ALL SAINTS CHURCH, MAIDSTONE

QUINQUENNIAL INSPECTION REPORT

Diocese of Canterbury
Deanery of Maidstone
Archdeaconry of Maidstone

16 March 2017 & 23 August 2017

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PURCELL

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1.0 INTRODUCTION

This is a general report only, as is required by the Inspection of Churches Measure 1955; it is not a specification and must not be used for the execution of the work. The Architect is willing to draw up the specification and to carry out all work necessary to assist the P.C.C. in applying for the essential approvals, and to direct the execution of repairs.

Where it is recommended that an architect's specification is drawn up for the essential repairs this is because impartial professional advice is felt to be necessary. If the church is over about sixty years old the advice of a specialist architect used to dealing with historic buildings should always be sought.

1.1 LIMITATION OF THE SURVEY

This report is based on the findings of an inspection made from the ground or other places which can be easily reached, or from the ladder provided, to comply with the Diocesan Scheme under the Inspection of Churches Measure 1955 as amended by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991. Inaccessible voids were not opened up.

It is emphasised that the inspection has been purely visual. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

1.2 ELECTRICAL INSPECTION

Any electrical installation should be tested at least every quinquennium by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) electrician, and a resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with IEE Regulations, guidance note no 3. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the exposed wiring selected at random, without the use of instruments.

Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.

1.3 HEATING INSPECTION

A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins. The report should be kept with the church log book. The PCC is advised to consider arranging a contract for regular maintenance of the installation.

1.4 FIRE PRECAUTIONS

All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church log book and on the individual extinguishers.

Note that new fire safety rules affecting all non-domestic premises came into effect on 01 October 2006. (The Fire Safety Order 2005).

The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk and www.churchcare.co.uk/bulding.

1.5 MAINTENANCE

Many of the repairs recommended in the report will be subject to the Faculty jurisdiction. The PCC will need to establish the approvals procedure applying to each repair recommended.

Although the Measure requires the church to be inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for the PCC and the Annual Parochial Church Council Meeting.

The PCC are strongly advised to enter into contract with a local builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year.

The Faith in Maintenance Scheme has been replaced by the Maintenance Co-operatives Project which involves a group of volunteers who are trained to spot maintenance problems and carry out basic preventative maintenance tasks. These activities will prevent small issues from becoming big problems. The co-operatives can work together across a number of local places of worship, and anyone can get involved, whether you already worship or work at one of the buildings taking part or simply have an interest in local heritage and are keen to help. The places of worship don't have to be old or listed to benefit from a Maintenance Co-operative and they can be of any faith. For more information, see http://www.spabmcp.org.uk/about.

1.6 THE CHURCHYARD

The PCC are reminded of the requirement for an annual inspection of trees in the churchyard by their tree officer and to submit a written report to the Diocesan Advisory Committee (DAC) at the time of the quinquennial inspection.

1.7 INSURANCE

The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.

1.8 SAFETY

1.8.1 The Construction (Design and Management) Regulations 2015

The PCC are reminded that construction and maintenance works must be undertaken in accordance with the CDM Regulations and will require the appointment of a Principal Contractor and the preparation of a Health and Safety Plan and may require the appointment of a competent Principal Designer.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, monitor the health and safety aspects of the design, advise on the satisfactory resources for health and safety and prepare a Health and Safety file on completion of the works.

The regulations were introduced in April 2015 and were fully implemented in October 2015.

1.8.2 Health and Safety

Overall responsibility for the health and safety of the church and churchyard lies with the incumbent and PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and churchyard.

1.9 ACCESS IMPROVEMENTS

The Equality Act 2010 contains access requirements concerning existing building structures and came into effect in October 2010.

The Act requires 'reasonable adjustments' to the physical features of premises to overcome barriers to access.

A general assessment of access restrictions caused by the existing building fabric is included in the report. For a more detailed review, the PCC should compile or commission an access audit. The PCC should be aware that the Equality Act has more general implications for the use of the building and specialist advice may be required.

The degree of compliance with the Act's requirement to provide reasonable adjustments must be balanced against the requirements to protect the historic fabric of the building and to gain Faculty approval. Further advice is contained within the English Heritage publication "Easy Access to Historic Properties", also at www.churchcare.co.uk/legal. Where it is not possible to fully comply with the recommendations for access, measures to reduce access restrictions should be introduced to the extent that is compatible with protection of the historic fabric.

1.10 MANAGEMENT OF ASBESTOS IN THE BUILDING

The Control of Asbestos at Work Regulations contains duties for the PCC. The regulations came into force in May 2004. They will require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building.

Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at www.churchcare.co.uk/building.

1.11 LISTED PLACES OF WORSHIP GRANT SCHEME

From 1 January 2011, Listed Places of Worship have been able to reclaim a proportion of VAT paid on eligible works (usually repairs carried out by VAT registered building contractors) from the grant scheme. The scheme is assured funding on an annual basis but with a capped budget. VAT on professional fees can also be claimed in 2017. Further details are available at www.Lpwscheme.org.uk or Tel: 0845 601 5945.

1.12 PROTECTED WILDLIFE

A number of wildlife species found in churches and churchyards are protected by legislation and the approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is the most likely to have implications for the timing of works. It is recommended the PCC contact Natural England to establish the extent of protected species habitats in the church and the restrictions that will be placed on likely repair programmes.

Natural England will carry out an initial inspection of the building free of charge.

For any significant repairs contractors will need to be provided with a Natural England inspection report less than two years old.

1.13 RECOMMENDATIONS

Items are listed under the following degrees of priority, with indication of broad budget costs, where appropriate.

A(F) Works required to improve disabled access

A(G) Works associated with compilation of the asbestos register.

A. Urgent works requiring immediate attention.

B. Works recommended to be carried out during the next twelve months.

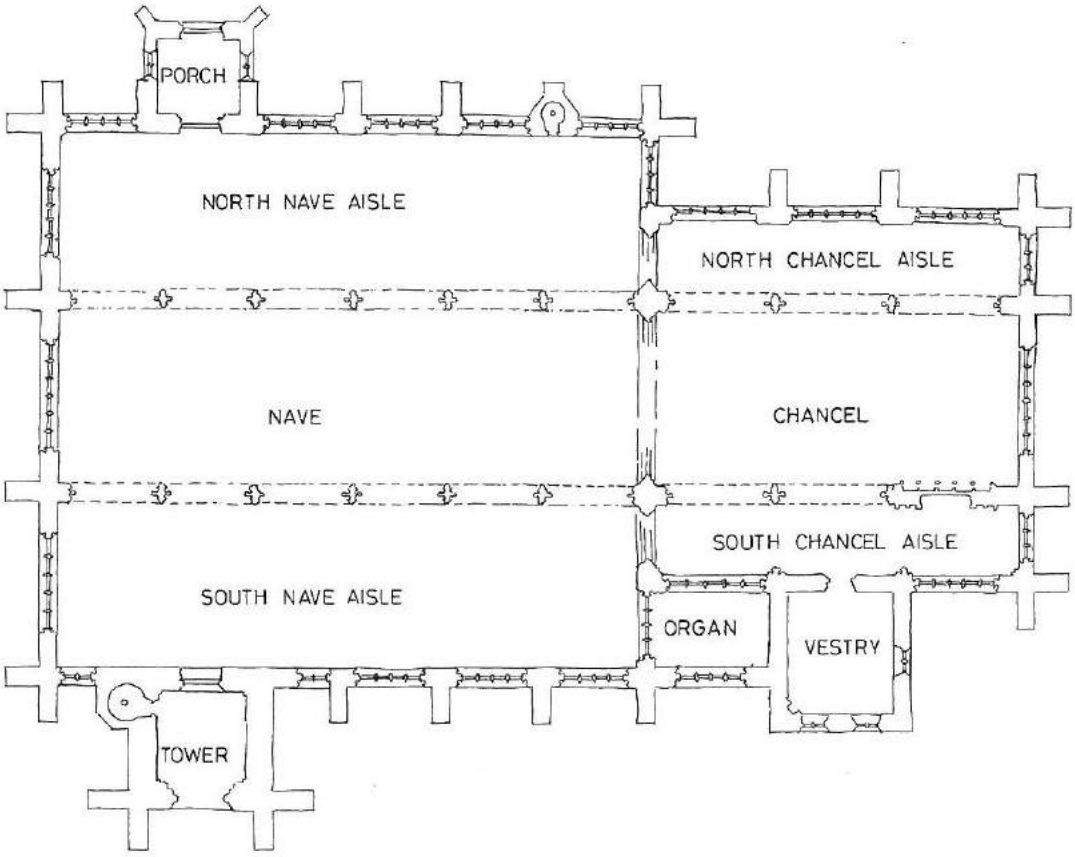
C. Works recommended to be carried out during the next 18-24 months.

D. Works recommended to be carried out within the quinquennial period.

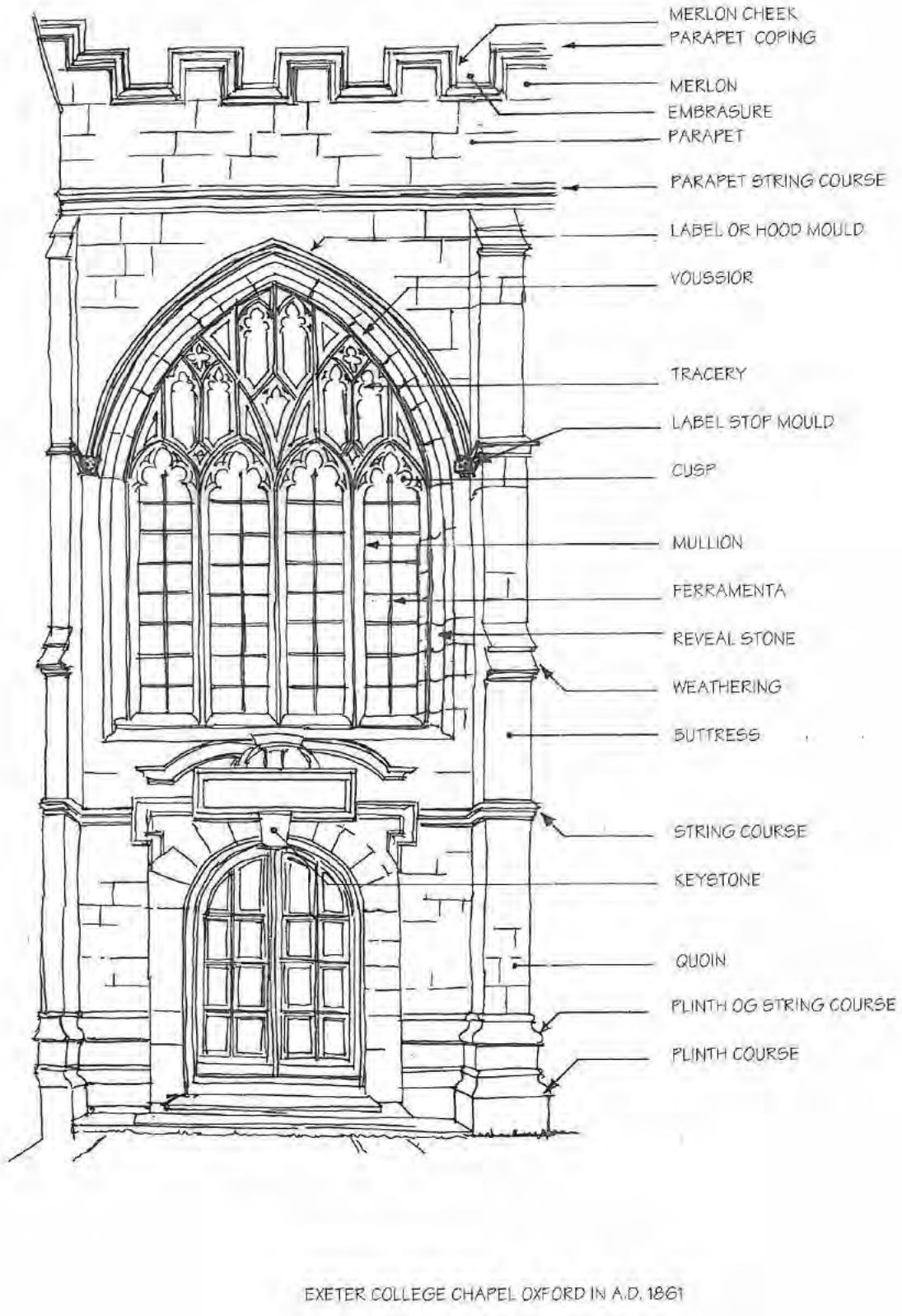
E. A desirable improvement with no timescale.

F. Safety works.

1.14 LOCATION PLAN



1.15 GLOSSARY OF ARCHITECTURAL TERMS



EXETER COLLEGE CHAPEL OXFORD IN A.D. 1861

2.0 BRIEF DESCRIPTION OF THE BUILDING

2.1 The church is very large, it is 52m long and 28m wide, it has; reputedly; the widest parish church nave in England. The church consists of a nave with aisles to the north and south, a chancel with an aisle to the north and an aisle, organ loft and vestry to the south. There is a north porch to the north aisle. The tower is attached to the south side of the south aisle towards to the west end. The base of the tower forms a porch to the south aisle.

2.2 The chancel is aligned to geographical east.

Simon Jenkins describes the building as follows: 'The church is pure perpendicular, with a grandeur and a unity of style rarely seen outside the wool counties'.

There is no Royal Commission description of the church.

The church is listed grade I (A), the listing description is as follows:

Maidstone 883/6/70 – Millstreet (Westside) 30.07.1951 The Parish Church All Saints GV1. Begun in 1395 by Archbishop Courtenay as a collegiate church and continued by Archbishop Arundel in 1396 – 1398, perpendicular. Built of Kentish ragstone ashlar. Stone buttress and crenellated parapet. South west tower. The spire was struck by lightning in 1730 and never rebuilt. Six bay nave with clerestory and north and south aisles. Wooden roofs by Pearson 1886. The south chapel was originally the chapel of the Fraternity of Corpus Christi. Credence and Sedilia of four seats incorporating the monument of the first master of the college. Stalls with medieval misericords. Early 17th century font. Monuments to Archbishop Courtenay D. 1396, John Woolton D. 1417 with a medieval wall painting at the back of the tower, Sir John Asley D. 1639 and John Davie D. 1631. This is considered to be the grandest perpendicular church in Kent. Gateway and wall to palace gardens, wall to north west of Archbishops palace, the Archbishops palace, wall to east of Archbishops palace, the dungeons at the Archbishops palace, the gate house at the Archbishops palace, the Len Bridge, the Tithe Barn, the Parish Church of All Saints, wall to north and west of All Saints Church, the college gateway, the college tower, the college, the masters tower, cutbush almshouses and the ruined gateway form a group.

2.3 The church was originally built as a collegiate church for secular cannons, on the instructions of Archbishop William Courtenay to the designs of Henry Yevele: then the surveyor at Canterbury Cathedral. It forms part of an urban grouping of buildings comprising collegiate church, the college and the Archbishop's palace. In 1549 the college was dissolved and All Saints became the parish church of Maidstone. The tower apparently had spire but this was struck by lightning in 1730 and was never rebuilt. Between 1871 and 1886 the Georgian prayer book interior was gradually removed. This work was carried out by John Loughborough Pearson, cumulating in the complete re-roofing of the aisle, nave and chancel in 1886.

