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QUINQUENNIAL INSPECTION REPORTS

FOR Our Lady and St John Church and Presbytery,
Goring-on-Thames
Christ the King Church, Woodcote

PARISH Goring-on-Thames

DIOCESE Birmingham

DATE 2 January 2018

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Appendix A: Asbestos

Appendix B: The Equality Act 2010

NOTES ABOUT ACCESS

External inspections were carried out from ground level. Internally, the inspections were carried out from floor level. No covered, unexposed or inaccessible parts of the building have been inspected, nor any opening up done of hidden construction. Where these are advisable, they have been recommended in the Report for separate instruction.

ASBESTOS

The attention of the church authorities is drawn to the possibility of its presence, and to their duties under *The Control of Asbestos at Work Regulations 2004*. Further information is given in Appendix A.

PRIORITY OF REPAIRS: DEFINITIONS

The following references are noted on the right hand side of the page, and summarised at the end of each Report:

A	Urgent
Inv	To investigate
B	Essential within the next 18 months
C	Essential within the quinquennium
D	Eventual - i.e. future desirable repairs, renewals and redecoration
Mon	Monitor / routine maintenance

COSTS

Budget costs are indicated purely as an initial guide, and should not be used for establishing a cost plan for future expenditure. VAT and professional fees are not included.

Church of Our Lady & St John, Goring –on-Thames

QUINQUENNIAL INSPECTION REPORT

Inspection carried out by John Radice on 30 November 2017

Weather at time of inspections: fine and cold

1 GENERAL DESCRIPTION OF CHURCH

1.1 A small Arts and Crafts Gothic village church, designed by the architect William Ravenscroft of Reading (better known for his Domestic Revival houses), comprising a Nave, Sanctuary, bell tower and Sacristy.



P1: View from S

1.2 It was constructed in two halves: the sanctuary and eastern part of the nave were opened in May 1898, the western part of the nave was only completed in 1938. It is not listed.

1.3 It is in a reasonable condition, and has been fairly well maintained.

In this report, reference numbers have been given to windows, doors, buttresses and rainwater downpipes, commencing at the NE corner and going round clockwise in plan.



P2: View from NW

2 EXTERNAL WALLS WINDOWS, VENTILATION AND EXTERNAL DOORS

Generally

2.1 The walls are of red facing brick laid in English bond, with specials over a plinth and forming string courses.

2.2 There are limestone dressings to door and window openings, all still in good condition.

2.3 The brickwork in some isolated places has been attacked by frost.



P3: B2

2.4 Pictured is the E face of buttress B2 and S face of B3



P4: B3

C

2.5 Some of the pointing is poor, notably on the buttress weatherings and close to the ground.



P5: B2



P6: E face, below W1

C

- 2.6 Other places to watch out for failing pointing are beneath the parapet copings.



P7: NE kneeler to chancel



P8: E Nave on N side

C

- 2.7 Some exposed places have been repointed in small patches – by the looks of it, with the wrong mortar.

- 2.8 Most of the pointing is holding up well; so it would make sense to repair the damaged areas now in a suitable lime mortar.



P9: Below SE kneeler to chancel

C

- 2.9 Built up against the W end are the remains of an old boiler room and coal bunker, adapted in a gimcrack manner for a garden store.



P10: The church shack



P11: W elevation

C

- 2.10 I am relieved to see plans are underway to replace this with a Parish Room.

- 2.11 The W elevation shows a history of pointing repairs.

- 2.12 There are no particular issues to mention on the N side, or about the handsome N Porch.

- 2.13 The junction between the 1989 and 1938 construction is discernable (as it is on the S side) but the bricks seem identical.



P12 & 13: N side and Porch



Windows generally

- 2.14 All windows are leaded, either stained or plain (usually coloured) glazing, with iron ferramenta. The latter generally need redecorating

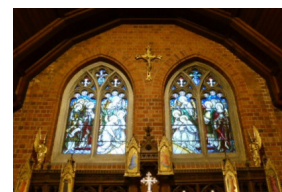
C

- 2.15 The windows in the older part have simple stone tracery, in good order.

- 2.16 There are sufficient vents (in iron frames), but not all are working. The frames also need redecorating.

- 2.17 W1 2-light with tracery, stained glass, sound

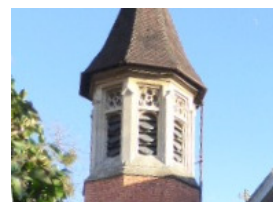
- 2.18 W2 As W1. These two windows form a pleasing composition with the high altar



P14: W1 & W2

A
C

2.19	W3 – 5	Lancets with tracery, rectangular plain glazed, sound	
2.20	W6	3-light without tracery, rectangular plain clear glazed, sound	
2.21	W7	3-light with tracery, rectangular plain glazed, sliding vent has missing cord	A
2.22	W8, 9	3-light without tracery, rectangular plain clear glazed, bottom hung vents, sound	
2.23	W10, 11	2-light with tracery, stained glass, sound	
2.24	W12	2-light without tracery, rectangular plain clear glazed, sound	
2.25	W13, 14	Lancets with tracery, rectangular plain glazed, sound	
2.26	W15	As W12	
2.27	W16	As W7, sound with an operational sliding vent	
2.28	W17	Lancet without tracery, stained glass, sound	
2.29	W18	As W3, sound	
2.30	W19	As W3, 2 broken and 2 cracked panes	A
2.31	W20	As W3, sound	
2.32	W21	(at HL to bell tower) Small single light with rectangular panes, sound	
2.33	Belfry openings	Limestone dressings / tracery and slate louvres are all in good order	



P15: Belfry

External doors

2.34	D1	Planked, painted door, generally in good order. Needs adjusting to latch. 5-lever mortice deadlock is secure.	A
2.35	D2	Frames, painted double doors in reasonable order. The W leaf has a closer. 5-lever mortice deadlock is secure.	

