

QUINQUENNIAL REPORT
ON
ALL SAINTS CHURCH, CLIFTON
2013



Levitt Partnership
57 London Road
Biggleswade
Beds
SG18 8EU

12402/HH/GSD
July 2013

SUMMARY OF WORKS CARRIED OUT SINCE LAST INSPECTION

(This information compiled with the help of the PCC)

1. Stone copings repaired south walling between Nave/Chancel.
2. Flagpole replaced.
3. Churchyard gate has been replaced.
4. Dishwasher installed.
5. Smartwater.
6. Part of the repairs to Churchyard wall has been completed.
7. Bell ropes have been replaced with new ones.
8. Electrical installation extended.
9. Churchyard fence repaired.
10. Hand hold rails have been provided at porch entrance.
11. Lighting conductor checked July 2012.
12. 6 litre foam fire extinguisher has been provided on the wall of the Chancel.
13. Organ has been repaired/tuned.
14. Replacement boiler installed.
15. Clock serviced November 2012.
16. Replaced downpipe.
17. Sound system has been upgraded.

2.0 GENERAL CONDITION OF THE FABRIC

After recent repairs and repointing to the Tower walling and replacement lead roof, together with several various internal improvements, the Church continues to be in good condition, representing the commendable attention and effort exercised by the PCC.

		Category
3.00	OUTSIDE WALLS (including masonry of windows and doors with notes on foundations, buttresses, stability and dampness etc.)	
3.1	External walling comprises various types of stone, generally in acceptable condition and wearing well. However, a few isolated areas will need attention in due course as follows:	
3.2	North Aisle: the stone string to the east end continues to erode.	3
3.3	South Chancel: render at plinth level is loose.	3
3.4	South Chancel: stonework around the door continues to erode.	3
3.5	Vestry: the stone built chimney has recessed open pointing with erosion to one stone.	3
3.6	South Porch: small amounts of voids in stonework and pointing are visible close to ground level to the south and behind the rainwater pipe to the west.	3
3.7	South Porch: stonework to the south door continues to erode. I understand this is worse than 5 years ago, with minor cracking also visible to the east window head mould.	3
3.8	South-West Chancel window: eroded stones to jamb at transom at lower level and head mould continue to deteriorate and work to restore needs to be carried out.	2
3.9	East window: deterioration of stone tracery and hood moulding.	3
3.10	North Aisle – west window: stone moulding and margins to the Arch are damaged. North west buttress open joints to bottom in west wall to north aisle.	3
3.11	South Aisle – repoint in areas	3
3.12	Family Room – stone string below west window eroding.	
4.0	WINDOWS, GLAZING AND VENTILATION	
4.1	Generally glazing throughout the Church remains in acceptable order apart from minor bowing of one of the east Vestry windows, and a cracked pane to the South Porch – east window.	4
4.2	Ventilation apertures in the Nave are able to be opened.	

		Category
4.3	Tower windows remain in satisfactory order, including the west window by John Hardman & Co. depicting The Last Supper – which was restored in 1992.	
5.0	TOWER including all walls, internal floors and Tower roof.	
	<u>Roof</u>	
5.1	The new lead roof and flashing provided in 2006 remain in good order. Some repointing of lead flashing required.	2
5.2	Stone/rendered parapets remain free of damage.	
5.3	The flagpole is secure and free of defect with repairs accomplished at the same time as the Tower roof overhaul but needs redecorating.	5
	<u>External Walls</u>	
5.4	After repointing and repair/replacement of stone string courses in 2006 upper levels of the north and west walling are in good order. Stonework/pointing to other east and south elevations is in satisfactory order although some stone has, in the last year, spalled off high level blocks to the east side – damaging tiling to the Nave roof below.	4
5.5	The tile creasing/drip is damaged, projecting from the south elevation above the Clock.	4
	<u>Internal Walls/Floors</u>	
5.6	Some unevenness/loose plaster is still apparent to the west wall at the base of the Tower but no worse since the last inspection.	3
5.7	Render is loose/displaced from the base of the door/jamb to the stair at the base of the Tower. Door jamb stone is eroded.	3
5.8	Stone steps leading to the roof, as expected, are worn over the years needing eventual repair.	4
5.9	Cracks in walling in north and east walls through upper Chambers have not increased in magnitude since the last inspection.	4
5.10	Some deterioration and cracking is evident to stonework surrounds to the west Ringing Chamber window.	4