2.4 The exterior of the church is faced with coursed ragstone with dressed ragstone to the buttresses, quoins, weatherings and some window reveals. The interior walls are plastered and painted. The shallow pitched roofs are covered in lead. There are castellated parapets to all roofs.

2.5 The church is located to the edge of the town centre and forms part of a group of buildings associated with the college: the Archbishop's palace is located to the north and the college complex to the south.

2.6 The churchyard is a fairly modest size for such a large church. The church is located toward the north-west corner of the churchyard.

2.7 There are pedestrian access points to the churchyard at the south east and south west sides. There is a pedestrian and vehicular access to the churchyard at the north side.

There is no private car parking spaces within the churchyard, however limited on street parking is available to the south of the churchyard and there is a large public car park in the grounds of the college building.

Access to the car park from the churchyard follows a route with two high road kerbs and some very uneven paving to footpaths. These areas of paving are of the responsibility of the local authority and are not in an area where the PCC can carry out improvements. The PCC should encourage the local authority to provide an adequate route for wheelchairs from the car park to the church.

Paths within the churchyard are paved with a mixture of York stone and concrete paving slabs, generally the footpaths are reasonably level and the gradients are acceptable for wheelchair use. The paths to the south and west of the building and along the south side are more uneven. Footpaths within the churchyard are in the care of the local authority.

The principal entrance to the church is via the north porch. There is a 150mm high step from the external paving to the north porch floor level. The PCC have a demountable wooden ramp for this step. There is a minimal kerb upstand to the west door.

The floors to the north porch and the nave are on the same level.

Each leaf of the two pairs of doors to the north porch is wide enough to accommodate a passage of a wheelchair. The doors have no vision panels and the existing ironmongery is unsuitable for disabled access. The church is open for visitors at regular intervals and at this time the outer doors are opened. The church is usually supervised and attendants are likely to the available to assist disabled visitors.

The PCC need to formalise access arrangements for disabled visitors as part of their access management plan.

The south porch door is of equal size to the north porch but the floor level is more than 500mm above the general floor surfaces. The entrance is unsuitable for converting to an accessible entrance. The west door has no lobby and is unsuitable for use as the principal entrance.

Floor levels within the nave and aisles are the same. There is adequate space to manoeuvre and park wheelchairs. The pew platforms are flush with the circulation area paving.

There are four steps between the chancel and nave and five steps between the nave aisle and the chancel aisles with a total rise of approximately 700 mm. There is a further step between the chancel and sanctuary. There is insufficient space within the church to create ramped approaches in accordance with the recommendation of the Equality Act. While it would be physically possible to construct ramps, the affect would be detrimental to architectural quality of the interior.

Public access to the chapel in the south chancel aisle is not vital under normal circumstances. Access to the chapel in the north chancel aisle may be desirable and consideration of access facilities should be considered in the Access Audit.

The building has a sound enhancement system and a hearing aid loop.

The PCC is currently considering improving facilities including the provision of an accessible toilet. The non-building issues of the access audit should inform improvements to the church.

Priority A (F): Review and develop access audit.

Priority A (F): Complete recommendations of access audit.

2.8 There is seating for approximately 560 in nave and aisle and the choir stalls have seating for 34.

2.9 Since the last quinquennial inspection the PCC has carried out repairs to the nave pew platforms, replacement of the tower flagpole, repairs of the north aisle parapets. Works to repair the south side drains are currently in progress.

2.10 Despite the extensive works carried out to the roofs in the recent past, the building has major repair requirements; including repairs to the severe deterioration of the lead coverings to the nave roof and the effects of active beetle infestation of the nave roof structure. There is also decay of stone dressings to the external walls in a number of areas. The wall paintings to the chancel are decaying. Because of the size of the building, repairs to the various problem areas will have to be carried out in a phased programme. The nave roof needs to take priority, but the masonry repairs, particularly the vegetation removal, need to be planned and some vegetation removal is urgent.

The underground drains are in poor condition with many blocked pipes. A scheme for phased repairs has been developed and is underway.

The complex nature of the roof drainage requires particular vigilance and the roof gutters and flumes are prone to blockages in exceptionally heavy rain. These problems are partly a result of decaying masonry, partly to the proximity of large trees around the church and partly due to the inadequate design of the older roofs. The extent of maintenance required should reduce as the repair programme advances.

2.11 Day to day maintenance of the interior is of a high standard and a credit to the PCC.

2.12 The church is used regularly for concerts and other civic events. Under the 2005 fire safety order regulations, the PCC need to complete a safety plan including provision of fire evacuation procedures for the church.

Priority A (F): Complete fire safety order plan.

2.13 The structure of the building is ancient and built of natural materials in a traditional manner. The durability of the finishes and structure is dependent on the permeability of the materials used. The use of modern materials would compromise the durability of the fabric should be avoided. In particular the use of:

- Cement based mortars
- Polyethylene based preservatives and coatings
- Bitumen and silicone based waterproofing
- Emulsion and eggshell paints for plaster coatings.

3.0 DETAILED DESCRIPTION OF THE TOWER

THE EXTERIOR OF THE TOWER

3.1 THE TOWER ROOF

3.1.1 The tower roof is covered in lead with wood roll seams and drips at the joints. Generally, the lead is in fair condition. In the past minor cracks have developed in the roof around the joints, the repairs to these cracks are holding, no further works required at present.

3.1.2 There is lead parapet gutter around the perimeter of the roof. The gutter is in fair condition. Debris is beginning to build up in gutters again, and it should be removed at regular intervals.

Priority A: Clean out tower roof gutters - £50.

3.1.3 There has been failure to the pointing to the abutment flashings on the north parapet wall and the east wall. Repairs are required.

Priority A: Selective re-pointing to north parapets - £750.

3.1.4 The copings to the parapets are generally in fair condition. The backs of the parapets are faced with ragstone rubble. The pointing to the rubble is deteriorating but not at a rapid rate. No action is required at present. The dressed stones are in good condition.

3.1.5 The York stone to capping to the access turret roof is covered in asphalt. Generally, the asphalt is in reasonable condition.

3.1.6 The turret roof drains via a cast iron downpipe, the downpipe would benefit from decoration.

Priority B: Redecorate turret downpipe - £140.

3.1.7 There is a 9m high aluminium flagpole on the access turret. The flagpole is topped by a weather vane. The weather vane is in fair condition. The vane was regilded during repairs.

3.1.8 The flagpole is in good condition.

3.1.9 The weathering of the flagpole to the turret roof is defective and leaks, allowing water into the staircase interior. The detail needs improvement.

Priority A: Improve weathering to flagpole and repair flagpole base (in hand).

3.2 THE EXTERIOR OF THE TOWER

3.2.1 The tower is faced with coursed ragstone. There are dressed ragstone quoins and weatherings to the buttresses. Some 20th century repairs to the quoins have been carried out riven limestone.

The majority of the string courses appear to have been replaced with limestone, possibly during the 19th Century.

3.2.2 Generally the masonry surfaces are in good condition. The pointing to the stonework is weathering evenly.

A few stones on each face are more eroded than average, however this unevenness has developed over a long period and the pointing has been weathered back to accommodate the uneven surface. These recessed stones do not present a risk to the masonry at present.

3.2.3 There are clock dials on the west and east faces of the tower. Both dials are in fair structural condition and fair decorative order.

3.2.4 The reveals to the tower window openings are formed in a mixture of limestone and ragstone. The surviving ragstone elements have lost the detail on the mouldings, but remain sound. The limestone inserts are generally 20th century work and are in good condition. Although the decayed weatherings are visually unsatisfactory, they remain structurally sound. The cill of the south elevation clock chamber window is deteriorating.

3.2.5 The wire guards fitted to the south elevation and east elevation windows are in fair condition.

3.2.6 Rainwater from the tower roof discharges via a downpipe located at the south-east corner of the tower. The upper sections of this pipe are of lead, the lowest two sections are of cast iron. Generally, the pipework is in reasonable condition, although the two cast iron sections would benefit from redecoration and one is cracked. The fixing of the top most sections of lead have failed and there is probably a leak at the junction with the second length.

Priority A: Repair and redecorate downpipes to tower - £600 (excluding access).

3.2.7 The tower is divided into three stages by horizontal string courses. The string courses are formed of lime stone. The dressings are in good condition and the pointing is weathering evenly.

3.2.8 The buttresses have 5 tiers of weatherings. The weatherings are formed of a mixture of ragstone and lime stone. In general, the weatherings are in fair condition although most have lost some edge definition on the drip face. This is not of concern at present, but see 3.2.9/10.

3.2.9 There is some vegetation growth in the upper weatherings in the west side buttress at the south west corner of the tower and at the head of the downpipe on the south-east side. These shrubs were noted at the last two quinquennial inspections and have increased in size.

The work will need to be carried out by a steeplejack because of the heights involved.

Priority A: Remove vegetation from buttress weatherings - £1,050.

3.2.10 The vegetation growing in the south-western buttress has now damaged the weatherings and 2 weatherings appear to be fractured. Replacement of these weatherings will involve scaffolding and should be combined with other high-level works. It may be possible that the steeplejack (in removing the vegetation) will be able to stabilise the existing weathering until the replacement of the stones can be undertaken.

Priority A: Stabilise weatherings to south west buttress after removal of vegetation - £400.

Priority C/D: Replace defective weatherings to south west buttress.

3.2.11 The quoins to the buttresses are formed of large ragstone blocks. The quoins are weathering unevenly but were repointed in the third quarter of the 20th century and at present, shed water effectively. The majority of the quoins will not need attention in the foreseeable future.

There are a few defective quoins at low level, particularly on the east facing south east buttress. In this area, 6 stones need re-weathering or replacement.

Priority C: Repair defective quoins to tower – £4,200.

3.2.12 The relieving arch of the south door opening is formed of ragstone. This is heavily weathered and the surface continues to delaminate. Removal of the loose material would slow down the rate of decay of the core work. In the long term, it will be necessary to replace the hood mould that has completely eroded away but this should be seen as a long-term ambition.

Priority B: Remove loose material from south door arch - £300.

Priority D: Improvement: Reinstate tower arch hood mould.

THE INTERIOR OF THE TOWER

3.3 THE BELL CHAMBER

3.3.1 The ceiling of the chamber is formed by the roof of the tower. The roof structure is supported on a complex arrangement of oak principal beams with a secondary structure of oak beams spanning north to south, supporting the boarded deck to the roof. It is apparent that the parapet gutters have been re-laid in the past on a new decking.

3.3.2 Generally the roof structure appears to be in good condition. Some beams in the roof structure show evidence of past beetle infestation but this does not appear to be active. Some beams show evidence of fire damage; this could pre-date the re-building of the roof structure and may refer to the lightning strike of 1730.

3.3.3 The walls are faced with coursed ragstone. Generally, this surface is in good condition, there is some erosion of pointing, but this is not structurally significant.

3.3.4 There are four openings in the chamber. The external faces of the openings have stone tracery, there are wooden louvres. Behind each louvre there is complex arrangement of sound baffles made up of a mixture of materials including UPVC slats and wooden boarding. Although the arrangement is visually untidy it appears effective. The arrangement provides an effective deterrent to birds entering the chamber.

3.3.5 The floor of the chamber is finished in softwood boards. Many areas of this boarding are concealed by the bell frame but the visible areas appear to be in good condition.

3.3.6 There is a ring of ten bells mounted in a steel frame, the bells are in good condition.

3.4 THE CLOCK CHAMBER

3.4.1 The ceiling of the clock chamber is formed by the floor of the bell chamber and consists of primary beams spanning east/west supporting secondary timbers spanning north/south. Generally, the structure appears to be in fair condition.

There is a large shake in the northern most main beam, this has been noted in previous inspections, and does not appear to be developing further. No action is required at present.

There is some evidence of decay in the north-east corner, where the existing edge beam has been repaired. This has been reported in previous inspections and I do not believe there is active decay in this area at present.

There is evidence of bore dust in the south-east corner, apparently relating to a partly embedded edge beam. Close access to this beam is difficult, the area should be monitored.

Priority A: Monitor beetle infestation in clock chamber (annually).

3.4.2 The walls of the chamber are faced with coursed ragstone rubble. There is no active movement in the chamber at this level. In the north-east corner, there is an old crack, this has been re-pointed at low level and there has been no further movement.

There is an elaborate upper bracing structure in the chamber constructed of oak, this structure has suffered beetle infestation in the past, but there is no evidence of active infestation apparent.

3.4.3 There are two windows in the chamber, both glazed with lead lights in wrought iron sub frames. Generally, the windows are in a fair condition but the casement frame to the west window would benefit from redecoration.

Priority B: Redecorate clock chamber casement - £150.

3.4.4 The floor of the chamber is partly concealed by layers of plywood sheeting. This sheeting seems to have been introduced to cover over defective boarding of the floor structure. A number of the boards are loose and form a trip hazard.

3.4.5 The clock chamber floor is unduly flexible. The movement is particularly pronounced in the centre area where the bell trap is located but it seems to also effect the general structure.

3.4.6 The structure is partially concealed below, by a subsidiary ceiling in the ringing chamber. The roof consists of 8no principal beams spanning east/west, for the purposes of this report they are numbered from the north end. Beams 1, 2 and 3 are close to the wall and support the storage racks. They appear to be unmodified. Beams 4 and 5 are the most important as they trim the bell trap opening and probably support the floor in the area of Beam 6. Beam 5 is in particularly poor condition with some very deep shakes vertically through the beam. I believe, because of the number of shakes in this beam, this is probably relatively flexible in comparison to its original dimensions. Beam 6 has been notched heavily at the west end and acts as a trimmer support for Beams 7 and 8, which have been cut off short to accommodate clock weights. I suspect Beam 6 has deflected due to the trimming of the end and is probably not an active support of the floor deck.

Although there is some evidence of past beetle infestation, particularly on the west side.

The bell trap is covered with a series of small sized joists and one reused bell rope guide. Most of these small timbers are loose and not in full contact with the boarding above. To fully analyse the defects, it will be necessary to open up the floor.

Priority B: Open up and inspect clock chamber floor - £1,050.

3.4.7 The flooring in the clock chamber is a mixture of softwood planks and other boarding. These are laid in a random arrangement and do not entirely cover the floor. I also suspect they are not fully supported and this lack of support will be contributing to the general perceived flexibility of the floor.

3.4.8 I do not think the floor is in a satisfactory condition and the voids in the floor deck are not appropriate to a space that requires access for maintenance of the clock. This floor should be repaired in order to provide a suitable means of access for maintenance of the clock and to accommodate the storage requirements currently involved in the use of the space. Most of the problems associated with the floor relate to the lack of proper support to the boarded surface rather than to inherent defects in the primary structure, however there is a strong likelihood that the two most significant primary beams, that is Beams 4 and 5, have been weakened by a combination of shakes, beetle infestation and inadequate jointing, and these may require strengthening. This can be confirmed once access is available to the four side of each beam.

Priority B: Repair and strengthen floor to clock chamber – cost not determined.

3.4.9 The clock is enclosed in a wooden surround. The instrument was made by Gillett & Johnson in 1899. It was converted to electric winding 1990. The clock housing is in fair condition.