3 ROOFS, ROOF STRUCTURES AND RAINWATER GOODS

Generally

- 3.1 All roofs are covered in red plain clay tiles with roll top clay ridge tiles, reasonably well bedded and pointed. The Sacristy roof is hipped with bonnet tiles, and tiled valleys where it meets the Nave roof.
- 3.2 Eaves are open, with timber boarding over the rafter ends. The paintwork is in reasonable order.
- 3.3 Parapets are capped in limestone, in good condition, including a cross on the E gable.
- 3.4 Tiling is weathered to the parapets with lead soakers and flashings. There is evidence of past leaks above the altar (see item 5.5) and on the W wall (see item 5.15) so I assume these have received attention in the not too distant past.

- 3.5 In general, the condition of the roofs is fair but there are some instances of local repair needed.
- 3.6 The gutters (apart from on the bell tower) have been replaced in half round Alumasc aluminium. The paintwork is flaking off generally, particularly on the brackets which appear to be plastic. Gutter joints generally leak and need resealing. **C**
- 3.7 Downpipes remain in their original cast iron, and are due for redecoration. **C**
- 3.8 There is no lightning conductor; but the church is at low risk of a lightning strike due to its height and sheltered location.

S Chancel

- 3.9 2 broken tiles noted



P16 & 17: Chancel, S slope

A

S Sacristy

- 3.10 Some past settlement has opened up rather large gaps between the bonnets and plain tiles.
- 3.11 Some of the bonnet pointing is deteriorating.



P18: Sacristy, S slope

Mon

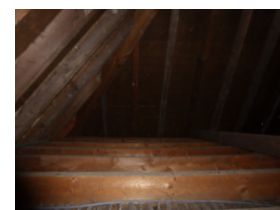
A

E Sacristy

- 3.12 1 broken tile near the E valley.
- 3.13 An old chimney has been capped off with plain tiles.



P19: Sacristy, E slope



P20: Sacristy loft

A

- 3.14 There is a loft void accessed through a ceiling hatch. Old sarking felt is in evidence, reasonably intact. There is no thermal insulation – nor presumably on any roofs. **D**

W Sacristy

- 3.15 1 slipped tile.



P21 & 22: Sacristy, W slope

A

S Nave

- 3.16 (View from Presbytery first floor)



P23 & 24: Nave, S slope

3.17 2 broken / shaled tiles



A

P25 & 26: Nave, S slope

N Nave

3.18 The 1938 tiles are slightly more even



P27 & 28: Nave, N slope

3.19 The gutter at the E end has been packed up rather temporarily with a decaying piece of timber



C

P29: N Nave gutter

Bell tower

3.20 The low octagonal spire is also covered in plain clay tiles, with angled hip tiles, apparently in reasonable condition.

3.21 It is surmounted by a large lead capping, also apparently in reasonable condition

3.22 Mounted on top is an iron cross, rusty but intact



Mon

P30: Spire from W

3.23 The guttering is the original cast iron, rusting, with holes in evidence and one corner missing its junction piece.



P31: Spire, W side

3.24 Although the incident rainfall is not large – there is no sign of staining below – this needs to be attended to. The eaves timbers could also then be redecorated.



C

3.25 The gutter discharges down a rusty cast iron pipe, and there seems to be a diverting plastic pipe – all this needs better investigation.

P32: Bell tower

Inv

4 RAINWATER DISPOSAL

4.1 The downpipes have shoes and discharge over open gullies.

4.2 Several are very blocked up and must be cleared out immediately.

4.3 Once these are cleared, all SW drains should be checked for free flow.

4.4 I have no information whether they drain to local soakaways or a public sewer.



P33: RWP 1



P34: RWP 8

A

Inv

Inv

5 INTERIOR

Generally

5.1 The Nave interior is divided into four bays by the tie beams of the panelled wagon roof with a plastered coved cornice.

5.2 The exposed brick walls are of red brick above a dado of grey bricks.

5.3 The moulded brick chancel arch rests on pairs of short marble columns with stone capitals and corbels.



P35: Looking E

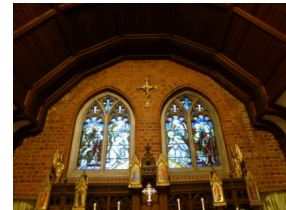


P36: Looking W

Sanctuary

5.4 Ceiling: timber boarding covering the rafters, between exposed truss members, in good order.

5.5 Walls: flush pointed English bond brickwork. Stained with past roof leaks on E wall, and some poorly matched repointing. Some bricks have spalled, unusually.



P37: Sanctuary E wall

5.6 Floor: 30mm thick pine block parquet laid in pitch, in reasonable order. There is a new pile carpet on the altar steps.

5.7 The blocks generally could do with re-finishing, to even up their appearance.

C

5.8 Fittings: The sanctuary has decorative altar rails of timber and iron, with gilded vine leaves.

5.9 The timber altar on three steps has a frontal of three quatrefoils in timber tracery and marble panels.

5.10 The timber reredos has blind tracery panels on either side of the altar and above it empty traceried niches on either side of a monstrance throne.



P38: Altar / reredos

5.11 Six gilded panels with small paintings of angels (which came from the boathouse chapel) are attached to finials, with two golden angel figures at the outer ends of the reredos cresting.

Nave

5.12 Ceiling as Sanctuary.

5.13 Walls: Brickwork as Sanctuary

5.14 There is some minor cracking to the RHS of W11, which should be monitored – but hopefully it is now inactive.



P39: Nave ceilings

Mon

5.15 Like the E wall, the W wall is stained from past leaks and has poorly matched repointing



P40: To RHS of W11



P41: W10 & W11

Mon, C

5.16 Floor: pine block parquet as Sanctuary in the older part, some working loose.

5.17 In the newer part, a more straight-grained, longer block has been used, 20mm thick, better adhered. Re-finishing also advised, as above.

C

5.18 The junction between the two types is not very level, and has become a bit untidy, with blocks loose on both sides.

5.19 This may become a trip hazard, and should in any case be improved/

5.20 By entrance door D3, there is a piece of lino of unknown purpose.



P42 & 43: Nave floor



**Mon
C**

5.21 The blocks underneath seem in the same condition as elsewhere, so I suggest it is removed.

A

5.22 Internal door D3: Felt covered flush doors, small vision panels with leaded glazing.

5.23 The felt is ragged down the meeting stiles – and no doubt under the rather ugly kick plates.

5.24 The stone flat arch above has moved slightly.

5.25 Fittings: Beside the chancel arch stands a statue of the Sacred Heart on a ledge with marble columns, matching that of the large statue of the Virgin Mary at the west end.



