the marble Altar. The Altar inside Chapel is also in good order. There is a modern timber Font to the side of the Dais which has scratch in the varnish on its case which would be good to repair.

Around the Church are mounted plaques illustrating the Stations of the Cross which are made from painted plaster.

3.06 Organ

The Church has an electric organ and an upright piano.

3.07 Sound System

There is a basic sound system with speakers mounted on the walls.

3.08 Heating

The Church has a large, old gas boiler in the under-croft which feeds a central heating system with radiators and fan assisted radiators around the Church. I suspect given its age the boiler will need replacing in the relatively near future. A new condensing boiler is likely to use about one third less fuel than the current boiler.

3.09 Sacristy

On the north side of the Church is a Sacristy with plaster walls and ceiling and a carpeted floor. It is lined with wardrobes. There is also a separate utility area and toilet all of which are in a reasonable state of decoration except for the rusting ventilation grills mentioned above.

3.10 Narthex

On the eastside the Church there is a small Narthex with a staircase leading up to a glazed Gallery Room. There is a toilet off the ground floor Narthex with tiled walls, plastered ceilings and a sheet vinyl floor. The toilet is not a disabled size toilet but does have grab rails. Above the toilet at the first floor Gallery there is another toilet and I presume this room was originally designed for mothers with babies to use in services but now is used as storage area and for the Church's audio-visual equipment.

3.11 Meeting Room

The original Sanctuary has plastered walls and carpet on the floor all of which are in reasonable decorative order ,and is now used as a Meeting Room and Office.

3.12 Electrical

I understand an electrical periodic test has been recently completed satisfactorily.

3.13 Fire Protection & Security

The Church has three exits including in the Sacristy, which should always be accessible when the Church is in use. The Church should be aware of their legal duties to ensure adequate means of escape for users.

There are fire extinguishers within the Narthex and by the exit stairs on the west side of the Nave which were tested last year.

3.14 Disabled Access

It is possible to get into the Church in a wheelchair via the main entrance, and the adjacent ramp but there is no compliant disabled toilet within the building which would be desirable. I understand there is a working hearing loop.

4.00 EXTERIOR

Around the Church there is an extensive well-maintained garden with a number of trees, grassed areas, flower beds and shrubs, a memorial wall and statues. There is also a prefabricated timber hall (see separate report) and garage. There are fences to the neighbours' boundaries on the south and west sides. I suspect these fences are maintained by the neighbours. The fence on the west side could do with some repairs. Along the street sides to the north and east sides there is a low brick wall is in reasonable condition except for a missing brick on a brick pier which needs to be replaced.

The tarmac of the driveway and parking area on the west side of the Church is breaking up and will need repairs or replacement of its wearing course soon.

4.01 Garage

The garage is a stained timber boarded structure with a lightweight timber frame and the lightweight timber roof which is a similar form of construction as the hall. It's in fair condition. There is a shallow pitched mineral-faced felt roof which has had patch repairs. The boarding will need decorating in this quinquennium and the softwood windows on the south side of the garage need decoration and repairs to the putty holding in the glazing.

4.02 Trees

There are a large number of trees in the Church grounds which should be regularly inspected by a Tree Surgeon, to check their safety, given their size and proximity to public areas and where they overhang the footpath.

Part B

Issues, Observations and Comments

1.0.0 Exterior

1.1.0 Roof Coverings

1.1.1 Roofs Generally



Pantile roofs with hogback ridge tiles. Flat roof over Sacristy.

1.1.2 West Roof Over Nave



Condition: Good

Clay pantile roof and clay ridge tile.

1.1.3 Nave East Slope



Condition: Good

Concrete pantiles and clay ridge tiles.

1.1.4 Central Valley

Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

Broad felt valley, which needs cleaning annually. I only had the opportunity to look into it from the western end as my travelling surveyors ladder was not tall enough to allow me to safely step into it. The church's three lift ladder was not available. I was also attacked by seagulls who are nesting in the valley as I went to the top of my ladder. Their nest needs to be removed soon.