		Category
5.11	Timber boarded flooring in the Clock Chamber suffers minor deflection with age.	4
5.12	Clock Chamber – carpet flooring – minor cracks that I understand have not changed in “40 years”. Minor cracks to stair walls.	
5.13	Carpet tiles to ringing chamber – Floor structure appears satisfactory above ringing chamber. The bells have been repaired.	
6.0	ROOFS including coverings, structures and ceilings but excluding Tower	
6.1	A high performance bitumen mineral finish is laid to the flat roof over the toilet/kitchen area. This in acceptable order, although the rooflights would benefit cleaning and the one over the kitchen would benefit adjustment to allow adequate opening/ventilation into the area.	3
	Renewed roof since last inspection over kitchen because lead removed by thieves.	
6.2	All main pitched roof areas are laid to plain clay tiling except the lower/north part of the Organ Chamber laid to slate. Most north facing roof slopes have accumulations of moss forming.	
	North-east Chancel and Organ Chamber roof areas were recovered and overhauled in 2001 and remain in satisfactory order, although there are some slipped tiles, most being at eaves level.	3
6.3	Isolated broken/slipped tiles are apparent to the South and North Nave slopes.	3
6.4	Stone copings are uneven/pitted to the east side of the Organ Chamber roof, needing urgent repair as bits are lying on the roof.	2
6.5	Tiling to the South Porch is complete although the lead flashing abutting the South Nave wall west side has cracked pointing, there are also some loose chipped tiles.	3
6.6	To the South Nave – west end – the fascia end section is still missing.	3
	<u>Internal</u>	
6.7	Timber trusses, purlins, rafters and boarding supporting roof coverings were inspected from ground level with no obvious deterioration noted.	
6.8	Plastered ceilings in other areas of the Church remain free of significant damage.	

		Category
7.0	LIGHTNING CONDUCTOR	
7.1	The lightning conductor was tested at the end of the Tower roof and walling works in 2006 and should be retested.	2
8.0	RAINWATER GUTTERS , DOWNPIPES AND SURFACE WATER DRAINAGE	
8.1	The broken collar to the rainwater pipe shoe to the west of the South Porch has been replaced with new pipe.	
8.2	Damp staining/overflow of water to the Organ Chamber/Vestry north side around the hopper head suggests that the hopper/rainwater pipe is blocked and regular cleaning out should be undertaken.	5
8.3	Gullies to rainwater pipes generally appear clear.	
9.0	BELLS, BELLFRAME AND CLOCK	
9.1	We were unable to inspect the bells or bellframe but are not aware of any damage or defect present since our last inspection.	
9.2	The Clock/Bell chiming was visually inspected and we assume this is regularly serviced.	
9.3	The clock face, set in the south side of the tower has the backing colour beginning to fade with age. The 17 and 39 minute marks are missing.	4
10.	INTERNAL WALLS	
	Generally the internal side of the external walls remain in satisfactory condition although a few areas exhibit- some deterioration as follows:	
10.1	Some hollow/loose plaster and shrinkage cracking remains to the Nave west wall adjacent the Roll of Honour.	4
10.2	Stained plaster at high levels in the Organ Chamber which I understand is no worse since the last inspection.	3
10.3	Damaged/blown plaster is evident at mid height along the south wall of the Nave.	3

		Category
11.0	INTERNAL PARTITIONS, SCREENS, DOORS, PLASTER AND DECORATIVE STATE	
11.1	A few isolated hairline cracks were noted in plaster around the Church including above the East Window, Chancel Arch, Tower Arch and South Porch but I understand are no worse than the last inspection.	4
11.2	Internal decoration within the Church shows some further deterioration again over the last five years although still acceptable. It is planned to redecorate after lighting has been completed.	4
11.3	Internal doors adequately close in openings and are free of damage.	
11.4	The Rood Screen remains in satisfactory order.	
12.0	FLOORS	
12.1	Tiled and mosaic floors around the Church generally remain in satisfactory order although a few tiles appear loose near the edge margin to the North Aisle.	3
12.2	Pitted and uneven clay tiles are set to the rear Organ area, while the stone threshold to the Vestry adjacent the door to family room has eroded.	3
12.3	Pew platforms appear free of damage but there are some loose pews. Choir stalls are satisfactory.	
12.4	The external stone threshold to the door to the north of the Vestry has become worn and needs facing up.	3
12.5	Access to the Crypt is via moving pews and through a trap door set in the south side of the Nave. No inspection was undertaken.	
12.6	Floorboards to family room are carpeted with quarry tiles to kitchen w/c.	
13.0	FURNITURE AND FITTINGS INCLUDING PEWS AND OTHER SEATING	
13.1	Furniture and fittings remain in good order. The pews cleaned, stripped off and treated in 2003. – see note (12.3) re pews above.	