P44:D3

C

Mon

5.26 There are unpainted cast plaster Stations, sound.

5.27 The pine pews are in good order – and well designed.

St Joseph's Chapel

- 5.28 This lies under the Bell tower, a half octagon in plan.
- 5.29 Ceiling: boarded, rather stained from water ingress. I am unsure whether this is active.
- 5.30 Walls: Brickwork as elsewhere. Iron rungs built into recess for tower access through timber hatch
- 5.31 Fittings: Statuary on a handsome small altar, probably in Portland limestone.
- 5.32 There has been some movement, with joints opening up – and a large gap with the wall behind
- 5.33 Floor: timber floorboards, sound.

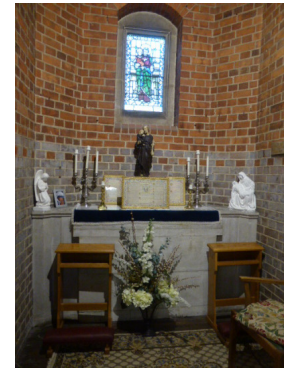


P45: St Joseph's Chapel

Inv, C



P46: Gap behind altar



P47: St Joseph's Chapel

Mon

Belfry

- 5.34 This contains a single, fixed bell. The headstock beam fixing brackets are very corroded and should be treated and coated.
- 5.35 The timber spire structure appears sound
- 5.36 The walls are of brick and limestone. The belfry openings are protected from large birds with netting.
- 5.37 The floor is lined with lead. I am unsure whether the staining below is historic or active.
- 5.38 There is a large amount of debris to be cleared out.
- 5.39 I assume this is a mixture of small bird droppings and what they bring in or is blown in.



P48: Belfry and spire



P49: Headstock beam bracket

C



P50: Belfry floor



P51: Belfry interior

Inv

B

Sacristy

- 5.40 Ceilings: painted plaster with a timber ceiling hatch.
- 5.41 Walls: plastered and painted, stained timber picture rail, some splashback tiling; all sound
- 5.42 Floor: Older pine blocks, many loose.



P52 & 53 : Sacristy

C

- 5.43 Internal door D4: handsome framed stained timber door, partly glazed, with leaded fanlight over, sound.
- 5.44 Fittings: Modern base units with st st sinktop; various wardrobes, a chest of drawers, a safe (altar frontals kept in Presbytery); all serviceable.

Porch

- 5.45 Ceiling: painted plaster between stained rafters / collars, in fair condition.
- 5.46 Walls: brickwork as elsewhere, sound.
- 5.47 Floor: Quarry tiles, sound. There is a temporary plywood ramp for wheelchair access (see below). The mat is unfixed and seems to present a trip hazard as you come down the ramp.

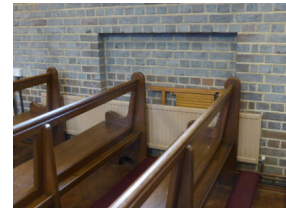


P54: Porch interior

A

6 HEATING SYSTEMS

- 6.1 There is a gas fired hot water system with panel radiators, heated from the boiler in the Presbytery. No problems were reported to me
- 6.2 The radiators have not been chosen with any thought for the architectural features – the wall recesses presumably used neatly to contain cast iron radiators. At least, the horrid cream colour could be changed!



P55: Typical radiator

D

- 6.3 I have no information on dates when the heating systems were last inspected. An examination and test should be made by a qualified engineer annually.

B

7 ELECTRICAL SYSTEMS

- 7.1 The church has an effective installation of space, display and accent lighting, with pendant fittings, concealed fluorescents, wall-mounted spot and floodlights, generally LE lamps.
- 7.2 The coving lighting seemed harsh to me; perhaps the answer lies in a different shade of paint.
- 7.3 The Sacristy has a fluorescent light. The Porch has a pendant fitting, and an exterior light.

Inv

D

7.4 13A power sockets are fitted in reasonable quantities for the way the church is presently used.

7.5 I have no information as to when the electrical installations were last tested. This must be done quinquennially by a qualified electrician. **C**

7.6 There is a PA system in the worship areas, with speakers mounted on each side of the chancel arch at high level, and a sound loop for the hard of hearing.

8 FIRE PROTECTION AND SECURITY

8.1 Extinguishers are provided as required. The extinguishers must be tested annually. **B**

8.2 The external doors have reasonable security locks.

8.3 No particular problems were reported to me.

9 ACCESS FOR THE DISABLED

9.1 Wheelchair access at present requires a steep wooden ramp in the Porch; thence, the Nave and Sacristy are on a level.

9.2 The wheelchair disabled would therefore require assistance into the church, also to open D3.

9.3 It is recommended that a space is designed for a wheelchair rather than being parked in an aisle etc.

9.4 The church at present lacks a disabled toilet; plans are being developed to address this. **C**

9.5 See in Appendix B for further information on the Equality Act, which now governs disabled access. **A**

10 EXTERNAL AREAS

Grounds – well maintained.