3.5 THE SILENCE AND RINGING CHAMBER

3.5.1 The silence chamber is only accessible from ladders via the ringing chamber it was not accessible during this inspection. The ceiling of the silence chamber consists of the floor structure of the clock chamber: see item 3.4.6. The structure is partially concealed by the remnants of a lath and plaster ceiling that formed part of an earlier version of the ringing chamber.

3.5.2 The walls of the silence chamber are faced with plaster which has been partially decorated with lime wash. In some areas the plaster has fallen away as a result of past leaks in the upper structure. Areas of plaster are peeling away from the wall.

This is not an area of the church visible to most visitors, and it would be sufficient to remove the loose plaster.

Priority F: Improvement: Remove loose plaster from silence chamber walls.

3.5.3 The ceiling between the silence chamber and the ringing chamber is a lightweight structure with principal beams spanning east to west and secondary rafters spanning between the beams and the walls. The ceiling is lined with softwood boarding.

There is some evidence of furniture beetle infestation in the structure. However, there is a considerable amount debris within the space including defective plaster. The spaces should be thoroughly cleaned and where the beetle is active, the area treated with preservatives.

Priority C: Clean and inspect ceiling structure to ringing chamber - £560.

THE RINGING CHAMBER

3.5.4 The ceiling of the ringing chamber has been painted and is in good condition.

3.5.5 The walls are plastered with a painted finish. At dado level, this paint finish is an oil paint.

The lower painted surfaces are in good condition.

3.5.6 There is an 18th century fire place in the north wall. This contains the original grate but at present the fireplace is concealed by a shutter and is used for storage.

3.5.7 The floor is concealed by a fitted carpet and it was not possible to gain access to inspect the structure. There is some movement in the floor structure but the extent of the movement is not excessive for a floor of this age.

3.5.8 There are three window openings in the chamber. The west window is a fixed leaded light.

The south and east windows have opening casements glazed with leaded lights. There are internal shutters to all window openings.

The windows are in good condition and good decorative condition. The glass to the east window has 3 cracked quarries.

Priority D: Repair ringing chamber windows.

3.6 THE ACCESS TURRET

3.6.1 The stair is a stone spiral staircase with treads of ragstone and limestone. Generally, the staircase is in fair condition.

The walls are faced with ragstone rubble. At the lower levels of the turret there is some plaster on the walls.

Generally, the turret walls are in fair condition. There is some cracking of the walls, particularly between the ringing chamber and clock chamber levels. The cracks have been noted in previous inspections, and some of the cracks have been subject to mortar repairs. There is no evidence of subsequent cracking following the repairs. No further action is required at present.

3.6.2 The windows to the turret are glazed, the majority of the glazing is of single plain sheets of glass, mortar fixed in the masonry. At ringing chamber level, reinforced glass has been used. A number of the glazing panels are cracked, but they remain weatherproof.

3.7 THE TOWER PORCH

3.7.1 The porch ceiling includes the remains of a stone ribbed vault. This may have been destroyed when the spire collapsed in 1730, the present ceiling is above the vault ribs and is formed of moulded oak beams.

3.7.2 Generally the wooden structure is in reasonable condition. Some of the primary beams have vertical shakes but these are not structurally significant. There is no evidence visible (from below) of active beetle infestation in the ceilings.

3.7.3 The walls are faced with coursed ragstone. This ragstone has been ribbon pointed with cement mortar. In general, the walls are in reasonable condition, there are no cracks in the walls at this level.

3.7.4 The gates to the porch are framed in oak with wrought iron fittings. The gates are in reasonable condition.

3.7.5 The floor is covering in stone flags, there is some delamination of the surface of a few of the flags and the surface is now becoming uneven. The porch is not used as a principal entrance to the church, and under these circumstances the condition of the floor is acceptable. If more regular use of the entrance is to be undertaken some repairs to the floor will be necessary.

Priority C: Improvement: Repair floor to south porch.

4.0 DETAILED DESCRIPTION OF THE EXTERIOR

THE ROOFS

4.1 THE ROOFS GENERALLY

4.1.1 With the exception of the organ loft roof, all the roofs are covered in lead. As the roofs are re-leaded, the hollow rolls are being replaced with wooden rolls, which are more durable. At present the chancel, south chancel aisle, south nave aisle, north chancel aisle and part of the north nave aisle have releaded roofs with wood rolls. The remaining roofs have hollow rolls. All the lead roofs are laid on softwood boarded decking, with a void over a second decking that forms the ceiling lining visible in the interior.

There are lead lined gutters at the parapets and clerestory abutments discharging into lead downpipes via sump boxes. The chancel roof is drained via the aisle roofs. The nave roof drains via the clerestory abutment gutters to flumes between the chancel aisle and the nave aisles to downpipes against the aisle wall. Stainless steel gutter linings have been introduced in some areas to avoid disturbance to the clerestory windows when the roofs are reordered.

4.2 THE CHANCEL ROOF

4.2.1 The chancel roof was re-leaded in 2001. The parapet gutters were reordered, overflows introduced to the hoppers and sumps with frost protection provided to the parapet gutters. The roof void is ventilated.

4.2.2 The roof covering is in generally good condition.

4.2.3 Generally the parapet copings are in good condition. There is some minoring pointing required to the copings on the south side.

Priority B: Selective repointing to copings to chancel - £150.

4.2.4 The abutments between the parapets and the roof are formed with lead flashings. Generally, these flashings are in good condition with the exception of a short length on the north slope of the roof where the pointing has failed.

Priority B: Selective re-pointing to north parapet of chancel roof - £250.

4.2.5 At the time of the inspection all 4 outlet sumps are partially blocked with vegetation and one hopper was blocked.

Priority A: Clean out sumps to chancel downpipes.

4.3 THE NAVE ROOF

4.3.1 The nave roof is covered with lead with hollow roll seams and lapped joints.

Slippage of the lead on the nave roof has been severe, particularly on the south slope. The lead has slipped up to 250mm. On the north slope the slippage is less severe but the ridge covering is under considerable stress. The lead sheets have deteriorated too far for patching to be considered as a repair option. While the roof can be temporarily restrained, further slippage will inevitably occur. Re-leading of this roof is needed. Patches in the roof covering have been repaired with self-adhesive strips, these are holding at present, but may need further attention during the quinquennial period.

There are a number of new splits, corrosion holes and tears in the lead. These need to be patched to keep water out of the structure as a maintenance item, to assist the roof to survive until the complete releading can be undertaken.

Priority A: (Maintenance) Patch nave roof - £400.

4.3.2 Although the parapet gutter bays are of a reasonable length they are known to have leaked in the past and decay has occurred in the wall plates. There is active beetle infestation in the wall plate areas. It is thought that timber decay has been triggered by the overflow of the sumps. In a number of places, the sole boards to the gutters have rotted away, leaving the lead inadequately supported. The gutters have split in the past and have been repaired.

Gaining access to the gutters and wall plates will be a major undertaking and should be combined with complete re-leading of the roof. See also 5.1.3.

Priority A: Re-lead and re-order the nave roof - £530,000.

4.3.3 The abutments to the parapet walls are formed with lead flashings, the flashings are in generally reasonable condition.

4.3.4 The parapets are capped with limestone copings; the copings are in generally fair condition. Some minor repairs are likely to be necessary; these should be co-ordinated with re-leading of the roof.

4.3.5 In the fourth bay of the roof, on the north side, there appears to be an active leak in the parapet gutter. This is only known from the effect on the interior of the building. The parapet gutter and associated downpipe need investigation above the fourth window from the west on the north clerestory. Any repairs identified should be carried out.

Priority A: Investigate and repair leak in north clerestory of nave – cost not determined.

4.4 THE SOUTH CHANCEL AISLE ROOF

4.4.1 This roof was re-leaded in 2006/07. Parapet gutters were re-ordered, overflows were introduced into the hoppers and sumps. The roof is ventilated.

The roof is in good condition.

4.4.2 The parapet copings are in good condition.

4.4.3 The outlet on the east gable is blocked at the sump and there is a build-up of debris in the gutters.

Priority A: Clean outlet to chancel aisle roof - £75.

4.5 THE SOUTH NAVE AISLE ROOF

4.5.1 The roof was releaded in 2009/2010.

4.5.2 The parapets have limestone copings. The backs of the parapets are faced with ragstone rubble. They are in reasonable condition.

4.5.3 The abutment flashings to the parapets of the aisle roof are generally in good condition following the reroofing works.

4.5.4 Some of the gutter outlet hoppers appear to be blocked.

Priority A: Unblock gutter outlet hoppers to south aisle – cost not determined.

4.6 THE VESTRY ROOF

4.6.1 The vestry roof has a pitched slate roof with lead hips and lead parapet gutters around the perimeter of the roof.

4.6.2 The north slope of this roof was re-laid in 2006, the remaining sections of the roof are approximately 75 years old.

4.6.3 Generally the slate covering is in reasonable condition, there are a number of clipped slates in the older sections of the roof but these seem secure. A number of the slates are vulnerable to delamination and this roof will need to be checked annually for breakages. One slate is broken.

Priority A: Replace defective slate - £125.

4.6.4 The lead parapet gutters are generally in good condition. The east parapet gutter was installed comparatively recently and has wooden rolls. The south and west gutter have linings that are much older.

The bay lengths are excessive by modern standards, but the gutters appear to be working adequately although there is a build-up of debris was noted to the south west corner and this should be cleared.

4.6.5 The abutment flashings are generally in fair condition; some flashings are loose on the western abutments and selective re-pointing is required.

Priority A: Selective re-pointing to vestry roof parapets, parapet flashings - £350.

4.6.6 The parapet copings are formed of limestone, they are generally in good condition.

4.6.7 The parapets are faced with ragstone rubble. Generally, the ragstone is in fair condition and the pointing is weathering evenly. In a few areas, mainly the western abutment and southern parapet, there is delamination of individual pieces and selective repairs are required.

Priority B: Selective repairs to parapets of vestry roof - £550.

4.6.8 The boiler flues discharge via a masonry stack at the south west corner of the vestry roofs. The terminal to the boiler flue is formed of asbestos cement.

The capping stones to the flue are deteriorating and will need replacement in the foreseeable future.

Priority C: Replace capping stones to boiler flue - £3,700.

4.7 THE ORGAN LOFT ROOF

4.7.1 The organ loft roof shares a gutter with the south aisle to the chancel. The north slope of this roof was re-laid in 2006. The southern slope of the roof was re-laid in the 19th century and has hollow roll seams at the joints.

4.7.2 The north slope of the roof is in good condition.

The south slope of the roof is in generally in fair condition. There has been patching of the roof in the past using self-adhesive strips, these are beginning to deteriorate and should be replaced with lead patches. There are 2 new cracks I the lead that need patching.

Priority A: Replace temporary patches to south slope of the organ loft roof - £500.

4.7.3 The south abutment gutter is in reasonable condition. The lead bays are over length by modern standards but this gutter appears to be operating satisfactorily. The build-up of debris/bird droppings needs to be managed and cleared.

4.7.4 The parapet copings are formed of limestone; the parapet backs are formed of ragstone rubble. Generally, the masonry is in good condition. Two embrasure cheek stones are deteriorating and may need replacement in the future.

Priority D: Selective repairs to organ loft parapet embrasures.

4.8 THE NORTH NAVE AISLE ROOF

4.8.1 The south slope of this roof together and the west end of the north slope were re-leaded in 2005. The clerestory abutment gutters were re-ordered and overflows introduced.

4.8.2 The re-ordered areas of the roof are now in good condition. At the time of inspection there was some build-up of debris in the gutter sumps adjacent to the clerestory and it is known that the south-east outlet overflows if regular cleaning of the gutter is not undertaken. The extent of maintenance should reduce once the clerestory of the nave has been repaired, however until this can be undertaken regular maintenance inspections of the gutter should be undertaken.

The older sections of lead are prone to slippage. This is modest at the eastern end of the roof but in the 12 bays nearest the new roof at the west end, the slippage has been steady over a number of years. In 5 of these 12 bays, extension pieces have been added into the lead to deal with the slippage and the leading edge trimmed back. The remaining 7 bays continue to slip.

7 bays will need extension pieces adding.

Lead corrosion is now a problem on this roof. 6 bays have been patched. No new holes have appeared.

In the immediate future, some tears in the lead need to be repaired.

Priority B: Repair lead slippage in north slope of north nave aisle roof - £30,000.

Priority A: Inspect corrosion in north aisle roof and repair as necessary (annual).

4.8.3 The parapet gutter to the repaired areas of the north slope of the roof is serviceable the unrepaired areas need attention. The existing patches are stable. The second outlet from the west is prone to block and the bearer boards are rotten. This should be dealt with when the roof slope is releaded; see item 4.8.2.

4.8.4 The abutment gutter to the south slope of the roof is a composite gutter comprising stainless steel in the centre section with lead at both ends. Generally, the gutter is in good condition however there is some ponding in the centre of the stainless-steel gutter area. This is not causing problems as such, but suggests there is local settlement in the unrepaired part of the roof. This area should be monitored.

The abutment flashings to the clerestory are generally in good condition. There is a short area of failed pointing at the western end that should be replaced.

Priority A: Clean out gutters to north aisle parapet - £150.

Priority B: Replace defective pointing to abutment flashing - £150.

Priority C: Monitor settlement of north aisle roof structure at mid-span.

4.8.5 The parapet copings are formed of limestone. They are generally in good condition.

The parapets are constructed of coursed ragstone rubble. There is some vegetation infestation.

In the short-term treatment of the vegetation should be undertaken using biocides, in the long term (and in combination with other masonry repairs on the north elevation), detailed repairs should be undertaken. There is some vegetation growth which is causing leverage on the masonry. This growth is so deeply embedded it may be necessary to dismantle sections of the parapet to resolve this problem. It would be most economic to combine this work with the repairs to the roof.

Priority A: Treat vegetation growth in north nave aisle parapet - £150.

Priority C: Masonry repair to the north aisle parapet - £6,000.

4.8.6 The abutment flashings to the parapets are in reasonable condition except for a section in bay 2 where vegetation growth is causing problems. This will be repaired in the current works.

Priority A: Selective repairs to the parapets in bay 2 (in hand).

4.8.7 The unrepaired sections of the parapet gutter and roof lead to the north nave aisle are continuing to deteriorate and this lead will need replacement in the foreseeable future. The works should not take priority over the nave.

4.9 THE NORTH CHANCEL AISLE

This roof was re-leaded in 2005. The abutment gutter to the clerestory was re-ordered and ventilation introduced. This roof is now in good condition.

4.9.1 The flashings to the parapets are in good condition.

4.9.2 The parapets are in good condition generally. Some vegetation growth is occurring. Minor works are required.

Priority C: Remove vegetation from chancel aisle parapet - £300.

4.10 THE NORTH PORCH ROOF

4.10.1 The roof is covered in asphalt with asphalt kerbs. Generally, the asphalt is in fair condition, there is minor deterioration of the pointing to the asphalt kerbs, this has been noted in previous inspections but is not yet significant.

4.10.2 There is a considerable build-up of debris on the roof, mainly moss, but some failed pointing. This debris should be removed.

Priority A: Clean debris from north porch roof - £200.

4.10.3 The pointing to the asphalt kerb has failed on the east side.

Priority B: Repoint asphalt kerb - £100.