1.1.5 Spire



Condition: Reasonable

Metal spire on brick wall with tiled capping.

1.1.6 West Slope Of Vestry



Condition: Good

Clay pantile roof and clay ridge tiles.

1.1.7 Chancel Roof West Slope



Condition: Good

Concrete pantiles and ridge.

1.1.8 Chancel East Slope



Condition: Good

Concrete Pantiles with isolated chipped tiles noted.

1.1.9 Sacristy Roof



Repair Priority: D - Desirable Improvement

Condition: Reasonable

Asphalt roof with low upstand parapet and weathering stones

The Sacristy asphalt roof ideally would have a solar reflective coating to prolong the asphalt's life.

1.1.10 Canopy To Sacristy Door



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Polycarbonate Canopy over Sacristy Door: timber brackets need painting.

1.1.11 Gutter Between Vestry Roof And Main Church

Condition: Reasonable

Single ply membrane wide valley gutter with lead flashings between gutter and tiles.

1.2.0 Rainwater Goods

1.2.1 Gutters To Chancel Roof



Condition: Good

Wide metal gutters with overflows and metal downpipes.

1.2.2 Rainwater Goods To Old Church



Repair Priority: C - Up to 5 years

Condition: Reasonable

Cast iron gutters with cast iron and plastic downpipes which will need painting in next quinquennium or late this quinquennium.

1.2.3 Gutter Leaking North Wall By West Window

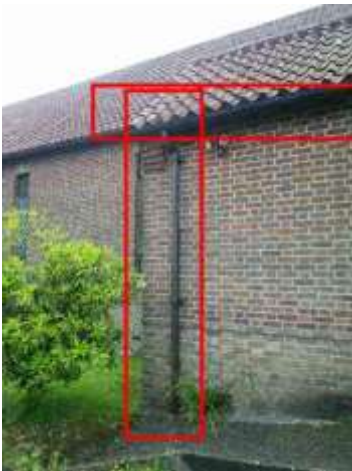


Repair Priority: B- Up to 2 years

Condition: Needs Repairs

There is a gutter leak by the west window on the north wall which needs repair and the gutter cleaning.

1.2.4 Rainwater Pipe To Vestry



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Gutter to Vestry by the ramp on the north elevation:
The rainwater pipe is probably blocked and needs cleaning and redecoration.

1.2.5 Vestry Vent Pipe



Repair Priority: C - Up to 5 years

Condition: Needs Maintenance

The vent pipe on the south side of the Sacristy
need painting.

1.3.0 Walling and Pointing

1.3.1 Walling To Old Church



Condition: Reasonable

Well pointed red stock brickwork

1.3.2 Sacristy Parapet



Condition: Fair

Sacristy Parapet: Pointing has fallen out below parapet to the sides of modern damp proof course. It could be repaired but the position of the dpc and the size of the mortar joint means the pointing is likely to fall out again.

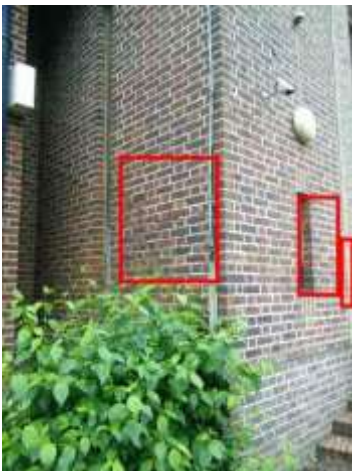
1.3.3 Walling To Chancel Extension



Condition: Good

Brick walls with brick buttresses all built in red stock face bricks.

1.3.4 External Wall Of Stair To Gallery



Repair Priority: B - Up to 2 years

Condition: Needs Repair

External South Wall of Gallery Stair and Adjacent Window Reveal to Stair Window: Some patch-pointing needed where pointing has eroded.

1.4.0 Windows, Doors and Surrounds

1.4.1 Old Church Windows



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Old Church Windows: Narrow square topped lancet windows with rusting metal opening lights, with leaded glass and stained glass borders. All the opening metal lights need painting this quinquennium with a rust inhibiting paint work such as Smooth Hammerite.