10.1 E area: graveled vehicle entrance. Serviceable, but consider paving?

10.2 W area: mown lawns and shrubs.



P56: Entrance and E area



P57: W area

10.3 N area: gravel path, lawns, clipped bushes.

10.4 There is a rather charming grotto / shrine, although I think it is rather overwhelmed by the (clipped) ivy.



P58: N area



P59: Shrine to Our Lady

(For remaining areas and the boundaries see Reports on the Presbytery)

11 SUMMARY OF ACTIONS**Urgent work / investigations (Category 'A')**

11.1	External walls, windows, ventilation and external doors	
	Restore vents to operation (2.16, 2.21)	200
	Repair broken quarries (2.30)	100
	Adjust D1 to latch (2.34)	25
11.2	Roofs, roof structures and rainwater goods	
	Repair broken / slipped tiles (3.9, 3.12, 3.15, 3.17)	500
	Repoint bonnets (3.11)	100
	Investigate Bell Tower RWP (3.25)	150
11.3	Rainwater disposal	
	Unblock gullies (4.2)	Parish
	Check flow of drains (4.3)	Parish
	Confirm outfall (4.4)	Parish
11.4	Interiors	
	Remove lino piece (5.21)	Parish
	Investigate Bell Tower leaks (5.29, 5.37)	-
	Replace entrance mat (5.47)	75
11.5	Electrical systems	
	Investigate changing lamps to LE type (7.1)	-
11.6	Disabled access	
	Investigate enhanced provision (9.5)	-
TOTAL		£1,150

Category 'B' works

11.7	Interiors	
	Clear debris out of Bell Tower (5.38)	Parish
TOTAL		£0

Category 'C' works

11.8	External walls, windows, ventilation and external doors	
	Repair and repoint brickwork (2.4, 2.5, 2.6, 2.8)	3,500
	Demolish lean-to store (2.10)	-
	Redecorate window ferramenta (2.14, 2.16)	500
11.9	Roofs, roof structures and rainwater goods	
	Reseal all gutters (3.6)	750
	Redecorate RW goods (3.6, 3.7)	1,250
	Redesign gutter fixing (3.19)	-
	Renew Bell Tower gutters and decorate eaves(3.24)	1,500

		Est cost £
11.10	Interiors	
	Repair and re-finish block flooring (5.7, 5.16, 5.17, 5.19, 5.42)	1,500
	Renew felt covering to D3 (5.23)	250
	Redecorate Chapel ceiling (5.29)	750
	Rust protect bell fixings (5.34)	50
11.11	Disabled access	
	Develop plans for DWC (9.4)	-
	TOTAL	£10,050

Monitoring category

11.12	Roofs, roof structures and rainwater disposal
	Sacristy roof movement (3.10)
	Bell tower cross (3.22)
11.13	Interiors
	Movement (5.14, 5.24, 5.32)
	Loosening blocks (5.16, 5.18)

Presbytery at Our Lady & St John, Goring-on-Thames

QUINQUENNIAL INSPECTION REPORT

Inspections carried out by John Radice on 30 November 2017

Weather at time of inspections: fine and cold

1 GENERAL DESCRIPTION OF BUILDING

1.1 I venture to guess that the house dates from the extending of the church in 1938.

1.2



P1 - 3: From SE, SW, NW

1.3 Downstairs it has an Entrance Hall, Kitchen, Utility, Larder, Office, WC and Dining Room.

1.4 Upstairs there is a Drawing Room, 2 bedrooms, a small Oratory, and a bathroom with an airing cupboard.

1.5 It is in generally good decorative order.

2 EXTERNAL WALLS WINDOWS, VENTILATION AND EXTERNAL DOORS

2.1 The exterior is in English bonded brickwork up to first floor level (some along the S side, painted), and painted wet dash render above.

2.2 This may once have been quite a stylish house – note the unusual buttressed corner on the SW, the brick arches, and the corbelled projections on the W elevation..



P4: SW corner



P5: S elevation

2.3 The windows have now mostly been replaced in the inevitable PVC, rather crudely fitted.

2.4 The lead cills were left in place, but are generally cracked and failing.



P6 & 7: Lead window cills



Mon, D

2.5 The back door has been replaced in PVC.

2.6 The porch still has a half glazed timber doors and timber fenestration.

2.7 These are in reasonable order apart from a decayed timber cill and door frame



P8: Porch window



P9: Porch door frame

C

3 CONSERVATORY

3.1 This cheap aluminium affair is more by way of a greenhouse, but not apparently used as such.

3.2 It is paved with concrete flags.

3.3 It has lost a pane on the E side.



P10: Greenhouse



P11: Cill fixing defect

3.4 The E and S sides have somehow got pushed out at the bottom, parted company with the cill extrusion and sagged below it. The thing really has had its day.

C

4 ROOFS, ROOF STRUCTURES AND RAINWATER DISPOSAL

4.1 The hipped main roofs are covered with plain clay tiles with angled bonnets and valley tiles, laid over a boarded cut timber roof. The painted open eaves are in fair order.

4.2 There are quite a few defects to the tiling, noted below.

4.3 There are small lead flat weatherings over the upstairs windows, which I was not able to inspect.



P12: Typical upper window weathering

Inv

4.4 E slope: 1 shaled tile along the eaves.



P13: E slope

4.5 S slopes: a PVC S&VP penetration lacks any weathering slate, and the mortar flaunching has broken up.



P14: S slope

A

A

4.6 I noted 2 slipping tiles.



P15 & 16: S slope



A

4.7 The chimney stack appears structurally sound, but its render has not been fully painted.



P17: Stack from SW

4.8 W slope: 1 slipping tile.



P18: Porch, W slope

4.9 Porch: 1 slipping tile.

4.10 N slope: 1 slipping tile, and some very serious damage to the NW hip.



P19 & 20: N slope

4.11 RW goods have been replaced in PVC and appear sound.



Loft

4.12 This is reached through an uninsulated ceiling hatch in the Oratory

4.13 It is not boarded out or used as storage. It has a large old water tank, and new tanks in present use. The tank insulation has slipped.



P21: View of loft

4.14 There is only 4" of fibreglass insulation. More should be added.

5 SOIL WATER DISPOSAL

5.1 There are various external manholes, presumably taking the drainage to the public sewer.

5.2 No problems were reported to me, so I did not inspect them.

6 INTERIORS – Particular observations are as follows:

Lobby / Utility Room – rather crammed with stuff.