4.11 THE NORTH-EAST TURRET ROOF

4.11.1 The turret has a lead covered roof which is inaccessible without specialist access equipment. This roof is close to existing trees and tends to gather debris. Inspection and clearance of the gutters should be included in annual maintenance. At the time of inspection, the condition of the structure of the roof suggested that there are no blockage problems (see photograph).

Priority A: Clean out gutters to north east access turret (annual) - £50.

4.11.2 One stone needs replacement in the parapet.

Priority D: Replace defective parapet stone - £600.

4.12 THE RAINWATER GOODS

4.12.1 The majority of rainwater downpipes are formed of lead. In some areas, the lower pipework is formed of cast iron because of the risk of theft of the downpipes.

4.12.2 Keeping the downpipes free of pigeon nests continues to be a problem.

4.12.3 The process of introducing overflows and upgraded lead downpipes has continued. The downpipes to the chancel, organ loft, vestry, south aisle to the chancel, north aisle to the chancel, south side of the nave aisle and west end to the north aisle to the nave have been upgraded. Most of these downpipes are now in good condition however it was noticed during the inspection that some of the hoppers were partially blocked, either by pigeon related debris or leaves, and the overflows were operating. The hoppers need cleaning out at regular intervals.

Priority A: Inspect hoppers to re-ordered downpipes twice yearly.

4.12.4 Of the remaining unimproved downpipes, these were generally in good condition, but some maintenance is needed mainly to the gullies. The downpipes continue to be vulnerable to lead theft and need regular checks.

The following rainwater goods need attention:

- 2 pipes to the north clerestory are blocked.
- The base gulley to the first downpipe from the west on the north aisle is blocked.
- The base gulley to the second downpipe (from the west) on the north nave aisle is blocked.
- The base gulley to the third downpipe of the north aisle is blocked.
- The base gulley to the east end of the north chancel aisle is blocked.
- The base gulley to the west end of the north chancel aisle is blocked.
- The base gulley to the east gable downpipe of the north chancel aisle is broken.
- The sump to the east end of the south chancel aisle is broken.
- The sump to the organ loft downpipe is broken.
- The sump to the eastern downpipe of the south aisle is blocked.
- The base gulley to the west gable downpipe of the south aisle is blocked.
- The lead pipe to the second downpipe of the south aisle has been crushed.

Some analysis of the problems with the gulleys has been carried out and it has been determined that most of the blockages to the gulleys relate to obstructions in the underground drainage system further out into the pipe network.

It is considered probable that it will be necessary to replace key sections of underground pipework in order for the drains to run effectively. A phased programme of repairs and improvements to the underground drainage system has been identified. The repair of individual gulleys will form part of this work, see also Section 4.13.

Priority A: Unblock gulleys to rainwater downpipes – (in-hand).

4.13 UNDERGROUND DRAINAGE

4.13.1 The downpipes from the roofs discharge into accessible gulleys with brick surrounds. The gulleys are connected to underground drains. An amended drainage plan is being developed as further information become available. However, the routes of the drains, particularly on the north side of the church are undefined. Blockages exist in the underground drainage system and a number of gulleys were blocked at the time of inspection (see above). The repair of the south side drains are underway.

Priority A/B: Replace defective underground pipework – in-hand.

THE EXTERNAL WALLS OF THE CHURCH

4.14 THE EXTERIOR GENERALLY

4.14.1 The external walls are faced with coursed ragstone. Buttresses are built of coursed ragstone with dressed ragstone, and some limestone, quoins and weatherings.

In some areas, the original ragstone dressings to the string courses, plinth courses and copings survive. However, on all elevations some string and plinth copings have been replaced with limestone (probably during the 19th Century restoration). The condition of these mouldings varies.

4.14.2 Most of the windows were refaced externally with limestone in the 19th century. On the south side, some areas of older limestone (possibly Caen) survives, although this stone is in very poor condition. The smaller windows have reveals of ragstone.

4.14.3 The north porch is of early 20th century construction but continues the theme of ragstone with limestone dressings. In this area, the stonework is in good condition.

4.15 THE SOUTH CLERESTORY OF THE NAVE AND CHANCEL

4.15.1 The ragstone facing to the south wall of the nave clerestory continues to deteriorate. The debris falling from this roof contributes to the maintenance problems of the south nave aisle gutters. Re-weathering of the nave wall will require extensive re-facing and re-pointing.

Priority B: Masonry repairs to the south clerestory of the nave - £41,000.

4.15.2 There are six windows in the south side of the nave clerestory. The tracery and reveal stones are formed of limestone. The majority of the stonework is in fair condition however individual stones are decaying, mainly due to rusting ferramenta.

Priority B: Selective stone repairs to south clerestory - £4,500.

4.15.3 The external ferramenta to the clerestory windows is extremely corroded. The ferramenta needs re-tipping and decoration. Windows 1 and 2 (numbered from the east) show decay to the stonework caused by the ferramenta bars.

The windows are glazed with clear glass quarries in leaded lights. These windows are in very poor condition and the individual lights are severely buckled. Re-glazing should accompany the re-tipping of the ferramenta.

The windows no's 1,2,5 and 6 (numbered from the east) are in particularly poor condition and need attention in the near future.

Priority B: Relead selected south clerestory windows and re-tip ferramenta - £1,600.

Priority A: Relead selected windows south clerestory - £5,000.

4.15.4 The clerestory to the south side of the chancel was repaired approximately 17 years ago and is in good condition.

4.15.5 The stone dressings to the windows are in good condition. The glazing is in good condition.

4.16 THE NORTH ELEVATIONS TO THE NAVE AND CHANCEL CLERESTORY

4.16.1 The masonry to the north clerestory of the chancel was repaired approximately 17 years ago and is in good condition.

4.16.2 The stonework to the windows to the chancel clerestory is in good condition.

4.16.3 The ragstone facing to the north wall of the nave clerestory continues to deteriorate. The debris falling from this roof contributes to the maintenance problems of the north nave aisle gutters. Re-weathering of this wall will require extensive re-facing and re-pointing of the ragstone.

Priority C: Masonry repairs to the north clerestory of the nave - £36,000.

4.16.4 There are six windows in the north side of the nave clerestory. The tracery and reveal stones are formed of limestone. Some of the mullions have been reformed in Portland stone but the majority of the work is Bath stone.

The majority of the stonework to the windows is in fair condition, but the mullions and reveals are deteriorating in some places due to the rusting ferramenta.

Priority C: Selective stone repairs to the north nave clerestory - £5,700.

4.16.5 The external ferramenta to the clerestory of the nave is corroded. The ferramenta needs re-tipping and decoration.

The windows are glazed in clear glass quarries in leaded lights. These windows are in poor condition and the individual lights are buckled. Re-glazing should accompany the re-tipping of the ferramenta.

Priority B: Re-lead north clerestory windows and re-tip ferramenta - £6,500.

4.17 THE WEST ELEVATION

4.17.1 The west gable of the south aisle was re-pointed in the mid-20th century and is in generally fair condition.

4.17.2 Generally the stonework forming the tracery to the window is in fair condition. There is a small area of deterioration at high level, this was noted in the last inspection and has not developed significantly.

4.17.3 The wire guard to the window is in fair condition.

4.17.4 The west gable to the nave is in generally fair condition. A few areas of masonry have deteriorated. The softer pieces of ragstone have eroded away leaving a shelf in the existing masonry, these areas are mainly at mid-height. The defects were noted in the last inspection and the rate of decay is not increasing.

Priority D: Selective re-pointing and stone replacement to west gable of nave - £29,500.

4.17.5 The stone surround and arch to the west door is severely decayed. In order to preserve the remaining moulding, the mouldings to the hood mould should be reinstated.

Priority C: Reinstate hood mould to west door - £12,500.

Priority B: Conserve west door stonework - £3,500.

4.17.6 In the plain walling at low level below the plinth course, a few stones need replacement.

Priority D: Selective repairs to the lower west gable - £2,900.

4.17.7 The stonework forming the tracery to the west window of the nave is in generally reasonable condition. There is some deterioration of the hood mould and the reveals to the arch. Some consolidation is required. This work should be co-ordinated with general repairs to the plain wall surfaces.

Priority D: Consolidate west gable window arch - £4,000.

4.17.8 There are active bee nests in the west gable. These are not causing distress to the fabric at present, but will need to be removed when access scaffolding is erected for repairs.

4.17.9 The gable buttresses of the nave are in fair condition.

There is some vegetation growth on the intermediate weathering of the south and north buttress which should be removed.

Priority B: Remove vegetation to weathering of north west buttress - £250.

4.17.10 The west window to the north aisle is generally in fair condition. The galvanised guard to the window is in good condition.

4.17.11 The plain face work to the aisle gable is generally in fair condition, erosion of the ragstone is a little uneven, but this face should not need attention in this reporting period.

4.17.12 The north-west buttress to the aisle has a number of bushes growing out of the stonework. Treatment and removal of the bushes is required, together with selective re-pointing to reduce the prospect of reoccurrence. There are areas requiring repointing around the base and at the intermediate weathering.

Priority B: Selective repairs to north west buttress of north aisle - £1,500.

4.17.13 The northern return of the north-west buttress has been re-pointed comparatively recently and it is in reasonable condition.

4.17.14 The downpipe to the north aisle is blocked.

Priority A: Clear aisle downpipe – cost not determined

4.18 THE NORTH ELEVATION

4.18.1 This elevation contains nine bays, six to the nave aisle and three to the chancel aisle.

4.18.2 Bays 2, 3 and 5 (numbered from the west) to the parapet have suffered from shrub growth in the past and the wall appears to be infested with roots; repaired are in hand. See section 4.8.

Priority B: Remove vegetation in north aisle parapet – cost not determined.

4.18.3 The second buttress (from the west) has a movement crack between the plinth and the intermediate weathering. There is a possibility that the core has washed out. This defect was noted at the last two inspections and does not appear to have increased in severity. Re-pointing should be undertaken to prevent further wash-out.

Priority B: Selective re-pointing to second buttress of north aisle - £900.

4.18.4 The external stonework to the north porch is in generally good condition.

4.18.5 There is some vegetation growth around the rainwater pipe at the base of buttress no 2. Removal of the vegetation and selective re-pointing is required.

Priority B: Selective re-pointing to the base of buttress no 2 - £350.

4.18.6 Buttress nos. 3 to 7 on the north side of the nave aisle have been repaired at low level and below the intermediate weathering, these buttresses are in reasonably good condition. However, intermediate weathering, they have suffered severe above from the vegetation infestation in the past. There is increasing ivy growth. Some of this vegetation has re-grown on buttresses nos. 3, 4, 5 and 7. This is due to root infestation and will require partial dismantling of the weathering to achieve a resolution. This particularly applies to buttress no 4 and 5. Some repointing is needed.

Priority A: Rebuild intermediate weatherings to buttress 3, 4, 5 and 7 - £4,500.

4.18.7 The sixth buttress incorporates the north-east access turret. The stonework to the return of the buttress and turret is in poor condition and repairs are required.

Priority C: Selective repairs to the quoins and weatherings of buttress no 6 - £21,000.

4.18.8 The decay of the buttresses to the north side of the chancel aisle is less advanced than to the nave aisle buttresses. However, infestation of the weatherings by vegetation has occurred. Vegetation has re-established in the upper weatherings of buttresses no 1 and 2 (numbered from the west) and the return of the north nave aisle. A complete cure may involve dismantling the weatherings.

Priority C: Treat and remove vegetation to buttress no 1 and 2, north aisle to chancel - £5,500.

4.18.9 The tracery to windows nos.2 to 6, 8 and 9 (numbered from the west) is in fair condition. There is some deterioration of window no 9, this was noted in the last quinquennial inspection and the rate of decay is not accelerating.

4.18.10 The hood moulds and arch reveal stones of windows noes. 2, 3, 4, 5, 6, and 8 are in poor condition. The deterioration of the hood moulds is affecting the adjoining masonry and repairs need to be undertaken to protect the windows below.

Priority B: Selective repairs to defective window stonework on the north elevation - £49,000.

4.18.11 Each of the windows on the north elevation has galvanised steel wire guards. The guards are in good condition.

4.18.12 Windows nos. 5, 6 and 9 have external ferramenta. The ferramenta is in poor condition and rusting at the embedded ends. The stonework is beginning to split. The cost of repairs will increase significantly if the ferramenta is not tipped. The ferramenta needs tipping and refurbishment.

Priority B: Refurbish external ferramenta to north aisle windows - £6,000.

4.18.13 Some of the plinth mouldings to the base of the plain walls on the north elevation are losing definition. In this comparatively sheltered position, immediate repairs are not necessary unless the stonework below is at risk.

Priority D: Selective repairs to north elevation string course.

4.18.14 The east gable window to the north nave aisle is in generally fair condition. The wire guards to the window are in reasonable condition.

4.18.15 At the base of the east gable to the north nave aisle there is a build-up of vegetation, mould growth and undercutting of the plinth course. This is related to a blocked underground drain. Repairs to the masonry are required after drain improvements.

Priority B: Selective repairs to the plinth, east elevation of north nave aisle - £3,500.

4.18.16 Deterioration of the plain wall surfaces along the north elevation is not accelerating in most areas, with the exception of the access turret wall. However, some individual stones are decaying, and there are a few open joints in string courses etc. These are not likely to cause accelerated decay on their own, but the opportunity should be taken to deal with minor pointing problems when more urgent repairs are undertaken in the same area, in order that the scaffolding costs are used efficiently.

Priority B/C: Selective repairs to the plain masonry of the north elevation - (included in other items).

4.19 THE EAST ELEVATION

4.19.1 The east gable of the chancel was repaired in 2001. The window and wall masonry are in good condition.

4.19.2 The east gable of the north chancel aisle was re-pointed comparatively recently. Generally, the stonework is in good condition, the minor deterioration of the quoins to the buttresses reported in the last inspection is not accelerating and no action is required at present.

4.19.3 Vegetation growth is re-establishing in the upper and intermediate weatherings of the north buttress of the north aisle. Some rebuilding of the buttress weathering is necessary in order to resolve the plant growth completely.

Priority A: Remove plant growth and rebuild weatherings to north buttress - £1,800.

4.19.4 The east gable of the south chancel aisle was repaired relatively recently and is in generally fair condition.

4.19.5 The masonry to the windows of the east elevation is in generally good condition.

The wire guards to the windows on the east elevation are in good condition.

4.19.6 At the base of the east gable to the south aisle and of the chancel there are elderberry bushes growing; these should be removed.

Priority A: Remove elderberry bush from east gable - £175.

4.20 THE SOUTH ELEVATION

4.20.1 The south vestry wall and the west and east returns of the vestry were re-pointed comparatively recently and are in reasonable condition. The pointing is weathering evenly.

4.20.2 The sun dial on the south gable is generally in good condition, but the metal pointer would benefit from re-painting.

Priority C: Redecorate sun dial pointer - £95.

4.20.3 The external ferramenta to the lower vestry windows needs redecoration during this quinquennium period.

Priority B: Redecorate external ferramenta to lower vestry windows - £750.

4.20.4 Only one south facing bay of the south chancel aisle is expressed externally. The plain stonework in this bay is in fair condition, with the exception under the area immediately below the downpipe. Here there has been severe washout due to blocked drainage and re-pointing is needed.

Priority B: Selective re-pointing to the south elevation of the chancel aisle - £500.