1.4.2 Entrance Window And Doors



Repair Priority: B - Up to 2 years

Condition: Needs Repairs

Entrance Door Window and Main Doors: Feature brick arch surround with central rendered cross on a cast stone lintel over the doors. Metal framed stained glass windows above and painted doors below. Patch-pointing need to brick arch on east side. The doors are also in need of decoration.

1.4.3 Boiler Room Door



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Repair

Metal Boiler Room External door: In need of decoration and adjustment so it locks more easily. Currently a crow bar is needed to lift the door so it can be locked.

1.4.4 Sacristy Door



Condition: Reasonable

Painted wooden door with scuffed decorations.

1.4.5 Sacristy Windows



Repair Priority: C – Up to 5 years

Condition: Reasonable

Sacristy Windows: Narrow square topped lancets windows with rusting metal opening lights and part stained glass. All the old metal lights need painting this quinquennium with a rust inhibiting paint such as Smooth Hammerite.

1.4.6 West Windows And Door



Condition: Good

Plastic windows and door.

1.4.7 South Windows



Condition: Good

Plastic Windows with stained glass.

1.4.8 Extension East Windows



Condition: Good

Plastic windows with feature concrete cross and arched window over.

1.4.9 Old Sanctuary High Level Windows



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Small Romanesque windows with leaded lights and rusting opening lights which need painting.

1.5.0 Below Ground Drainage

Condition: Reasonable

No problems have been reported with the mains drains.

2.0.0 Interior

2.1.0 Roof Structures & Ceilings

2.1.1 Chancel Ceiling



Condition: Reasonable

Barrel vaulted suspended ceiling which hides the roof structure over.

2.1.2 Nave Ceiling



Repair Priority: D- Desirable

Condition: Possible Repair

Barrel vaulted suspended ceiling with old water stains noted towards gallery and above west window. The tiles could be changed to get rid of the stain.

2.2.0 Upper Floors, Balconies, Access Stairways

2.2.1 Stairs To Gallery



Condition: Good

Concrete stair with carpeted treads and risers, and metal balustrade.

2.2.2 Gallery Room



Condition: Reasonable

Used as a store with barrel vaulted suspended ceiling, paneled painted walls, carpet to floor.

2.2.3 Gallery Toilet



Condition: Reasonable

Toilet off Gallery Room. Painted plastered walls and ceiling with tiling to toilet and basin areas. Hand basin, cubicle, WC, Electric water heater. Sheet vinyl flooring.

2.2.4 Back Stairway



Repair Priority: B – Up to 2 years

Condition: Needs Repair

Back Stair : Concrete stair covered in carpet, an entrance mat by door. Rough cast plastered walls with paint peeling by back door which needs repair and decoration. Suspended ceiling overhead.

2.3.0 Floors, Platforms

2.3.1 Chancel Floor



Condition: Good

Carpet on solid dais.

2.3.2 Church Floor



Condition: Reasonable

Carpet throughout Church.

2.4.0 Internal Wall Finishes

2.4.1 Walls Generally



Condition: Reasonable

Well decorated plastered walls with slightly rough finish and exposed brick plinth and door surrounds to old Church.

2.4.2 Chancel Walls



Condition: Reasonable

Well decorated textured walls.

2.4.3 Crack North Wall above Organ



Repair Priority: O - Keep under observation

Condition: Fair

Crack on External Walls by Organ Console: High level crack, 4mm gap at worst, which needs to be kept under observation. However the crack is in a position where one may expect cracking due to differential settlement, as it is at the junction of the new and older parts of the Church.

2.4.4 North Entrance Door



Condition: Good

There is a part glazed gallery room over the east entrance with a timber screen.

2.4.5 Screen To Meeting Room



Condition: Good

Glazed stained timber screen fills the arch to the office/meeting room.