6.1 Walls / ceiling: painted plaster in good order.

6.2 Floor: new sheet vinyl on a solid substrate, apparently sound.

6.3 Fittings: various fairly new units and worktops in good order.

6.4 Door from Lobby has been removed.



P22: Utility Room

Larder (reached through Utility)

6.5 Walls / ceiling: newly plastered, not yet decorated.

6.6 Floor: unpainted screed.

6.7 Door: panelled, sound.

Kitchen

6.8 Ceiling: painted lath and plaster with some cracking.

6.9 Walls: painted plaster / tiling, sound.



P23: Kitchen ceiling

6.10 Floor: new sheet vinyl on suspended timber, apparently sound.

6.11 Fittings: all new



P24: Kitchen

Mon

6.12 Doors: panelled. The door into the Lobby is warped.

D

Hall

6.13 Ceiling: painted lath and plaster with some cracking.

Mon

6.14 Walls: painted plaster, sound

6.15 Floor: new sheet vinyl on suspended timber, apparently sound.

6.16 Entrance door: panelled and glazed in good order, with a 5-lever security lock and deadlock.

Porch

6.17 Ceiling: painted timber boarding, sound.

6.18 Walls: painted brickwork and glazing.

6.19 Floor: quarry tiles, sound.

Office

6.20 Ceiling / walls: painted plaster in good order.

6.21 Floor: carpeted.

6.22 Door: panelled, with nightlatch added, sound.



P25: Office

Dining Room

6.23 Ceiling / walls: painted plaster in good order.

6.24 Floor: carpeted.

6.25 Door: panelled, sound.

6.26 Fireplace has been panelled over with no air vent, but there seem to be sufficient gaps around the panelling.



P26: Dining Room

WC (under the stairs)

- 6.27 Sheet vinyl flooring, fittings, other finishes all in good order

Stairs and Landing

- 6.28 Carpeted, with hardwood balustrading and an added mopstick handrail, all sound.
- 6.29 Landing ceiling is slightly cracked.

Drawing Room, 2 Bedrooms

- 6.30 New carpet, decorations and fittings, all sound.
- 6.31 Fireplaces, not used.

Bathroom

- 6.32 Old fittings with problems:

WC – seat is unfixed
Bath – crudely sealed, plug leaks
Basin – plug leaks

- 6.33 The finishes are serviceable; but I understand the resident is soon to refurbish this room.
- 6.34 There is a large airing cupboard with the hot water cylinder.

7 HEATING SYSTEMS

- 7.1 A Stelrad Ideal Mexico gas boiler is fitted into an old fireplace in the Kitchen.
- 7.2 It heats a circulating hot water system in both the church and the Presbytery.
- 7.3 Panel radiators are fitted around the house.
- 7.4 The gas meter is in a housing built against the Porch, to which it does no favours. Its painted timber side and felt roof seem serviceable.



P29: Gas meter housing



P30: Boiler in Kitchen

- 7.5 I have no information on dates when the heating systems were last inspected. An examination and test should be made by a qualified engineer annually.

8 ELECTRICAL SYSTEMS

- 8.1 The usual power and lighting circuits seem sufficient. The fusebox is in the Kitchen and seems up to date.
- 8.2 I have no information as to when the electrical installations were last tested. This must be done quinquennially by a qualified electrician.



P27: Drawing Room



P28: Bathroom

Mon

A

B

B

C

9 SECURITY

- 9.1 Entrance doors have good security locks.
- 9.2 No particular problems were reported to me.

10 EXTERNAL AREAS

Grounds – all well maintained

- 10.1 E area: gravel / type surfacing and mown lawns. Used for church parking, but very inadequate in size.



P31: E area looking E



P32: Garage

D

- 10.2 There is an old pre-fab garage with what looks like an asbestos roof.

Mon

- 10.3 W area: lawn, shrubs, flower beds

- 10.4 N area (between house and church): gravel, concrete flags and lawn. Brick kerbs are overturning and frost damaged.



P33: W area



P34: N area

D

- 10.5 Well trimmed shrubs and a magnolia.

- 10.6 S Area: lawn, shrubs, flower beds and 3 pollarded trees.



P35 & 36: E boundary



C

Boundaries (to church and house)

- 10.7 East: various trees and incomplete fencing – a mess, really.

- 10.8 South: 1-brick garden wall, in urgent need to repointing at high level.



P37 & 38: S boundary



C

- 10.9 The half round / creasing tile coping is damaged where height changes.

C

- 10.10 Ivy should be killed off (and allowed to decay away)

A

- 10.11 West: garden wall as S boundary also needs repointing and ivy removed.



P39: W boundary



P40: N boundary

C

- 10.12 North: mixed clipped hedge of yew, holly and ivy.

- 10.13 There is a small gate in the NW corner, serviceable.

11	<u>SUMMARY OF ACTIONS</u>	Est cost £
	<u>Urgent work / investigations (Category 'A')</u>	
11.1	Roofs, roof structures and rainwater disposal Check condition of lead weatherings (4.3) Repair roof tiling (4.4, 4.5, 4.6, 4.8, 4.10)	150 1,000
11.2	Interiors Repair bathroom fittings (6.32)	100
11.3	Externals Kill off ivy (10.10)	Parish
	TOTAL	£1,250
	<u>Category 'B' works</u>	
11.4	Roofs, roof structures and rainwater disposal Insulate loft (4.12, 4.14) Refix tank insulation (4.13)	350 incl
11.5	Interiors Complete Larder decorations (6.5, 6.6) Refurbish bathroom (6.33)	150 3,000
	TOTAL	£3,500
	<u>Category 'C' works</u>	
11.6	External walls , windows, ventilation and external doors Repair Porch joinery (2.7)	250
11.7	Conservatory Replace (3.4)	10,000
11.8	Roofs, roof structures and rainwater disposal Decorate chimney render (4.7)	350
11.9	Externals Fence in E boundary and tidy up (10.7) Repoint boundary walls (10.8, 10.11) Rebuild displaced brickwork on S boundary (10.9)	1,000 750 150
	TOTAL	£12,500
	<u>Monitoring category</u>	
11.10	External walls , windows, ventilation and external doors Condition of lead window cills (2.4)	
11.11	Interiors Ceiling cracking (6.8, 6.29)	
11.12	Externals Condition of asbestos roof (10.2)	

Church of Christ the King, Woodcote

QUINQUENNIAL INSPECTION REPORT

Inspection carried out by John Radice on 30 November 2017

Weather at time of inspections: fine and cold

1 GENERAL DESCRIPTION OF CHURCH

- 1.1 A simple rectangular building of barn-like appearance, built in 1965-66 to the design of a local builder.
- 1.2 It comprises a small entrance porch, the Nave and Sanctuary in one undivided space, Sacristy and Vestry.
- 1.3 It seats just over a hundred, and I understand fills up on a Sunday.
- 1.4 It is oddly orientated in its large plot on the edge of Woodcote, with the Sanctuary end to the north.
- 1.5 This is a consequence of an oil pipeline running across the site to which the building has been set out parallel.