4.20.5 The stonework to the window in the west bay of the chancel aisle is deteriorating but not at an accelerated rate. However, it would be of general benefit to reinstate the hood moulds in full.

Priority D: Improvement: Reinstate hood moulds to south chancel aisle window - £10,500.

4.20.6 External ferramenta to the south chancel aisle window is severely rusted. The risk of damage to the stonework is now severe.

Priority B: Re-tip ferramenta to south chancel aisle window - £2,500.

4.20.7 One bay of the south nave aisle is to the west of the tower. The plain wall masonry and the masonry to the window in this bay is in fair condition.

4.20.8 Five bays of the south nave aisle elevation are visible between the tower and the vestry. The bays are divided up by deep masonry buttresses similar to those on the north elevation.

4.20.9 The parapets above the string course were re-pointed relatively recently and are in good condition.

The plain masonry between the buttresses is in generally fair condition, but ivy growth has established on the failed downpipes.

Priority A: Remove ivy growth south aisle - £250.

4.20.10 The hood moulds and arch reveal stones of windows no 1 to 5 (numbered from the west) are in very poor condition. Sacrificial lead flashings have been placed over parts of the hood moulds but the adjoining stones continue to deteriorate. I am particularly concerned by the condition of the voussoirs to window no 2. Extensive repairs need to be undertaken to the arches.

Priority B: Selective repairs to the voussoirs of the south nave aisle windows - £23,000.

Priority C: Selective repairs to the arches of the south nave aisle windows - £21,000.

4.20.11 Much of the vegetation growth in the south aisle buttresses has been removed, however there remains some deeply embedded vegetation in the buttress between the aisle and the organ loft. This is due to water saturation of the buttress that occurred when the downpipe was stolen. Some further vegetation removal is required to this and the adjoining buttress when access is available.

Priority A: Remove vegetation from selected buttresses to south elevation - £1,000.

4.20.12 The tracery to windows no 1 to 4 is generally in fair condition, each window is protected with a galvanised steel guard. There is some deterioration to the reveal stones of window no 2 and it would be more economical to repair these reveals when undertaking the work to the arches.

4.20.13 Ground levels to the exterior of the church between the tower and the vestry are considerably above internal floor level (up to 900mm). This is causing some distress to the internal finish and it has been noted that when external downpipes block, water has found its way to the interior. There are drainage problems on this side of the building. It is unlikely to prove practical to lower ground levels and therefore efforts to reduce internal dampness should be concentrated on improving the drainage system. This may involve relaying substantial parts of the drain: see Section 4.13.

4.20.14 In the range of five windows east of the tower on the south side, windows no's 1, 2, 3 and 4 do not have external ferramenta.

Window no 5 has very extensive ferramenta which is in poor condition. This needs retipping to prevent damage occurring to the stonework. Ideally this should take place in co-ordination with releading this window, which is in extremely poor condition, and because of the presence of the organ casing, can only be reglazed from the outside.

Priority B: Retip ferramenta and relead organ loft window - £7,000.

5.0 DETAILED DESCRIPTION OF THE INTERIOR

5.1 THE NAVE

5.1.1 The nave roof is supported on seven oak king post trusses with tracery infill panels. Each bay of the roof has five purlins and an intermediate truss beam. The intermediate rafters are covered with oak boarding that forms the ceiling. There is an ornate cornice at eaves level.

5.1.2 Each principal truss has a corbel post, these were intended to be decorative but due to various defects occurring in the roof some have become load bearing. The weight of the roof on the corbels has been too great in some areas and the second corbel from the east on the north side has failed. This corbel should be reinstated when roof structure repairs are completed.

Priority D: Improvement: Reinstate corbel bracket to north side of nave clerestory.

5.1.3 There is extensive decay in the roof structure caused by defective gutters. There is active beetle infestation on both the north and south wall plates and some fungal rot in the south side. Access to repair these roofs will require the removal of the existing roof covering and should be co-ordinated with re-leading the nave roof.

Priority A: Additional repairs to the roof structure of the nave - £12,000.

5.1.4 The upper wall surfaces of the arcade to the nave are plastered and painted. There are 6 clerestory windows in each side. The majority of the plaster is in fair condition. However, the defects in the roof have caused damage to the plaster.

On the south side, there is extensive plaster damage in (windows and corbel brackets numbered from the west):

- There is extensive plaster damage to the west reveal of window No.3 on the south side.
- The west reveal of window No.4 on the south side.
- To the plaster adjacent the corbel post No.2 on the south side.
- To the plaster adjacent the corbel post No.3 on the south side.
- At wall plate level, adjacent window No.6 on the south side.

On the north side:

- To the reveal over window No.4.
- Around the corbel post No.2.

These relate to the gutter leaks reported. See Section 4.3.

Once the roof has been repaired remedial works can be undertaken to the plaster.

Priority B: Undertake plaster repairs to the upper nave walls following roof repairs – cost not determined.

5.1.5 The arcades of the nave are faced with Caen stone. Although the colouring of the stone is a little irregular, generally the stonework is in fair condition. The west gable wall is plastered and has a painted finish. Generally, it is in fair condition.

5.1.6 There are six windows in the south clerestory of the nave and six in the north clerestory. All the windows are in poor condition and need re-glazing, see items 4.15.3 and 4.16.5.

5.1.7 The west gable window is glazed with figurative coloured glass dated 1890. The glazing is a little discoloured but generally in fair condition. The window appears to be leaking at the jambs. The internal ferramenta is rusting and needs retipping. There is a fracture developing in the south jamb.

Priority B: Retip ferramenta to west nave window - £900.

5.1.8 The pews are formed of oak and are mounted on softwood pew platforms recessed to fit flush with the floor levels of the circulation areas.

At the east end, the first four rows of pews have been removed to provide additional space at the east end of the nave. The boarding of the floor in the exposed areas has been repaired and has been covered with a dark wood stain. The floor in this area is smooth and even.

Since the last inspection further decay has been identified in the northern rank of pews affecting 3 bays of pews. In this area, the floor has been repaired and the sub-structure strengthened. In the remaining areas of pews in the nave, the softwood flooring is of a natural finish. The surface is a little uneven but remains serviceable.

5.1.9 The boarding of the pew platforms remains serviceable but individual boards have suffered decay. It is known that some of the supporting structure is decayed, the floor should be opened up to investigate the condition and any repairs carried out.

Priority C: Inspect and repair pew platforms as necessary – cost not determined.

5.1.10 Circulation areas of the floor are covered in a mixture of slate ledger slabs and York stone flags. There has been some delamination of individual York stone flags, but generally the floor surface is in fair condition.

The stone flags generally are a little uneven, but the surface unevenness is not a problem.

5.1.11 Heating pipes are integrated into the floors of the circulation areas. The heating pipes are covered with cast iron gratings laid flush with the stone floor finish. The supports of the gratings are dependent on the structural integrity of the pew platforms and the stone flags. Repairs to the pew platforms will need to allow for re-supporting the gratings.

5.1.12 The font is formed of stone and in located centrally in the western bay of the nave. It is in fair condition, but would benefit from cleaning.

5.1.13 There are eleven wall mounted monuments, all on the west gable wall. The monuments are in fair condition.

5.1.14 There is a brass eagle lectern at the east end. It is in good condition.

5.1.15 The pulpit is constructed of limestone with decorative marble shafts and a wrought iron handrail. The eastern hand rail has failed and has been removed. I am not aware of the location of the missing section. The western handrail has been repaired.

5.2 THE CHANCEL

5.2.1 The chancel roof is supported on eight oak king post trusses. The roof structure is similar in style to that of the nave but has a more ornate ceiling. This roof was repaired in 2001 and is in generally good condition. Beetle infestation discovered in the roof structure was treated during the repairs.

5.2.2 The upper walls and east gable of the chancel are decorated with figurative wall paintings carried out at the end of the 19th century. The paintings are of high quality.

Prior to the repair of the chancel roof, extensive damage has occurred to the paintings as a result of roof leaks. Emergency repairs to the upper areas of the wall painting were carried out by Wall Painting Workshop in 2000. A number of areas of wall painting have been stabilised with protective covering. The wall painting conservator has recommended cleaning and conservation of the wall paintings to complete the conservation work. The report has been updated in recent years.

Priority A: (In hand) Implement wall painting conservator's report

Priority C: Conserve and clean wall painting to chancel – cost not determined

5.2.3 The walls of the chancel arcades are faced with Caen stone. The stone is partially discoloured as a result of the roof leaks but is in good condition structurally.

5.2.4 There are three windows in the north clerestory of the chancel and three in the south clerestory. The windows were re-leaded in 2001 and are in good condition.

5.2.5 The east window is glazed with figurative coloured glass, dated 1871. The design is by Capronnier.

5.2.6 The east window is buckling and some of the ties to the ferramenta have failed. The individual sections are separating. This window will need re-leading in the foreseeable future.

Priority C: Re-lead east window to chancel – cost not determined.

5.2.7 In front of the east window it is a mid-Victorian reredos with an inscribed Decalogue. The Decalogue and window are partially concealed by a freestanding reredos installed in 1904.

The reredos work is complex and dominates the chancel. The stonework is in generally good condition but much discoloured. Cleaning of this stonework is a specialised process.

Priority D: Improvement: Clean stone reredos.

5.2.8 There are parclose screens to the north and south arcades of the chancel. The eastern end of the north screen is part of the medieval arrangement, the remaining screens are 19th century interpretations of the medieval design.

Generally, the screens are in good condition. There is some evidence of past beetle infestation in the medieval screen but this does not appear to be active.

5.2.9 In the south-east corner of the chancel there is a piscina and a sedilia with an ornate stone canopy above.

There has been some loss of detail to the canopy but generally it is in a fair condition, but the stonework is discoloured.

Ideally the canopy should be cleaned to make the best of its appearance.

Priority D: Clean sedilia canopy.

5.2.10 The floor of the choir is faced with stone flags and a number of burial markers, these include a medieval ledger slab, some black marble 18th century ledger slabs and a series of late 18th and early 19th century burial markers which may have originally been located elsewhere. The floor is a little uneven (particularly towards the west end) but generally the floor surface is in fair condition and serviceable.

5.2.11 There are four steps between the choir and nave floor levels. The lower three steps are faced with stone, the fourth step has been refaced with plywood and conceals service ducts. The appearance of the step is not entirely satisfactory but the current

arrangement is unavoidable because of the need for a route for wiring associated with the organ.

5.2.12 The choir stalls contain the original collegiate stalls with misericords. Generally, the stalls above plinth level are in fair condition. The stalls have suffered severe beetle infestation in the past, particularly in the south rank. There does not appear to be active infestation. It would be prudent to open up the floors of the choir stall platforms to see if there is active beetle below.

Priority D: Inspect and treat beetle infestation of choir stalls - £1,100.

5.2.13 In front of the choir stalls are some 19th century readers. These items are in good condition.

5.2.14 The paving in the sanctuary is a mixture of ledger slabs and York stone flags. The floors are in reasonable condition.

5.2.15 The altar has a raised plinth with two sets of steps. There are open joints in the kerbs to both plinths which should be re-pointed.

Priority C: Re-point altar plinth stonework - £550.

5.2.16 The communion rails are dated 1886 and formed of brass. The rails are reasonably secure.

5.2.17 The parclose screens are glazed above stall riser level, this is a modern insertion. The glazing is in fair condition.

5.3 THE NORTH NAVE AISLE

5.3.1 The north nave aisle roof structure is supported on seven oak king post trusses. These are similar in arrangement to the nave roof, but of a simpler design. The intermediate rafters are supported on oak purlins and intermediate principals.

5.3.2 The roof structure was inspected at close quarters in the eastern most bay in 2002. During the repairs to the roof decking the south edge of the roof and the north-west corner was also inspected. There remain some concerns about the condition of the roof in the north-east corner and in the fourth bay from the west, where there have been leaks. These areas should be inspected and repaired as necessary when the re-leading of the north-east end of the roof is undertaken.

Priority D: Inspect north aisle (to nave) roof structure.

5.3.3 There is evidence of numerous leaks on the walls, most of these relate to past defects in the roofs, however the pattern staining in the fourth bay of the north wall may be current and this area should be monitored for leaks.

There is extensive pattern staining on the walls due to leaks. Some of which may be current.

The bays are numbered from the west end.

SOUTH SIDE

There is staining in bay 1, 3 and 6. These are thought to be historic as this part of the roof has been repaired. However, the leakage in bay 6 does still occur when the gutters become blocked.

NORTH SIDE

On the north side, there is staining in bays 1, 2, 3, 4, 5 and 6. The staining in bay 1 is historic, as this area of the roof has been repaired. The other areas of staining are

more recent. There is concern that staining in bays 5 and 6 is due to intermittent blockages of the parapet gutters.

Priority A: Investigate roof leaks in the north aisle as and when they occur – cost not determined.

5.3.4 The east, west and north walls are plastered and painted. Generally, the wall surfaces are in fair condition, but there has been serious deterioration of the plaster at high level in areas adjacent to the old leaks, particularly in the north-west corner. Plaster repairs could be undertaken where the downpipes and roof has been repaired.

Below corbel level, the walls are generally in better condition however there is severe discolouration of the wall and some damage to the plaster in the reveal to the fourth window from the west. This is due to a stolen downpipe. The downpipe has now been repaired. Plaster repairs will be needed to the reveal of the window.

In the south-east corner, there is extensive deterioration to the plaster above the nave arcade. Most of this deterioration is historic and relates to the condition of the roof prior to the reordering of the abutment gutter, however this area of the gutter is prone to blockages and needs careful monitoring to ensure it runs freely because of the volume of water that passes through the sump. Plaster repairs are required.

Priority C: Repair water damaged plaster in north nave aisle - £3,000

5.3.5 The west gable window is glazed in clear glass quarries in leaded lights and is in fair condition. The lower internal ferramenta is rusting and bursting the stone particularly in the centre light.

Priority B: Retip internal ferramenta to west window, north aisle - £1,500.

5.3.6 There are six windows in the north elevation:

Window no 1 (numbered from the west), No 3 and No 4 are glazed with figurative coloured glass. This glazing is in reasonable condition.

Window no 2 is glazed with clear glass quarries in leaded lights, there is a secondary panel containing figurative coloured glass in one light. The glazing is in fair condition.

Windows no's 5 and 6 are glazed with clear glass quarries in leaded lights. Generally, the glazing is in fair condition, but the opening casement in Window No 5 is in poor condition and needs refurbishment. The frame of this casement has rusted, causing damage to the stonework.

Priority C: Refurbish opening light to Window no 5, north aisle - £750.

5.3.7 The eastern gable window is glazed with figurative coloured glass dated 1857. Generally, the glazing is in fair condition but there is one broken quarry.

Priority B: Repair east gable window – cost not determined.

5.3.8 Ancient Battle Standards to the Royal West Kent Regiment are hung at high level in this aisle. Many of the standards are in very poor condition and need protection. However, it is convention not to repair the standards.

Priority E: Improvement: Protect regimental standards.

5.3.9 The pews are formed of oak mounted on softwood pew platforms. The arrangement is similar to the nave. Generally, the pews are in fair condition.

The boarding of the pew platform is generally in reasonable condition, there is some evidence of beetle infestation but this is not advanced. The floor is in better condition than the nave floor.

5.3.10 Circulation areas within the aisle are finished in a mixture of stone flags and ledger slabs. The floors are a little uneven but remain serviceable.