2.4.6 Lady Chapel Walls



Condition: Reasonable

Lady Chapel Walls: Scuff marks on east wall at low level need decoration when the Chapel is next decorated which probably can wait until next quinquennium.

2.4.7 Sacristy Screen



Condition: Good

Part glazed timber screen in brick arch to Sacristy.

2.5.0 Monuments, etc.

2.5.1 Statues



Condition: Good

Various statues of Our Lady and other Saints are positioned around the Church.

2.6.0 Toilets, Kitchen, Vestries, Meeting Rooms etc

2.6.1 Narthex



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Narthex: Plastered walls and painted paneled ceiling. Entrance mat carpet. There is a crack in plaster noted at low level to west of door. Base of doors will need decorations touching up soon.

2.6.2 Toilet



Repair Priority: C - Up to 5 years

Condition: Needs Repairs

Toilet off Narthex: Painted plastered walls and ceiling with tiling up most of the height of the walls. Hand basin, cubicle, WC with grab rails, and baby change table. Electric water heater. Sheet vinyl floor. The rusting ventilation grill in toilet needs painting with rust inhibiting paint such as Smooth Hammerite.

2.6.3 Sacristy



Condition: Good

Plastered walls with built in cupboards, painted plastered ceiling, carpet to floor.

2.6.4 Toilet And Sink Area Off Sacristy



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Sacristy Toilet and Sink Area: Painted plastered walls and ceiling with splash back tiling . Sink and older kitchen units which may need replacing soon. Electric water heater. Separate toilet cubicle, with WC sheet vinyl floor. The rusting ventilation grills need painting with rust inhibiting paint such as Smooth Hammerite paint. Radiator also needs to be painted.

2.6.5 Vestry By Sacristy



Condition: Good

Plastered walls with built in cupboards, painted barrel vault paneled ceiling, carpet to floor.

2.6.6 Office Meeting Room



Condition: Good

Plastered walls, barrel vault suspended ceiling, carpet to floor. High level Romanesque windows.

2.6.7 Under-Croft



Condition: Reasonable

Concrete ceiling and floor , calcium silicate brick and block walls.

2.6.8 Void Under Church Floor



Repair Priority: D- Desirable Improvement

Condition: Reasonable

Void Below Church Floor: Well ventilated void below Church floor with timber joists to Church floor but no insulation. It could be insulated from below without disturbing the Church finishes.

2.7.0 Fittings, Fixtures, Furniture and Moveable Articles

2.7.1 Altar



Condition: Good

Green marble altar.

2.7.2 Chapel Altar



Condition: Reasonable

Timber altar.

2.7.3 Pulpit And Sanctuary Furniture



Condition: Good

Modern oak furniture , chairs and stand for tabernacle.

2.7.4 Font



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Timber base to font has a scratch on the varnish which should be repaired.

2.7.5 Pews



Condition: Good

Timber, mobile pews

2.7.6 Seats



Condition: Good

Upholstered wooden chairs to Chapel.

2.7.7 Stations Of The Cross



Condition: Good

Painted plaster plaques of Stations of the Cross around the Church walls.

2.8.0 Organ



Electric organ and two consoles. There is an upright piano as well.

3.0.0 Services, Installations and Other Matters

3.1.0 Heating



Condition: Reasonable

Heat Emitters: Mix of blown air and radiators distribute heat from gas boiler in basement.

3.1.2 Heating (2)



Condition: Fair

There is a large, old gas boiler in basement.

3.2.0 Electrical

3.2.1 Lighting



Repair Priority: D - Desirable Improvements

Condition: Reasonable

Fluorescent tube lighting which could be replaced by non-flickering LED strip lights now which would not flicker, cost less to run and need less maintenance.

3.2.2 Electrical



Condition: Good

Electrical periodic test recently completed.

3.3.0 Insulation

Condition: Fair

We presume the bulk of the Church is insulated to the required standard at the time of construction. I doubt the older office and vestry are insulated.

3.4.0 Water Supply and Conservation

Condition: Good

The Church has a mains water supply.