P1: View from SW



P2: Aerial view

2 EXTERNAL WALLS WINDOWS, VENTILATION AND EXTERNAL DOORS

- 2.1 The construction is a form of timber framing, with posts and roof trusses at 4' centres which are expressed internally. Between these in alternate bays are fitted 2 levels of steel windows.
- 2.2 Additional smaller timber studs support the external and internal wall finishes of shiplap boarding and plasterboard, respectively.
- 2.3 Seen from photos taken of the gables in the roof void, the studwork has been clad with some form of particle or fibre boarding.
- 2.4 It is presumably battened externally to receive the shiplap fixings.
- 2.5 This is likely to be the extent of thermal insulation – very little. This is an important shortcoming to address.



P3: View from E



P4: S gable wall from roof void

Inv, D

2.6 The timber building sits on a brick faced plinth, generally in good condition except on the S side where pointing has been washed out.



P5: Plinth along S side

2.7 This plinth gets higher as the ground drops away to the north, and includes airbricks on 3 sides to ventilate below the Sacristy and Vestry floors.

2.8 The photo P6 shows the rather odd external steps in brickwork and concrete flag treads: they are too steep, with irregular risers

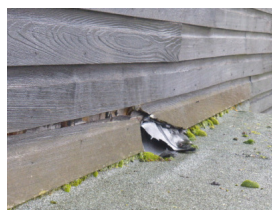


P6: View from NW

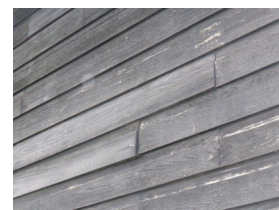
C

2.9 The painted iron handrail is serviceable..

2.10 The external boarding is in reasonable condition, except for a damaged area above the Porch and sundry board ends springing their nails out.



P7: S side



P8: Typical loose boards

C

C

2.11 It is now overdue for redecoration.

Windows and external doors

2.12 The windows are in galvanised steel, single glazed, in timber subframes. There is also a matching pair of glazed doors on the W side. They all need redecorating externally.



P9: W side

C

2.13 These doors have been fastened shut and I could not open them. I cannot imagine they were ever much used. They are not needed as a fire escape.

2.14 Of the 12 lower windows in the church, 6 have opening casements (alternately spaced); of which 4 are operable.

2.15 Of the 12 upper windows, 6 have pivot opening casements but I am unsure how they are operated. They have no cords, stays or pole.

2.16 The 4 large windows which can be opened may provide sufficient ventilation.

2.17 The entrance doors and side lights on the S end are in framed timber with bead fixed safety glazing in one leaf.



P10: Entrance doors

2.18 The back door on the N end is a ply faced flush door with a glazed opening.

2.19 Both doorsets are in serviceable condition but require redecorating.

C

2.20 Both have Yale nightlatches which seem to me rather insecure.

D

3 ROOFS, ROOF STRUCTURES AND RAINWATER GOODS

- 3.1 The roof is covered with Marley 'Modern' single lap concrete tiles on traditional sarking felt, in generally good order.

- 3.2 The roof structure comprises timber trusses plated with plywood, at 4' c/c, with intermediate rafters carried on a ridge board, a purlin and wall plate.



P11 & 12: Typical roof structure

- 3.3 This all looks good to me – but see below.

- 3.4 The ceiling framing is rather minimal and I was nervous about stepping on it.

- 3.5 Note the complete absence of insulation! This must be added – but then some thought given to a walkway for safe access along the roof void. **B**

B

- 3.6 There has been minor 'spread' around the centre of the building, causing a slight deflection in the ridge and some gaps opening up in the ceiling finishes.



P13: Location of 'spread'



P14: Church ceiling

- 3.7 I assume this is just the natural 'settling' of timber in this relatively young building; but as the cover beads have been added more recently over the plasterboard joints, it appears the movement is continuing. I recommend an opinion from a structural engineer is obtained. **Inv**

Inv

- 3.8 Eaves and verges are formed with black stained boards, in good order. However, there is no provision for cross-ventilating the roof void through the eaves. See also item 7.7 below regarding condensation.



C

- 3.9 The Porch has a mineral felt roof which appears to be waterproof but is quite old now. **Mon**

Mon

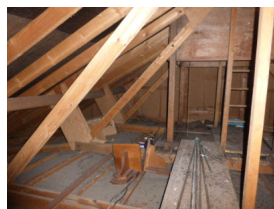
P15: Porch roof

- 3.10 RW goods are in white PVC, apparently sound although the dry conditions did not allow me to check the gutter joints. **Inv**

Inv

4 BELLCOTE

- 4.1 The bellcote is covered with cedar shingles, including cedar hip cappings, which still appear sound.



P16: Bellcote support

- 4.2 It has a small lead flashing on its apex, and a metal cross, the cross-arm of which is loose.



Mon

- 4.3 Inside, the bellcote is supported on additional timber posts taken through the loft down to floor level.

P17: Bellcote

- 4.4 Its sides and louvres of stained timber are sound, but could do with external redecoration. **C**
- 4.5 No large birds can fit between the close louvres, but the chicken wire mesh to exclude small ones should be renewed – it has quite rusted away. **A**
- 4.6 The parish were uncertain whether the single, fixed bell was safe to be rung. I can confirm that it is.

5 RAINWATER DISPOSAL

- 5.1 The downpipes discharge directly into drains with no gullies; in one case, via a rainwater butt. I assume they drain to local soakaways. No problems were reported to me.

6 SOIL WATER DISPOSAL

- 6.1 There are various external manholes, presumably taking the drainage to the public sewer.
- 6.2 No problems were reported to me, so I did not inspect them.