5.3.11 A wooden screen (mostly dating from the 19th Century) was, formerly located under the chancel arch, is located in the first (western) bay of the aisle. The method of attaching the screen to the walls is crude, but in other respects the screen is in reasonable condition. This screen defines a refectory area.

The kitchenette to the refectory has a mains water supply but no drainage system. There are no plumbed-in sink facilities. The PCC are rigorous in their control of this facility and problems have not occurred with water disposable. The use of the facility could be greatly enhanced with the provision of mains drainage and if the PCC proceed with plans to install toilets at the building, there is an opportunity to integrate the drainage system.

Priority E: Improvement: Provide plumbed in facilities to kitchenette.

5.3.12 There are 47 wall mounted memorials in the aisle, mainly memorials to members of the Royal West Kent Regiment. The memorials are generally in good condition.

5.3.13 The counters and cupboards in the refectory area are in generally reasonable condition.

5.4 THE VESTRY

THE UPPER VESTRY SPACE AND ORGAN LOFT

5.4.1 The roof structure of the upper vestry is concealed by a hardboard lining to the underside of the common rafters. Only the principal structure, which consists of a single king post truss, is visible within the space. The truss is in reasonable condition.

5.4.2 It is apparent from staining on the hardwood that the roof has leaked in the past. This is likely to be due to defects in the slating, (at present the roof is in good condition) and the staining is thought to relate to past problems. The need for the hardboard lining to the ceiling is not apparent and it would be preferable (for the buildings durability) to remove the lining in order to allow air to circulate around the rafters. The organ builder should be consulted prior to carrying out this work.

Priority D: Improvement: Remove hardboard lining to vestry roof structure.

5.4.3 The walls of the space are faced with uncoursed ragstone rubble which has been lime washed.

Generally, the wall surfaces are in fair condition however the surfaces are very dirty because of dust and roof leaks in the past. There is some cracking in the south west corner and along the south wall. These cracks have been noted in previous inspections, and the south wall crack is fitted with a tell-tale. The severity of the cracking has not increased since the last inspection.

5.4.4 There are two windows in the space.

The eastern window has recently been re-leaded and is in good condition.

The south window is in poor condition, the existing casement is decayed and the leaded lights have partially collapsed.

Priority B: Refurbish south window to upper vestry - £500.

5.4.5 The upper vestry houses the bellows and blower mechanism for the organ. The floor is finished in softwood boards. The supporting structure is concealed by the boarding and the flush plastered ceiling below. There is a noticeable dip in the centre of the floor. The weight of the bellows unit must be considerable and it would be advisable to have an Engineer to check the bearing capacity of the floor.

Priority E: Check load bearing capacity of upper vestry floor.

5.4.6 There are considerable amount of redundant material stored in the space. Items of no historical significance should be removed and disposed of. The parts of the screen stored in the space should be relocated elsewhere.

Priority D: Improvement: Remove redundant materials stored in upper vestry space.

THE ORGAN LOFT

5.4.7 The organ loft is separated from the upper vestry area by a wooden partition lined with hardboard and fibre board. The partition is in reasonable condition.

5.4.8 The roof structure of the organ loft is concealed by an oak boarded lining applied to the underside of the common rafters. The lining is in reasonable condition.

5.4.9 Most of the walls of the space are concealed by organ components. The areas that are visible are in reasonable condition.

5.4.10 There is one window in the organ loft. Most of this window is covered up with boarding. The window is in poor condition with numerous broken quarries; the five lower lights need releading: see item 4.20.14.

5.4.11 The walls of the organ loft compartment are rendered and unpainted. Generally, the wall surfaces are in fair condition. However, there are considerable amounts of dust and debris on the east wall. This has been gathering over many years. The source of the debris appears to be the abutment of the ceiling with the east gable. It is probably due to thermal movement. The debris is detrimental to the organ and should be removed at regular intervals.

Priority C: Clean plaster debris from organ chamber.

5.5 THE LOWER VESTRY

5.5.1 The lower vestry space comprises a single room used as a priest's vestry and Sunday school.

5.5.2 The ceiling has two exposed principal beams with flush plastered panels between. There is some evidence of past beetle infestation in the principal beam spanning east to west, but this does not appear to be active.

5.5.3 The plastered areas of the ceiling are a little uneven but appear securely fixed.

The walls are faced with plaster with an oil paint finish.

5.5.4 There is a two-tier safe in the north west corner of the space, it is in reasonable condition.

5.5.5 The internal and external doors to the vestry are in good condition.

There are vestment shelves with curtain fronts to the east and west walls. These are in reasonable condition. The floor is covered in a fitted carpet, the floor is believed to have a wooden surface, but is laid on a solid base. It was not possible to inspect the base, but the floor is firm and even.

At the western end of the space part of the floor is suspended, access is not available. There is no indication of distress in the floor structure.

5.5.6 The space contains three windows.

The east window is glazed with clear glass quarries in leaded lights, there are two opening casements. The window is in reasonable condition.

The south-east window is glazed with clear glass quarries in leaded lights with two opening casements, the glazing is in reasonable condition.

The south west window is glazed with clear glass quarries in fixed leaded lights, there are several cracked quarries in this window but the glazing remains weatherproof.

5.5.7 Generally the plaster surfaces are in good condition.

5.6 THE NORTH AISLE TO THE CHANCEL

5.6.1 The aisle roof structure is supported on seven simple trusses; the ceiling is lined with oak boarding above the principal and intermediate rafters.

This roof structure was repaired during of the re-leading works and is in good condition.

5.6.2 The walls are plastered and painted. Generally, the wall surfaces are in good or fair condition, but the plaster remains severely discoloured in the south west corner.

At high level, redecoration works have been completed during the reroofing work, but now these works have been completed, the remaining redecoration works at the south-east corner should be completed.

Priority D: Improvement: Redecorate south west corner of north aisle to chancel.

5.6.3 There are three windows in the north elevation:

Window no 1 (numbered from the west), is glazed with figurative coloured glass dated 1861. The glazing is in generally reasonable condition but there are indications that the glass is beginning to buckle, this was noted in the last inspection and has not increased in severity.

Window no 2 is glazed with figurative coloured glass, undated but believed to be late 19th century work. The glazing is generally in good condition.

Window no 3 is glazed with figurative coloured glass dated 1903. It is in good condition.

5.6.4 The east gable window is glazed with figurative coloured glass dated 1855, it is in good condition.

5.6.5 The aisle contains a second collection of battle standards from the Royal West Kent Regiment. Many of the standards are in poor condition and need protection.

5.6.6 There are seventeen wall mounted memorials in the aisle. The monuments are in reasonable condition.

5.6.7 The floors are finished in a variety of stone flags, with some ledger slabs. Four of the ledger slabs have brass inlays. The brasses are in reasonable condition.

The floor surface is a little uneven and a few of the stone slabs are beginning to delaminate. The floor remains serviceable.

5.6.8 There are five steps up from the north nave aisle to the north chapel aisle. The steps are faced in limestone which is in good condition.

5.6.9 The west gable window to the north aisle is glazed with clear glass quarries in leaded lights. The glazing is in reasonable condition, however past vandalism has weakened

the glass leaving the lead canes slightly buckled. At present the glazing remains serviceable.

5.7 THE SOUTH NAVE AISLE

5.7.1 The south aisle roof structure is supported on seven oak king post trusses. These are a similar arrangement to the nave roof but have a simple design. The intermediate rafters are supported on oak purlins and intermediate principals. The roof was closely inspected when repairs were carried out.

The roof suffered beetle infestation as a result of continuing water penetration through the defective lead in the past. The infestation has been treated and the structure repaired.

The decay of the roof led to unacceptable stresses on the corbel brackets and five of the corbel brackets had to be strengthened. The roof is now supported on the wall plates rather than the corbel posts.

5.7.2 The east, west and south walls are plastered and painted. The majority of the wall surfaces are in fair condition but at mid-level there has been severe deterioration due to the roof leaks. There is severe plaster decay in the south-east corner. Now that roof structure has been repaired, the plaster could be repaired

Priority C: Repair wall plaster to south nave aisle - £3,500.

5.7.3 At low level, along the south wall, there are several areas of decayed plaster. On this side of the building, external ground levels are considerably above internal floor levels, and this is causing decay of the plaster. Lowering of external ground levels is impractical because of archaeological considerations, however once the drainage system is improved (underway at the time of inspection), the problems concerning damp in this wall should be reduced. Plaster repairs could be undertaken when the walls have dried out.

Priority C: Selective repairs to low level plaster, south nave aisle - £2,500.

5.7.4 The pews are formed of oak mounted on softwood pew platforms. The arrangement is similar to the nave. Generally, the pews are in fair condition. The pew platforms are boarded in softwood, there is evidence of beetle infestation in the boarding and settlement of the floor suggests that decay has reached the supporting structure. The floor structure remains serviceable, but repairs should be undertaken.

Priority C: Investigate and repair south nave aisle pew platforms – cost not determined.

5.7.5 There are five windows in the south elevation;

Window no 1 (numbered from the west) is glazed with figurative coloured glass dated 1887. It is in good condition.

Window no 2 is glazed with figurative coloured glass dated 1850, it is in good condition.

Window no 3 is glazed with figurative coloured glass dated 1856. The glazing in this window has buckled as reported at the last inspection. Re-leading will need to be undertaken in the foreseeable future.

Priority D: Re-lead window no 3, south aisle to nave.

5.7.6 Windows no 4 and 5 are glazed with figurative coloured glass dated 1859. Both windows have buckled glazing, the buckling in Window No 5 is slightly more advanced. Both windows will need re-leading in the foreseeable future, but are not so urgent as Window No 3.

Priority E: Re-lead south aisle windows no 4 and 5.

5.7.7 The west gable window contains figurative coloured glass dated 1859. It is in reasonable condition.

5.7.8 At the east end there is a side altar with reredos panelling forming a war memorial. The panelling is in generally good condition however it is in close proximity to the damp plaster in the south-east corner. There is evidence of past beetle infestation in the panelling at low level and there is also active beetle infestation. The panelling has now become unstable and requires treatment for beetle infestation.

Priority A: Treat beetle infestation in war memorial to south aisle of nave - £600.

5.7.9 There are 38 wall mounted memorials in the aisle. Generally, the memorials are in fair condition.

5.7.10 Circulation areas in the aisle are finished in a mixture of stone flags and ledger slabs. The floors are a little uneven but generally in reasonable condition. The floor surface areas also include gratings over the heating ducts. The supports to the gratings fail at intervals and restructuring of the support system, along the lines used in the nave, needs to be undertaken when the supports fail.

Priority B: Re-support heating duct gratings in the south aisle – cost not determined.

5.8 SOUTH AISLE TO CHANCEL

5.8.1 The roof is supported on seven simple trusses with arched braces. The roof is lined with oak boards above the principal and intermediate rafters. This roof was repaired in 2006/07 and is in good condition.

5.8.2 The walls are plastered and painted. Generally, the walls are in good condition and the surfaces have been redecorated at high level. On the east elevation, removal and redecoration of former electrical chase has been completed, but it is decorated in a different colour.

Priority D: Redecorate plaster repair to east elevation.

5.8.3 There are two windows in the aisle. The east gable window is glazed with figurative coloured glass dated 1857. It is in fair condition.

The south window is glazed with clear glass quarries in leaded lights. The glass is very dirty and at higher level becoming buckled.

Priority A: Improvement: Clean south facing window to south aisle to chancel

Priority B: Relead south facing window to south aisle to chancel - £5,000.

5.8.4 There are seven wall mounted memorials which are in reasonable condition.

5.8.5 Towards the north-east corner of the aisle is the tomb of John Wootton, a pre-reformation monument with a canopy and figurative wall painting scheme. The monument and paintwork are in fair condition but would benefit from specialist conservation.

Priority D: Conserve John Wootton wall paintings.

5.8.6 The circulation areas within the aisle are finished in a mixture of York stone flags and ledger slabs. The floors are a little uneven but remain serviceable.

5.9 ACCESS TURRET TO THE NORTH AISLE

5.9.1 The access turret to the north aisle projects against the north wall of the north aisle. It is formed of masonry with a stone spiral newel staircase formed of ragstone. Generally, the turret is in fair condition. There are 3 cracks in the upper part of the structure on the exterior. These have been apparent for many years and no movement has occurred in recent years. No action is required at present.

5.9.2 The treads of the staircase are in reasonable condition.

6.0 SERVICE INSTALLATIONS

6.1 LIGHTNING CONDUCTOR

6.1.1 The lightning conductor tape is located on the external wall of the tower. A test report for the installation was not available.

Priority F: Obtain specialist report on lightning conductor installation.

6.2 FIRE EXTINGUISHERS

6.2.1 At the time of inspection there were 4 fire extinguishers in the building. The extinguishers were last inspected in December 2016.

6.3 THE HEATING SYSTEM

6.3.1 Heating pipes are contained within ducts in the floors covered with metal grills with radiators above the grills at intervals. See general fabric report concerning the condition of the grills.

The heating pipework appears to be in generally good order, although there have been problems with rusting components in the past. The heating engineers report was not available for inspection.

Priority A: Repair leaking radiators (in hand)

Radiators are of the pressed steel column type together with some traditional cast iron radiators. The radiators are in reasonable condition. 3 are currently leaking. The PCC has repairs in-hand.

6.3.2 Current consideration of a re-ordering of the nave and nave aisles would provide the opportunity to re-order the heating and pipework. The PCC should consider improvements to the heating system if re-ordering goes ahead.

6.4 THE ELECTRICAL SYSTEM

6.4.1 The lighting system was replaced 9 years ago. Lighting to the nave and aisles is provided by wall mounted light fittings with low energy lamps, in addition spot lights are positioned within both aisles directed towards the chancel. Lighting to the chancel is provided by a combination of spot lights positioned below clerestory windows and track lighting positioned on the tie beams.

Wiring is a combination of PVC sheathed cabling and MIC cabling.

6.4.2 There are widely distributed small appliance power outlet points.

6.4.3 The installation has recently been affected by a lightening strike. An insurance claim is in progress. The Electrical Report has been completed the report shows a number of fittings have failed and a number of circuits are unserviceable. (These have been disconnected). Repairs are required.

Priority A: Implement recommendations of electrical inspection report – cost not determined.

7.0 THE CHURCHYARD

7.1 The churchyard is closed to new burials, maintenance is carried out by the Local Authority.

The boundaries of the churchyard are well defined with boundary walls to all four sides. There are entrances to the churchyard located at the north-east corner, to the north (opposite the north door), to the south west, to the south (opposite the vestry entrance) and to the south east. The entrance to the north east is large enough to accommodate vehicles, however the paving at the north-east entrance is too delicate for large vehicles. The remaining entrances to the churchyard are suitable only for pedestrians.

7.2 The wall to the northern boundary is constructed of stone with brick copings. At the north-east corner, it is approximately 700mm high. Opposite the north door to the church the wall rises to a height of approximately 2.5metres. The lower part of the wall is infested with ivy. At the west end of this section the ivy on the wall capping needs to be removed.

Priority A: Remove ivy to north boundary.

The wall to the north-western end of the churchyard is approximately 1.8-metre-high and is constructed of stonework with a brick coping. This wall abuts the wall of the Scheduled Ancient Monument adjacent the Archbishops Palace. East of the Scheduled Monument, the boundary wall is approximately 2 metres high. The wall is in fair condition.