3.5.0 Sound System



Condition: Reasonable

The Church has an older basic sound system and I understand there is a hearing loop.

3.6.0 Fire Protection



Repair Priority: M - Routine Maintenance

Condition: Good

Fire extinguishers in entrance Narthex, and back entrance. Tested last year.

3.7.0 Lightning Protection



Repair Priority: A - Urgent/ Up to 12 months

Condition: Needs Maintenance

Lightning Conductor: There is a conductor on the spire but I understand has not been tested for some time and needs testing at least once a Quinquennium

4.0.0 Churchyard and Environment

4.1.0 Boundary Walls, Railings and Fencing, Gates

4.1.1 Upper Church Road and Seddlescombe Road Boundaries



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Boundary Wall to Pavement North & East Sides: Low brick wall with some historical movement noted as it leans slightly in to the Churchyard and there are some old cracks. Missing brick on one pier noted which needs repair.

4.1.2 South Boundary



Condition: Reasonable

Modern fencing with some ivy starting to grow on it, which needs to be kept in check.

4.1.3 South West Boundary



Condition: Reasonable

St Vincent's Flats form the southern boundary.

4.1.4 Western Boundary



Condition: Fair

Slightly dilapidated neighbouring house fence forms a long western boundary.

4.2.0 Paths and Access, Hardstanding Areas and Parking

4.2.1 Car parking



Repair Priority: B - Up to 2 years

Condition: Needs Repair

Tarmac roadway and parking which needs patch repairs before it gets worse.

4.2.2 Paths Generally



Repair Priority: M - Routine Maintenance

Condition: Needs Maintenance

Paths: Mix of tarmac and concrete paths with low retaining walls. Some cracking to surfaces of paths. Plants growing in path cracks need killing with systemic weed killer and cracks patched where they are becoming a trip hazard.

4.2.3 Access



Condition: Reasonable

The Church has ramped access with handrails leading to entrance.

4.2.4 Steps To Back Door



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Steps To Back Door: Timber top rail is rotting and will need replacement in this quinquennium. The brick steps are in reasonable condition.

4.3.0 Gardens and Planted Areas

4.3.1 Gardens



Condition: Good

Attractive well maintained gardens surround the Church.

4.3.2 Old Garage And Garden Store



Repair Priority: C - Up to 5 years

Condition: Needs Repair

Garage: Felt roofed, with painted and stained barge boards, timber framed structure on brick base of similar lightweight construction as hall. Stained boarded walls need decoration as do windows which also need putty repairs to glazing. There is a missing timber rail on one of the doors which needs repair.

4.3.3 Old Garage



Condition: Fair

Concrete floor with sunken pit in floor with timber boards over. Stud walls with shelving and used for storage.

5.0.0 Trees



Repair Priority: M - Routine Maintenance

Condition: Fair

There are a number of trees in the Church grounds. These trees need regular safety inspections from a tree surgeon at least once a quinquennium.

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 Report. They are there to give the Church an order of the magnitude of the cost of 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.