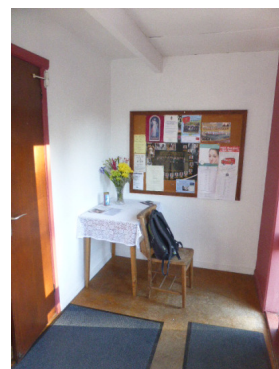
7 INTERIOR

Entrance Porch

- 7.1 This projects slightly into the main building, whose E wall is carried on a timber beam.
- 7.2 It contains an electrical cupboard, which I suggest should have a lock on it. **D**
- 7.3 Ceiling: painted plasterboard. Under the flat roof, one sheet has deflected. This was presumably caused by a leak through the flat roof, now mended. **C**
- 7.4 Walls: painted plasterboard, sound, with noticeboards. **C**
- 7.5 Floor: cork tiles, due for re-sealing. **C**



P18: Entrance ceiling



P19: Entrance looking E

Church

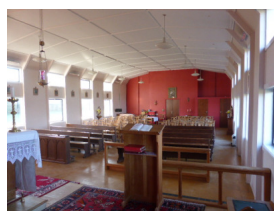
- 7.6 Ceiling: painted plasterboard with painted timber cover beads over joints. **B**
- 7.7 Peeling paint suggest a problem with condensation, unsurprisingly. **C**
- 7.8 It is generally due for redecoration. **Mon**
- 7.9 Some movement and gaps opening up, as described above.
- 7.10 At the end walls, some settlement of the roof / void floor structure is evident.
- 7.11 Walls: painted plasterboard, sound.



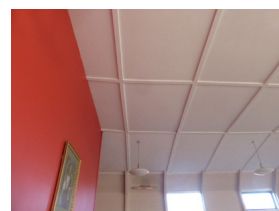
P20: Looking N



P21: Ceiling typically



P22: Looking S



P23: At N end

7.12 Floor: cork tiles, due for re-sealing. C

7.13 Entrance doors: veneered flush double doors. The W leaf has a closer which needs adjusting or replacing to close the door. A

7.14 The veneer looks very tired on the church side C

7.15 Fittings: oak chairs and pews, plus various shelves and table in veneered particleboard; all sound.

7.16 There is an electronic organ.

Confessional

7.17 This is located at the back of the church. The walls and ceilings in both rooms have been lined with painted sound absorbing panelling, but not the doors.

7.18 The public door does not latch closed. A

7.19 The priest's door sticks in its frame. A



P24: Confessional

Sanctuary

7.20 Ceiling / walls: as noted

7.21 Floor: cork tiles, condition as noted above. There are some patterned pile carpet pieces on the altar steps.



P25: Sanctuary



P26: Sanctuary floor

7.22 These look new, but the cork tiles below seem a bit rough where the previous carpeting has been removed. C

7.23 The altar, altar rail, ambo, tabernacle pedestal and candle shelf are in oak / oak veneer and are all in good order.

7.24 Vestry



P27: Vestry ceiling

7.25 Wall / ceiling: painted plasterboard.

7.26 There is some movement cracking in both.



P28: Vestry S wall



P29: Vestry looking NW

Mon

7.27 Around the tops of the posts (which support the bellcote) can be seen water staining. This is likely to be condensation due to the lack of insulation. B, C

7.28 Floor: cork tiles, fair.

7.29 Doors: veneered hollow-core, sound.

7.30 Fittings: 2 painted fitted cupboards, serviceable – but there clearly needs to be more storage in this church.

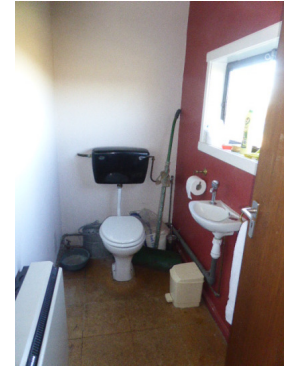
WC – Finishes as elsewhere.

7.31 WC has older type of cistern without a smaller flush.

7.32 The basin has no sealant, and there is no splashback tiling.

7.33 There is no form of ventilation – the window vent is painted up.

7.34 There is no hot water provided.



P30: WC

D

D

C

B

B

Sacristy

7.35 Finishes as elsewhere.

7.36 Minor movement cracking in wall with back door lobby.

7.37 Fittings: oak veneered vestment chest and wardrobe, sound; safe



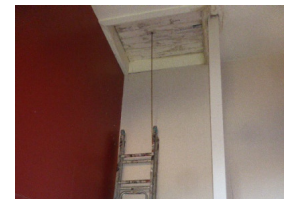
P31 & 32: Sacristy



Mon

7.38 The access up into the roof void / belfry is through a good sized ceiling hatch, through which the bell rope hangs too.

7.39 Only very occasional maintenance access is needed, so the loose ladder (whose foot jams safely against the safe) is probably an adequate means of access.



P33: Loft void / belfry access

7.40 I suggest felt pads are added to avoid marking the walls

D

8 HEATING SYSTEM

8.1 All heating is electric. The church has overhead radiant heaters, the Sacristy a wall convector and the WC what appears to be a night store heater, presumably to protect pipes from freezing.

8.2 For a lightweight, virtually uninsulated and very occasionally used building, these are rational choices, but the absence of any timer control for the radiant heaters seems a major inconvenience.

B

8.3 If thermal insulation is introduced, then a central heating which maintains a minimum background temperature would become practical.

D

9 OTHER ELECTRICAL SYSTEMS

9.1 The church has an adequate installation of space, display and accent lighting, with pendant fittings, spot and floodlights. The latter appear not to be LE fittings.

B

- 9.2 The Vestry and WC should have LE lamps fitted. **B**
- 9.3 It would do no harm to install a light or two in the roof void. **D**
- 9.4 13A power sockets are in reasonable quantities for the way the church is presently used.
- 9.5 I have no information as to when the electrical installations were last tested. This must be done quinquennially by a qualified electrician. **C**
- 9.6 There is no PA system. **D**

10 FIRE PROTECTION AND SECURITY

- 10.1 Extinguishers are provided as required. The extinguishers must be tested annually. **B**
- 10.2 The external doors should have better security locks, in my view. **D**
- 10.3 No particular problems were reported to me.