		Category
14.0	MEMORIALS, BRASSES ETC.	
14.1	Brass and marble plaques set around the Church remain free of damage and securely fixed.	
14.2	Brasses are set in the Organ Chamber floor, and are in acceptable condition.	
14.3	The alabaster tomb/monument to Sir Thomas Lucy, to the Organ Chamber, appears to be in good order.	
15.0	HEATING SYSTEM	
15.1	A new Ideal Concord boiler has been installed in the rear room/Vestry and serves the heating system.	
15.2	We cannot confirm when the boiler was last serviced. If this has not been accomplished in the last year a service needs arranging.	2
16.0	ELECTRICAL SYSTEM (Lighting and Power)	
16.1	Rewiring of the Church was undertaken approximately 35 years ago.	
16.2	The last test was undertaken in December 2009, with the next test recommended December 2014.	2
16.3	Main consumer unit, lighting controls etc. are located in the south-west corner of the Nave.	
17.0	EXTERNAL IRON AND WOOD INCLUDING CONDITION OF PAINTWORK	
17.1	Paintwork to external ironwork, gutters and ferramenta would benefit early painting in due course.	5
17.2	Similarly, stained doors would also benefit early attention.	5
17.3	The South Porch/entrance gates are still in acceptable condition, free of damage.	
17.4	External doors need redecorating	5
17.5	Cross to chancel has open joint.	

18.0 FIRE PRECAUTIONS

18.1 (i) There are four fire extinguishers in the Church as follows:

3 litre foam type – wall mounted adjacent the Tower. Last tested January 2010. Test is now due.

3 litre foam type – wall mounted adjacent the Vestry in the North Aisle. Last tested January 2010. Test is now due.

2kg carbon dioxide – wall mounted adjacent door frame Vestry to family room. Last tested August 2012 – need new plugs for fixing bracket.

2

6 litre foam type – in ringing chamber last tested January 2013.

(ii) There is no fire plan for the Church.

(iii) External doors to the South Porch and rear Vestry room should be left unlocked during services/events to aid escape in the case of fire or the need to evacuate the Church.

19.0 SANITARY FACILITIES AND FOUL DRAINAGE

19.1 A single toilet with wash hand basin is provided, the Heatrae Sadia hot water heater has been removed. There is no hot water facilities provided in w.c. and this should be addressed. The sanitaryware is clean and hygienic for use.

2

19.2 Within the kitchen, adjacent the toilet, is a stainless steel sink unit set over with Sadia water heater.

19.3 No obvious blockages were noted to the appliances. Galvanised steel manhole chambers are set to the north of the toilet and south-east of the Churchyard.

20.0 CHURCHYARD INCLUDING BOUNDARY WALLS, FENCES, GATES, PATHS, TREES AND MONUMENTS OR MEMORIALS THAT ARE OF SPECIAL MERIT

20.1 Churchyard grass remains adequately maintained, including the rear Churchyard area. Some areas remain uncut as rare wildflowers grow in these areas with rare lichen on headstones and some stones on church.

20.2 Gravel paths are provided around the Church and graveyard and paths have been regravelled except path to west of tower.

		Category
20.3	The west (south) section of brick boundary wall continues to deteriorate with cracks and bricks have fallen off pier requiring repairs.	3
20.4	The brick wall on boundary with new house currently being constructed needs repair as in poor condition. As garden to house is lower it may be responsibility of adjacent owner.	3
20.5	The west brickwork to the south/Church Street wall suffers various areas of damaged or eroded brickwork needing attention. Some repairs have been accomplished since the last inspection.	3
20.6	The Lych Gate which was overhauled in 2001 is in acceptable order with some moss growth and the cross being bent.	
20.7	Notice Boards to the south would benefit painting or stain treatment in due course.	5
20.8	Redecorate light column in churchyard.	5
21.0	TREE PRESERVATION ORDER	
21.1	We assume TPOs apply to yew trees set to the north side of the Church but cannot confirm this.	
22.0	RECOMMENDATIONS AS TO THE STEPS TO BE TAKEN FOR THE GENERAL CARE OF THE BUILDING AND ITS CONTENTS	
22.1	Most of the significant works necessary to the Church have been accomplished. Work to external masonry, including boundary walling, should be given early consideration.	
23.0	RECOMMENDATIONS TO MEET DISABILITY REQUIREMENT	
23.1	Hand rails have been provided to entrance to south porch. Temporary ramps also provided since the last inspection.	
24.0	RECOMMENDATIONS FOR GRANTS FROM OUTSIDE SOURCES	
24.1	None at this time.	