7.3 The wall of the Scheduled Monument is in poor condition. Ivy has infested the core and there are a number of cracks in the face work. The wall will need investigation prior to undertaking repairs. There is extensive ivy growth on the wall cap.

Priority B: Investigate and repair Scheduled Monument wall.

7.4 The wall to the south side of the churchyard is approximately 1 metre high at the eastern end. Towards the west, the wall structure becomes a retaining wall and is approximately 5 metres high at the south-western end. The parapet within the churchyard is approximately 1 metre high. The wall is constructed of stone rubble with a stone coping. The wall is in generally reasonable condition. Some plant growth is occurring, which should be removed.

Priority B: Remove plant growth to south boundary wall.

7.5 South west of the church there is a flight of steps built into the retaining wall providing access to the river bank. Around these steps the wall contains a number of shrubs which have been allowed to take root. Vegetation should be removed. The shrubs have levered out some of the masonry and minor repairs will be needed.

Priority C: Remove shrubs from south boundary retaining wall.

7.6 At the south-eastern corner of the churchyard the boundary wall is approximately 1.1 metres high and constructed of stone rubble with triangular stone copings. The wall is in a generally good state of repair, but there is some minor vegetation encroachment.

7.7 The boundary walls to the north, east and south east of the church are in generally fair condition. There is some ivy growth on the north wall.

7.8 To the side of the chancel entrance there is a low stone plinth. This was originally topped with railings. The stones of the plinth have become dislodged and could present a trip hazard. It is recommended the railings should be reinstated to protect the step. The plinth should be repaired

Priority E: Improvement: Rebed coping stones to plinth adjacent chancel entrance and replace railings.

Priority C: Repair railing plinth – cost not determined.

7.9 The churchyard contains a number of mature trees. The majority are sited close to the boundaries of the churchyard although there are nine yew trees and a holy tree within 5 metres of the building. Generally, these trees are in good condition. The Yews to the south west of the church has been removed.

7.10 The entrance to the boiler house is surrounded with iron railings, generally they are in fair condition, however three standards are broken. Repair is needed.

Priority C: Repair railings to boiler house entrance.

7.11 The war memorial to the eastern side of the church. The monument is in good condition.

7.12 There are paths across the churchyard from north to south, east of the chancel and a path around the church. These paths are paved with stone, on the church side of the circuit path there is a kerb with originally housed railings. The railings were removed; it is presumed; in 1940.

The paths are surfaced with a combination of York stone paving and other stone. Some of the York stone pavers are ledger slabs. The pathway to the southern side of the church is becoming uneven and is weed infested. Relaying will become necessary. The paths to the west, north and east of the church are uneven and there are significant numbers of broken slabs.

In the area in front of the tower door the surface has been repaired with concrete. This area is now breaking up. This area should be re-laid. There is also an area of concrete at the west end of the church which is in poor condition.

Priority C: Repair failed concrete paving.

7.13 The paved areas outside the north chancel aisle door become very slippery when wet. The paving in this area is uneven with some broken paving slabs. There are known to be vaults under this paving, although the precise location is undefined. Care should be taken when works are in progress in the churchyard to ensure vehicles and scaffolding loads are not placed in areas that are likely to contain inadequately supported vaults.

An area of paving of approximately 20m² in size needs to be re-laid to the north east of the church.

Priority C: Relay uneven stone pavings in the churchyard.

7.14 The pathway through the churchyard, east of the church, is in generally good repair.

8.0 RECOMMENDATIONS

8.1 To carry out the work described in the report. The principal items are listed below in approximate order of priority, together with an indication of cost where appropriate. The indicated costs are exclusive of VAT and professional fees; they are based on 2016 building costs.

Priority A

3.1.2	Clean out tower roof gutters.	£50
3.1.3	Selective re-pointing to north parapets.	£750
3.1.9	Improve weathering to flagpole and repair flagpole base (in hand).	
3.2.6	Repair and redecorate downpipes to tower.	£600 (excluding access)
3.2.9	Remove vegetation from south west buttress weathering.	£1,050
3.2.10	Stabilise weatherings to south west buttress after removal of vegetation.	£400
3.4.1	Monitor beetle infestation in clock chamber (annually).	
4.2.5	Clean out sumps to chancel downpipes.	
4.3.1	(Maintenance) Patch nave roof.	£400
4.3.2	Re-lead and re-order the nave roof.	£530,000
4.3.5	Investigate and repair leak in north clerestory of nave.	Cost not determined
4.4.3	Clean outlet to chancel aisle roof.	£75
4.5.4	Unblock gutter outlet hoppers to south aisle.	Cost not determined
4.6.3	Replace defective slate.	£125
4.6.5	Selective re-pointing to vestry roof parapets, parapet flashings.	£350
4.7.2	Replace temporary patches to south slope of the organ loft roof.	£500
4.8.2	Inspect corrosion in north aisle roof and repair as necessary (annual).	
4.8.4	Clean out gutters to north aisle parapet.	£150
4.8.5	Treat vegetation growth in north nave aisle parapet.	£150

4.8.6	Selective repairs to the parapets in bay 2 (in hand).	
4.10.2	Clean debris from north porch roof.	£200
4.11.1	Clean out gutters to north east access turret (annual).	£50
4.12.3	Inspect hoppers to re-ordered downpipes twice yearly	
4.12.4	Unblock gulleys to rainwater downpipes (in-hand).	
4.13.1	Replace defective underground pipework – (In-hand).	
4.15.3	Relead windows clerestory.	£5,000
4.17.14	Clear aisle downpipe.	
4.18.6	Rebuild intermediate weatherings to buttress no's 3, 4, 5 and 7.	£4,500
4.19.3	Remove plant growth and rebuild weatherings to north buttress.	£1,800
4.19.6	Remove elderberry bush from east gable.	£175
4.20.9	Remove ivy growth south aisle.	£250
4.20.11	Remove vegetation from selected buttresses to south elevation.	£1,000
5.1.3	Additional repairs to the roof structure of the nave.	£90,000
5.2.2	(In hand) Review wall painting conservator's report.	£3,000
5.3.3	Investigate roof leaks in the north aisle as and when they occur.	Cost not determined
5.7.8	Treat beetle infestation in war memorial to south aisle of nave.	£600
5.8.3	Improvement: Clean south facing window to south aisle to chancel.	
6.4.3	Implement recommendations of electrical inspection report.	Cost not determined
7.2	Remove ivy to north boundary wall.	

Priority A(F)

2.7	Review and develop access audit.	
2.7	Complete recommendations of access audit.	

2.12	Complete fire safety order plan.	

Priority B

3.1.6	Redecorate turret downpipe.	£140
3.2.12	Remove loose material from south door arch.	£300
3.4.3	Redecorate clock chamber casements.	£150
3.4.6	Open up and inspect clock chamber floor.	£1,050
3.4.8	Repair and strengthen floor to clock chamber.	Cost not determined
4.2.3	Selective repointing to copings to chancel.	£150
4.2.4	Selective re-pointing to north parapet of chancel roof.	£250
4.6.7	Selective repairs to parapets of vestry roof.	£550
4.8.2	Repair lead slippage in north slope of north nave aisle roof.	£30,000
4.8.4	Replace defective pointing to abutment flashing.	£150
4.10.3	Repoint asphalt kerb.	£100
4.15.1	Masonry repairs to the south clerestory of the nave.	£41,000
4.15.2	Selective stone repairs to south clerestory.	£4,500
4.15.3	Relead south clerestory windows and re-tip ferramenta.	£1,600
4.16.5	Re-lead north clerestory windows and re-tip ferramenta.	£6,500
4.17.5	Conserve west door stonework.	£3,500
4.17.9	Remove vegetation to weathering of north west buttress.	£250
4.17.12	Selective repairs to north west buttress of north aisle.	£1,500
4.18.2	Remove vegetation in north aisle parapet.	Cost not determined
4.18.3	Selective re-pointing to second buttress of north aisle.	£900

4.18.5	Selective re-pointing to the base of buttress no 2.	£350
4.18.10	Selective repairs to defective window stonework on the north elevation.	£49,000
4.18.12	Refurbish external ferramenta to north aisle windows.	£6,000
4.18.15	Selective repairs to the plinth, east elevation of north nave aisle.	£3,500
4.20.3	Redecorate external ferramenta to lower vestry windows.	£750
4.20.4	Selective re-pointing to the south elevation of the chancel aisle.	£500
4.20.6	Re-tip ferramenta to south chancel aisle window.	£2,500
4.20.10	Selective repairs to the voussoirs of the south nave aisle windows.	£23,000
4.20.14	Retip ferramenta and relead organ loft window.	£7,000
5.1.4	Undertake plaster repairs to the upper nave walls following roof repairs.	Cost not determined
5.1.7	Re-tip ferramenta to west nave window.	£900
5.3.2	Inspect north aisle (to nave) roof structure	
5.3.5	Retip internal ferramenta to west window, north aisle	£1,500
5.3.7	Repair east gable window.	Cost not determined
5.4.4	Refurbish south window to upper vestry.	£500
5.7.10	Re-support heat duct grating in the south aisle.	Cost not determined
5.8.3	Relead south facing window to south aisle to chancel.	£5,000
7.3	Investigate and repair Scheduled Monument wall.	
7.4	Remove plant growth to south boundary wall.	

Priority B/C

4.18.16	Selective repairs to the plain masonry of the north elevation - (included in other items).	

Priority C

3.2.11	Repair defective quoins to tower.	£4,200
3.5.3	Clean and inspect ceiling structure to ringing chamber.	£560
3.7.5	Improvement: Repair floor to south porch.	
4.6.8	Replace capping stones to boiler flue.	£3,700
4.8.4	Monitor settlement of north aisle roof structure at mid-span.	
4.8.5	Masonry repair to the north aisle parapet.	£6,000
4.9.2	Remove vegetation from chancel aisle parapet.	£300
4.16.3	Masonry repairs to the north clerestory of the nave.	£36,000
4.16.4	Selective stone repairs to the north nave clerestory.	£5,700
4.17.5	Reinstate hood mould to west door.	£12,500
4.18.7	Selective repairs to the quoins and weatherings of buttress no 6.	£21,000
4.18.8	Treat and remove vegetation to buttress No.1 and 2, north aisle to chancel.	£5,500
4.20.2	Redecorate sundial pointer.	£95
4.20.10	Selective repairs to the arches of the south nave aisle windows.	£21,000
5.1.9	Inspect and repair pew platforms as necessary	Cost not determined
5.2.2	Conserve and clean wall painting to chancel.	Cost not determined
5.2.6	Re-lead east window to chancel.	Cost not determined
5.2.15	Re-point altar plinth stonework.	£550
5.3.4	Repair water damaged plaster in north nave aisle.	£300
5.3.6	Refurbish opening light to Window no 5, north aisle.	£750
5.4.11	Clean plaster debris from organ chamber.	

5.7.2	Repair wall plaster to south nave aisle.	£3,500
5.7.3	Selective repairs to low level plaster, south nave aisle.	£2,500
5.7.4	Investigate and repairs south nave aisle pew platforms.	Cost not determined
7.5	Remove shrubs from south boundary retaining wall.	
7.8	Repair railing plinth.	Cost not determined
7.10	Repair railings to boiler house entrance.	
7.12	Repair failed concrete paving.	
7.13	Relay uneven stone pavings in the churchyard.	

Priority C/D

3.2.10	Replace defective weatherings to south west buttress.	

Priority D

3.2.12	Improvement: Reinstate tower arch hood mould.	
3.5.8	Repair ringing chamber windows.	
4.7.4	Selective repairs to organ loft parapet embrasures.	
4.11.2	Replace defective parapet stone.	£600.
4.17.4	Selective re-pointing and stone replacement to west gable of nave.	£29,500
4.17.6	Selective repairs to the lower west gable.	£2,900
4.17.7	Consolidate west gable window arch.	£4,000
4.18.13	Selective repairs to north elevation string course.	
4.20.5	Improvement: Reinstate hood moulds to south chancel aisle window.	£10,500
5.1.2	Improvement: Reinstate corbel bracket to north side of nave clerestory.	

5.2.7	Improvement: Clean stone reredos.	
5.2.9	Clean sedilia canopy.	
5.2.12	Inspect and treat beetle infestation of choir stalls.	£1,100
5.4.2	Improvement: Remove hardboard lining to vestry roof structure.	
5.4.6	Improvement: Remove redundant materials stored in upper vestry space.	
5.6.2	Improvement: Redecorate south west corner of north aisle to chancel.	
5.7.5	Re-lead window no 3, south aisle to nave.	
5.8.2	Redecorate plaster repair to east elevation.	
5.8.5	Conserve John Wootton wall paintings.	

Priority E

5.3.8	Improvement: Protect regimental standards.	
5.3.11	Improvement: Provide plumbed in facilities to kitchenette.	
5.4.5	Check load bearing capacity of upper vestry floor.	
5.7.6	Re-lead south aisle windows No.4 and 5.	
7.8	Improvement: Rebed coping stones to plinth adjacent chancel entrance and replace railings.	

Priority F

3.5.2	Improvement: Remove loose plaster from silence chamber walls.	
6.1.1	Obtain specialist report on lightning conductor installation.	

This is not a specification and should not be treated as such. Where the works involve more than simple maintenance, a permissions will be required and the PCC should obtain competitive tenders from suitably experienced contractors

APPENDIX A

ELECTRICAL INSTALLATION CERTIFICATE

CES
LIGHTING & ELECTRICAL
SPECIALISTS

ELECTRICAL TEST AND INSPECTION REPORT FOLLOWING THE LIGHTNING STRIKE

All Saints Church Maidstone

25TH September 2017

TO COMPLY WITH BS7671: 2011 REGULATIONS FOR ELECTRICAL INSTALLATIONS IEE WIRING REGULATIONS - 17TH EDITION

GWS/SS/R6499

NICEIC UKAS EN45011

ONTENTS

PURPO E & NEXT STEPS

Purpose

The purpose of this electrical inspection was to carry out insulation resistance tests on the existing cables to determine their condition following the recent lightning strike.

Most of the cables have been found to be in a satisfactory condition. Please see section 2 where we have itemised the areas which have been affected and will need follow up works.

Next steps

A quotation is now needed for the re wiring of the tower lighting circuit and the dimmer replacement works

OBSERVATIONS AND RECOMMENDATIONS

ITEM.	OBSERVATION	
	Electrical Intake	
0.1	There are no observations	
	D.B 1	
1.1	There are no observations	
	Dimmer 1-I-Light SCA1210S	
2.1	This dimmer panel has failed and will need to be replaced.	
	Dimmer 2-I-Light SCA1210S	
3.1	This dimmer panel has failed and will need to be replaced.	
	Dimmer 3-I-Light SCA1210S	
4.1	This dimmer panel has failed and will need to be replaced.	
	Dimmer 4-I-Light SCH0410S	
5.1	This dimmer panel has failed and will need to be replaced.	
	Dimmer 5-I-Light SCT0405S	
6.1	This dimmer panel has failed and will need to be replaced.	
6.2	Circuit 3 (channel 43) There is a problem with the 0-10v dimming on the 8x fittings suppled from this circuit.	
	Dimmer 6-I-Light SCH0410S	
7.1	This dimmer panel has failed and will need to be replaced.	
8.1	**D.B 2- Tower**	
	Circuit 4. MICC cables on this circuit have been damaged as a result of the lightning strike. The cables and accessories on this circuit should be replaced. There is currently temporary lighting installed in this area. This circuit has been disconnected.	