11 ACCESS FOR THE DISABLED

- 11.1 There is reasonable wheelchair access at present into the church, although there is a slight impediment over the entrance door threshold. The Sacristy and Vestry are however up one step. It is recommended that a space is set aside for a wheelchair rather than being parked in an aisle etc. This can easily be done by rearranging chairs. **A**
- 11.2 There is no sound loop for the hard of hearing. **A**
- 11.3 Since the church has a toilet, it should be a disabled accessible one. Clearly, another would have to be created at the S end somewhere. **Inv, C**
- 11.4 See in Appendix B for further information on the Equality Act, which now governs disabled access. **A**

12 EXTERNAL AREAS

- 12.1 The grounds comprise a carpark to the S of Type 1 surfacing and PCC edgings, and mown grass elsewhere.



P34: S area

- 12.2 I was informed that the parking area is insufficient in size.



P35: Entrance bellmouths

- 12.3 Some PCC flagging outside the entrance is uneven and may become a trip hazard

- 12.4 There are 'in and out' vehicular entrances from S Stoke Road, with tarmac bellmouths showing some potholes.

- 12.5 The boundaries have a 4-strand wire fence to the N, a clipped privet hedge down the E, a clipped laurel hedge along the S and close-boarded fencing along the W – all in good order.



P36: Oil pipe marker

- 12.6 The oil pipe route is marked, and visible as a line of shallow ground subsidence across the E grassed area.

13 SUMMARY OF ACTIONS**Urgent work / investigations (Category 'A')**

13.1	External walls, windows, ventilation and external doors Ascertain external wall construction (2.5)	250
13.2	Roofs, roof structures and rainwater disposal Obtain structural engineer's opinion on roof structure (3.7) Observe gutters for leaking joints in rainfall (3.10)	250 -
13.3	Bellcote Replace internal mesh (4.5)	250
13.4	Interiors Adjust / replace entrance door closer (7.13) Adjust confessional doors (7.18, 7.19)	100 50
13.5	Disabled access Allocate a disabled sitting space (11.1) Install a sound loop (11.2) Commission design for DWC (11.3) Investigate enhanced provision (11.4)	- 500 500 -
TOTAL		£1,900

Category 'B' works

13.6	Roofs, roof structures and rainwater disposal Provide loft insulation and access walkway (3.5, 7.77.27)	1,500
13.7	Interiors Provide ventilation to WC (7.33) Provide hot water to basin (7.34)	350 200
13.8	Heating system Add timer control to radiant heaters (8.2)	100
13.9	Other electrical systems Replace lamps with LE type (9.1, 9.2)	200
13.10	Externals Repair bellmouth tarmac (12.4)	750
TOTAL		£3,100

Category 'C' works

13.11	External walls, windows, ventilation and external doors Repoint plinth (2.6) Refix loose boarding (2.10) Redecorate boarding (2.11) Redecorate windows (2.12) Redecorate doors (2.19)	150 350 5,000 incl incl
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		Est cost £
13.12	Roofs, roof structures and rainwater disposal Provide cross-ventilation to loft (3.8)	1,500
13.13	Bellcote Redecorate generally (4.4)	750
13.14	Interiors Repair sagging plasterboard in Porch (7.3) Sand and reseal cork tiling (7.5, 7.12, 7.21, 7.22) Redecorate ceilings (7.8, 7.27) Sand and reseal door veneer (7.14) Provide tiling to basin and sealant (7.32)	150 2,000 4,000 100 150
13.15	Disabled access Construct DWC (11.3)	3,000
	TOTAL	£17,150

Monitoring category

13.16	Roofs, roof structures and rainwater disposal Condition of Porch roof (3.9)
13.17	Bellcote Fixity of cross arm (4.2)
13.18	Interiors Ceiling movement (7.10) Partition movement (7.26, 7.36)

Date: 2 January 2018

Signed:

A handwritten signature in black ink, appearing to read 'John Radice'. The signature is fluid and cursive, with a large initial 'J' and 'R'.

John Radice MA (Cantab) DiplArch RIBA AABC MEWI

APPENDIX A: Asbestos

The Control of Asbestos at Work Regulations 2004

Under this Act, from 21 May 2004 those responsible for 'non-domestic premises' (known as 'dutyholders') are obliged to assess whether asbestos is present and what condition it is in, as part of a process of preparing a plan to manage the risk posed by that asbestos.

There is a need for inspections, assessments of the condition of asbestos-containing materials and the risks posed by them, plans to be written and implemented, and regular reviews. There is also a duty on professional advisors to co-operate with the dutyholders, so if any dutyholder asks for relevant records in the possession of an advisor, he must provide them (for a reasonable fee).

There is a free booklet published by the Health & Safety Executive (HSE) that will help the PCC to familiarise itself with the issues: *A short guide to managing asbestos in premises*. This is available as a PDF download from the HSE site: <http://www.hsebooks.com/Books>. This will give the PCC an understanding of what the new regime is, and what to expect of professionals and contractors who claim to be **asbestos specialists**.

APPENDIX B: Disability considerations: the Equality Act 2010

The Equality Act 2010 incorporates the provisions of the earlier Disability Discrimination Act 1995.

It should be noted that disabled access does not just mean providing for wheelchair users. It includes people with slight, speech or hearing difficulties, physical disabilities, elderly people, expectant mothers, parents and others in charge of small children, children themselves, those who are temporarily injured, sick or ill, and so on. And it is not just a matter of removing porch steps: thought has to be given to activities within the church, such as:

- can the deaf hear?
- can those with impaired sight see?
- do altar steps create a barrier?
- what if a wheelchair-bound person wants to sing in the choir?

Further information can be found in *Widening the Eye of the Needle – Access to Church Buildings for People with Disabilities* by John Penton, published for the Council for the Care of Churches by Church House Publishing. This book contains a series of Access Audit Checklists which can be photocopied in order to prepare an Accessibility Audit report.