Category

25.0 SECURITY

- 25.1 (i) All external doors can be securely locked with a Chubb mortice key, which is suited to all doors.
- (ii) The safe remains in good and secure order located off Vestry in Family Room.

APPENDIX 1

Priority Summary List of Recommended Repairs and Timescale

Category 1 Of Utmost Urgency

Nil

Category 2 Essential Within the Next 18 Months

(a)	South-West Chancel window: restore eroded stones at lower level	3.8
(b)	Roof: repoint in lead flashing	5.1
(c)	Roof: stone copings require urgent repair as bits are lying on the roof.	6.4
(d)	Lightning Conductor – test of installation	7.1
(e)	Heating System: check to see if service is required	15.2
(f)	Electrical System: test installation	16.2
(g)	Fire Extinguishers: test/service extinguishers	18.1
(h)	Sanitary Facilities: hot water to be provided in toilets	19.1

Category 3 Essential Within the Next 5 Years

(a)	Repair/repoint external walling including to North Aisle string; South Chancel to plinth and door jambs; Vestry chimney; South Porch Chancel window; East window and North Aisle West window.	3.2;3.3;3.4; 3.5;3.6;3.7; 3.9;3.10;3.11
(b)	Repair plaster/render to West wall of Tower and adjacent Tower staircase.	5.6;5.7
(c)	Roof: adjust rooflights and clean over kitchen/toilet areas	6.1
(d)	Roof: slipped tiles at eaves level to be repaired.	6.2
(e)	Roof: refit/replace isolated slipped broken plain tiles	6.3
(f)	Roof: repairs to tiles to the South Porch	6.5
(g)	Roof: replace fascia end section to the South Nave	6.6
(h)	Internal walls: stained plaster at high levels	10.2
(i)	Repair plaster to South wall of Nave	10.3
(j)	Floors: rebed loose floor tiles to the North Aisle	12.1
(k)	Floors: overhaul/replace pitted tile area to Organ area	12.2
(l)	Thresholds: reface/repair stone thresholds to Vestry	12.4
(m)	West Boundary: overhaul/repair wall and remove ivy growth	20.3
(n)	South Boundary: overhaul/repair/rebuild damaged/eroded brick walling	20.4
(o)	West brickwork: damaged/eroded brickwork need repairing	20.5

Category 4 Within the Next 10 Years (Eventual Repair)

(a)	Glazing: replace damaged panels to East Vestry and South Porch.	4.1
(b)	Tower: repair/reface damaged stone/tile drip	5.4
(c)	Tower: repair tile creasing/drip above the clock	5.5
(d)	Tower: reface stone Tower steps	5.8
(e)	Tower: repair internal cracks in walling and around west window	5.9;5.10
(f)	Tower: repair timber floorboarding to Clock Chamber	5.11
(g)	Organ Chamber: repair/overhaul copings to East side of roof	6.4
(h)	Clock: overhaul Clock face	9.3
(i)	Nave: repair plaster to the West wall and to isolated locations over Arches in Chancel, Tower Porch etc.	10.1; 11.1
(j)	redecorate after lighting installation	11.2

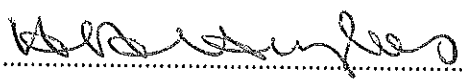
Category 5 Items of Routine Maintenance and Redecoration

(a)	Flagpole: redecorate	5.3
(b)	Rainwater Gutters: hopper/rainwater pipe requires regular cleaning	8.2
(c)		
(d)	Internal Decoration: redecorate interior of Church after lighting	11.2
(e)	External Decoration: redecorate ironwork, gutters, ferramenta, doors, notice boards, external doors etc.	17.1;17.2;17.4
(f)	Redecorate light column in churchyard	20.7 20.8

Category 6 Items Requiring Specialist Advice

Nil

We have not inspected woodwork and other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the Church are free of defect.

Signed.......... Inspecting Surveyor

Date of Inspection: 10 July 2013