Item	A: Items which are urgent	Budget Cost
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1.4.3	Metal Boiler Room External door: In need of decoration and adjustment so it locks more easily.	£100
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3.7.1	Lightning Conductor: There is a conductor on the spire but I understand has not been tested for some time and needs testing at least once a Quinquennium	£400
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Item	B: Items which should be done this quinquennium, preferably in the next 2 years	Budget Cost
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1.2.4	Gutter to Vestry by the ramp on the north elevation: The rainwater pipe is probably blocked and needs cleaning and redecoration.	£500
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1.3.4	External South Wall of Gallery Stair and Adjacent Window Reveal to Stair Window: Some patch-pointing needed where pointing has eroded.	£300
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1.4.2	Entrance Door Window and Main Doors: Feature brick arch surround with central rendered cross on a cast stone lintel over the doors. Metal framed stained glass windows above and painted doors below. Patch-pointing need to brick arch on east side. The doors are also in need of decoration.	£300
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2.2.4	Back Stair : Rough cast plastered walls with paint peeling by back door which needs repair and decoration.	£300
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2.7.4	Timber base to font has a scratch on the varnish which should be decorated.	£60
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4.2.1	Tarmac roadway and parking which needs patch repairs before it gets worse.	£1000
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Item	C: Items which have no fixed timescale but should be done in this quinquennium	Budget Cost
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1.1.10	Polycarbonate Canopy over Sacristy Door: timber brackets need painting.	£100
1.2.2	Cast iron gutters with cast iron and plastic downpipes which will need painting in next quinquennium or late this quinquennium.	£1000
1.2.5	The vent pipe on the south side of the Sacristy need painting.	£100
1.4.1	Old Church Windows: Narrow square topped lancet windows with rusting metal opening lights, with leaded glass and stained glass boarders. All the opening metal lights need painting this quinquennium with a rust inhibiting paint work such as Smooth Hammerite.	£600
1.4.5	Sacristy Windows: Narrow square topped lancet windows with rusting metal opening lights and part stained glass. All the old metal lights need painting this quinquennium with a rust inhibiting paint such as Smooth Hammerite	£400
1.4.9	Small Romanesque windows with leaded lights and rusting opening lights which need painting.	£400
2.6.1	Nathex: There is a crack in plaster noted at low level to west of door. Base of doors will need decorations touching up soon.	£100
2.6.2	Toilet off Narthex: The rusting ventilation grill in toilet needs painting with rust inhibiting paint such as Smooth Hammerite	£60
2.6.4	Sacristy Toilet and Sink Area: Rusting ventilation grills need painting with rust inhibiting paint such as Smooth Hammerite. Radiator also needs to be painted.	£80
4.1.1	Boundary Wall to Pavement North & East Sides: Low brick wall with some historical movement noted as it leans slightly in to the Churchyard and there are some old cracks. Missing brick on one pier noted which needs repair.	£50
4.2.4	Steps To Back Door: Timber top rail is rotting and will need replacement in this quinquennium. The brick steps are in reasonable condition.	£150

4.3.2 Garage: Felt roofed, with painted and stained barge boards timber framed structure on brick base of similar lightweight construction as hall. Stained boarded walls need decoration as do windows which also need putty repairs to glazing. There is a missing timber rail on one of the doors which needs repair. £2000

Item D: Items to which improvement is desired Budget Cost

1.1.9 The Sacristy asphalt roof ideally would have a solar reflective coating to prolong the asphalt's life. £500

2.1.2 Barrel vaulted suspended ceiling with old water stains noted towards gallery and above west window. The tiles could be replaced to get rid of the stain £100

3.2.1 Fluorescent tube lighting which could be replaced by non-flickering LED strip lights now which would not flicker, cost less to run and need less maintenance. £5000+

Item M: Items requiring routine maintenance Budget Cost

1.1.4 Broad Felt valley which needs cleaning annually which I only had the opportunity to looking into from the ends as my travelling surveyor's ladder was not tall enough to allow me to safety step into it. The churches three lift ladder was not available. I was also attacked by seagulls that are nesting in the valley as I went to the top of my ladder. Their nest needs to be removed soon. £300

3.6.1 Fire extinguishers in entrance Narthex, and back entrance. Tested last year. Organised

4.2.2 Paths: Mix of tarmac and concrete paths with low retaining walls. Some cracking to surfaces of paths. Plants growing in path cracks need killing with systemic weed killer and cracks patched where they are becoming a trip hazard. £300

5.1.1 There are a number of trees in the Church grounds . These trees needs regular safety inspections from tree surgeon at least once a quinquennium.

Item	O: Items that should be kept under observation	Budget Cost
2.4.3	Crack on External Walls by Organ Console: High level crack, 4mm gap at worst, which needs to be kept under observation. However the crack is in a position where one may expect cracking due to differential settlement, as it is at the junction of the new and older parts of the Church.	
2.6.8	Void Below Church Floor: Well ventilated void below Church floor with timber joists to Church floor but no insulation. It could be insulated from below without disturbing the Church finishes.	£5000?