ELEC RIC AL S HEMATIC

&

MEGGER PERIODIC
NSPECTION SCHEDU LES

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference: 2000081

1 DETAILS OF THE CLIENT

Client: All saints Church

Address: Mill Street, Maidstone, -

2 PURPOSE OF THE REPORT

Purpose for which this report is required:

5 Year test & inspection

3 DETAILS OF THE INSTALLATION

Installation Address: Same as Client Address, Church

Description of premises: Domestic N/A Commercial ✓ Industrial N/A Other: N/A

Estimated age of electrical installation: 8-10 years Evidence of alteration or additions: Yes if yes, estimated age: 3 years

Date of previous inspection: N/A

Records of installation available: Yes Electrical Installation Certificate No or previous Periodic Inspection Report No: ICN1/0147834

4 EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Incoming PES, distribution boards, all final circuits, earthing sytem and earth bonding.

Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):

Portable appliances testing. Insulation resistance tests between L+N and N+E

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS 7671:2008 (IET Wiring Regulations), as amended to 2015. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

5 DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see section 2), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 7) and the attached schedules (see section 17), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

Report reviewed and authorised for issue by:

Name: Ryan Slessenger Position: Qualified Supervisor Signature: Date: 23/08/2016

6 SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: SATISFACTORY

*** An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.**

7 OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached Schedule(s) of Inspections and Test Results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

N/A There are no items adversely affecting electrical safety

or

✓ The following observations and recommendations are made

Item No	Observations	Classification Code
1	Please see report GWS/SS/R6235	

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:

C1 **Danger Present** Risk of injury. Immediate remedial action required

C2 **Potentially dangerous** Urgent remedial action required

C3 **Improvement recommended**

FI **Further investigation required without delay**

Immediate remedial action required for items:	N/A
Urgent remedial action required for items:	N/A
Improvement recommended for items:	N/A
Further investigation required for items:	N/A

8 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.

Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

Please see report GWS/SS/R6253

9 NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:

5 Years (Enter interval in terms of years, months or weeks, as appropriate)

provided that any items in section 7 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 7).

10 DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: C.E.S

Address: Crusaders Hall, 25c Stanley Park Road, Wallington, Surrey

Postcode: SM60HL

Registration Number: 032174

Telephone Number: 020 8835 2816

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements		Number and Type of Live Conductors						Nature of Supply Parameters		Supply Protective Device	
TN-S	✓		ac: ✓			dc:	N/A	Nominal voltage(s):	U: 400 V Uo: 230 V	BS(EN):	1361 Fuse HBC
TN-C-S	N/A	1-phase (2 wire):	N/A	1-phase (3 wire):	N/A	2 pole:	N/A	Nominal frequency, f:	50 Hz	Type:	2
TNC	N/A	2-phase (3 wire):	N/A			3 pole:	N/A	Prospective fault current, Ipf:	894 kA	Rated current:	100 A
TT	N/A	3-phase (3 wire):	N/A	3-phase (4 wire):	✓	Other:	N/A	External earth fault loop impedance, Ze:	0.26 Ω	Short-circuit capacity:	33 kA
IT	N/A	Other:		N/A				Number of supplies:	1		
		Confirmation of supply polarity:			✓						

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing

Distributor's facility: ✓

Installation earth electrode: N/A

Details of Installation Earth Electrode (where applicable)

Type: N/A

Resistance to Earth: N/A Ω

Location: N/A

Method of measurement: Test Method 2 (Loop Tester)

Maximum Demand (Load): 100 Amps

Protective measure(s) against electric shock: ADS

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Type BS(EN): N/A

Number of poles: 3

Current rating: 100 A

Fuse/device rating or setting: 100 A

Voltage rating: 400 V

Supply conductors material: Copper

Supply conductors csa: 25 mm^2

If RCD main switch:

Rated residual operating current (IΔn): N/A mA

Rated time delay: N/A ms

Measured operating time (at IΔn): N/A ms

Earthing and Protective Bonding Conductors

Earthing conductor

Conductor material: Steel csa: 16 mm^2 Connection/continuity verified: ✓

Main protective bonding conductors

Conductor material: Copper csa: 16 mm^2 Connection/continuity verified: ✓

Bonding of extraneous-conductive parts

To water installation pipes: ✓

To gas installation pipes: ✓

To oil installation pipes: N/A

To lightning protection: ✗

To structural steel: N/A

To other service(s): N/A

13 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
1.0	**CONDITION/ADEQUACY OF DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT**		
1.1	Service cable	N/A	✓
1.2	Service head	N/A	✓
1.3	Distributor's earthing arrangements	N/A	✓
1.4	Meter tails – Distributor/Consumer	N/A	✓
1.5	Metering equipment	N/A	✓
1.6	Means of main isolation (where present)	N/A	✓
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES**		
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
2.1	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
3.0	**AUTOMATIC DISCONNECTION OF SUPPLY**		
3.1	Main earthing/bonding arrangements (411.3; Chap 54)		
3.1.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	✓
3.1.2	Presence of installation earth electrode arrangement (542.1.2.3)	N/A	N/A
3.1.3	Adequacy of earthing conductor size (542.3; 543.1.1)	N/A	✓
3.1.4	Adequacy of earthing conductor connections (542.3.2)	N/A	✓
3.1.5	Accessibility of earthing conductor connections (543.3.2)	N/A	✓
3.1.6	Adequacy of main protective bonding conductor sizes (544.1)	N/A	✓
3.1.7	Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	✓
3.1.8	Accessibility of all protective bonding connections (543.3.2)	N/A	✓
3.1.9	Provision of earthing/bonding labels at all appropriate locations (514.13)	N/A	✓
3.2	FELV - requirements satisfied (411.7; 411.7.1)	N/A	✓
4.0	**OTHER METHODS OF PROTECTION (where the methods of protection listed below are employed, details should be provided on separate sheets)**		
4.1	Non-conducting location (418.1)	N/A	N/A
4.2	Earth-free local equipotential bonding (418.2)	N/A	N/A
4.3	Electrical separation (Section 413; 418.3)	N/A	✓
4.4	Double insulation (Section 412)	N/A	✓
4.5	Reinforced insulation (Section 412)	N/A	✓
5.0	**DISTRIBUTION EQUIPMENT**		
5.1	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	✓
5.2	Security of fixing (134.1.1)	N/A	✓
5.3	Condition of insulation of live parts (416.1)	N/A	✓
5.4	Adequacy/security of barriers (416.2)	N/A	✓
5.5	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	✓
5.6	Condition of enclosure(s) in terms of fire rating etc (421.1.6; 421.1.201; 526.5)	N/A	✓
5.7	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	✓
5.8	Presence and effectiveness of obstacles (417.2)	N/A	✓
5.9	Presence of main switch(es), linked where required (537.1.2; 537.1.4)	N/A	✓

OUTCOMES											
Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

14 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
5.10	Operation of main switch(es) (functional check) (612.13.2)	N/A	✓
5.11	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13..2)	N/A	✓
5.12	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check) (612.13.1)	N/A	✓
5.13	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)	N/A	✓
5.14	RCD(s) provided for additional protection, where required - includes RCBOs (411.3.3; 415.1)	N/A	✓
5.15	Presence of RCD quarterly test notice at or near equipment, where required (514.12.2)	N/A	✓
5.16	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)	N/A	✓
5.17	Presence of non-standard (mixed) cable colour warning notice at or near equipment, where required (514.14)	N/A	N/A
5.18	Presence of alternative supply warning notice at or near equipment, where required (514.15)	N/A	N/A
5.19	Presence of next inspection recommendation label (514.12.1)	N/A	✓
5.20	Presence of other required labelling (please specify) (Section 514)	N/A	✓
5.21	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4, .5, .6; Sections 432, 433)	N/A	✓
5.22	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)	N/A	✓
5.23	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.11)	N/A	✓
5.24	Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1)	N/A	✓
6.0	**DISTRIBUTION CIRCUITS / FINAL CIRCUITS**		
6.1	Identification of conductors (514.3.1)	N/A	✓
6.2	Cables correctly supported throughout their run (522.8.5)	N/A	✓
6.3	Condition of insulation of live parts (416.1)	N/A	✓
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	✓
6.5	Suitability of containment systems for continued use (including flexible conduit) (Section 522)	N/A	✓
6.6	Cables correctly terminated in enclosures (Section 526)	N/A	✓
6.7	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	N/A	✓
6.8	Examination of cables for signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)	N/A	✓
6.9	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	✓
6.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✓
6.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	✓
6.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	✓
6.13	Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522)	N/A	✓
6.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	N/A	✓

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

15 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
6.15	Cables concealed under floors, above ceilings, in walls/partitions less than 50 mm from a surface, and in partitions containing metal parts:		
6.15.1	Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202) or	N/A	✓
6.15.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204;)	N/A	✓
6.16	Provision of additional protection by 30 mA RCD		
6.16.1	For circuits used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A	✓
6.16.2	For all socket-outlets of rating 20 A or less unless exempt (411.3.3)	N/A	N/A
6.16.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202, .203)	N/A	N/A
6.16.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	N/A
6.17	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	✓
6.18	Band II cables segregated/separated from Band I cables (528.1)	N/A	✓
6.19	Cables segregated/separated from non-electrical services (528.3)	N/A	N/A
6.20	Termination of cables at enclosures – identify/record numbers and locations of items inspected (Section 526)		
6.20.1	Connections under no undue strain (526.6)	N/A	✓
6.20.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✓
6.20.3	Connections of live conductors adequately enclosed (526.5)	N/A	✓
6.20.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	✓
6.21	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	N/A	✓
6.22	Suitability of circuit accessories for external influences (512.2)	N/A	✓
6.23	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)	N/A	✓
6.24	Adequacy of connections, including cpc's, within accessories and to fixed and stationary equipment – identify/record numbers and locations of items inspected (Section 526)	N/A	✓
6.25	Presence, operation and correct location of appropriate devices for isolation and switching (537.2)	N/A	✓
6.26	General condition of wiring systems (621.2(ii))	N/A	✓
6.27	Temperature rating of cable insulation (522.1.1; Table 52.1)	N/A	✓
7.0	**ISOLATION AND SWITCHING**		
7.1	Isolators (537.2)		
7.1.1	Presence and condition of appropriate devices (537.2.2)	N/A	✓
7.1.2	Acceptable location – state if local or remote from equipment in question (537.2.1.5)	N/A	✓
7.1.3	Capable of being secured in the OFF position (537.2.1.2)	N/A	✓
7.1.4	Correct operation verified (612.13.2)	N/A	✓
7.1.5	Clearly identified by position and/or durable marking (537.2.2.6)	N/A	✓
7.1.6	Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)	N/A	✓
7.2	Switching off for mechanical maintenance (537.3)		
7.2.1	Presence and condition of appropriate devices (537.3.1.1)	N/A	✓
7.2.2	Acceptable location – state if local or remote from equipment in question (537.3.2.4)	N/A	✓

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

16 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
7.2.3	Capable of being secured in the OFF position (537.3.2.3)	N/A	✓
7.2.4	Correct operation verified (612.13.2)	N/A	✓
7.2.5	Clearly identified by position and/or durable marking (537.3.2.4)	N/A	✓
7.3	Emergency switching/stopping (537.4)		
7.3.1	Presence and condition of appropriate devices (537.4.1.1)	N/A	N/A
7.3.2	Readily accessible for operation where danger might occur (537.4.2.5)	N/A	N/A
7.3.3	Correct operation verified (537.4.2.6)	N/A	N/A
7.3.4	Clearly identified by position and/or durable marking (537.4.2.7)	N/A	N/A
7.4	Functional switching (537.5)		
7.4.1	Presence and condition of appropriate devices (537.5.1.1)	N/A	✓
7.4.2	Correct operation verified (537.5.1.3; 537.5.2.2)	N/A	✓
8.0	**CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)**		
8.1	Condition of equipment in terms of IP rating etc (416.2)	N/A	✓
8.2	Equipment does not constitute a fire hazard (Section 421)	N/A	✓
8.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	✓
8.4	Suitability for the environment and external influences (512.2)	N/A	✓
8.5	Security of fixing (134.1.1)	N/A	✓
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section 4 of report)	N/A	✓
8.7	Recessed luminaires (e.g. downlighters)		
8.7.1	Correct type of lamps fitted	N/A	N/A
8.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)	N/A	N/A
8.7.3	No signs of overheating to surrounding building fabric (559.4.1)	N/A	N/A
8.7.4	No signs of overheating to conductors/terminations (526.1)	N/A	N/A
9.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**		
9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	N/A	N/A
9.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A	N/A
9.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	N/A
9.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	N/A	N/A
9.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	N/A	N/A
9.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	N/A
9.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	N/A
9.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	N/A
10.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS** List all other special installation or locations present, if any. (Record separately the results of particular inspections)		
10.1	N/A	N/A	N/A
10.2	N/A	N/A	N/A

OUTCOMES											
Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

17 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 1** Location: Type of Wiring O-Other: **N/A**

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓

18 BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	N/A	No of phases:	N/A					Confirmation of supply polarity:	N/A		
Overcurrent protective device for the distribution circuit:	BS(EN): N/A	Rating:	N/A A	Nominal Voltage:	N/A V	Zs:	N/A Ω	Ipf:	N/A kA		
RCD	BS(EN): N/A	No of poles:	N/A	Rating:	N/A mA	Disconnection time at In:	N/A ms	Disconnection time at 5In:	N/A ms		

19 DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	1002396101406497	Insulation resistance:	MF	Continuity:	MF
Earth electrode resistance:	N/A	Earth fault loop impedance:	MF	RCD:	MF

20 TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 1** Location: Vestry intake cupboard Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa Live mm²	Circuit conductors: csa cpc mm²	Max disconnect time permitted by BS7671 s	Overcurrent protective devices BS(EN)	Type No	Rating A	Capacity kA	RCD Operating current, IΔn mA	Maximum Z_s permitted by BS7671 Ω	Circuit impedances (Ohms) Ring final circuits only (measured end to end) r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (one column to be completed) R_1+R_2	R_2	Insulation resistance Live - Live MΩ	Live - Earth MΩ	Polarity ✓	Maximum measured earth fault loop impedance Zs Ω	RCD Disconnection time at IΔn ms	Disconnection time at 5IΔn ms	Test button operation ✓
1 L1	trace heating D.B 1 (Supply to Trace heating D.B 1)	G	C	1	6	6	0.4	60898	B	32	10	N/A	1.10	N/A	N/A	N/A	0.81	N/A	LIM	> 200	✓	1.08	N/A	N/A	N/A
1 L2	trace heating D.B 2 (Supply to Trace heating D.B 2)	G	C	1	6	6	0.4	60898	B	32	10	N/A	1.10	N/A	N/A	N/A	0.83	N/A	LIM	> 200	✓	1.10	N/A	N/A	N/A
1 L3	spare	N/A	N/A	N/A	N/A	N/A	0.4	60898	B	32	10	N/A	1.10	N/A	N/A	N/A	N/A	N/A	LIM	> 200	✓	N/A	N/A	N/A	N/A
2 L1	Organ	G/H	C	1	2.5	2.5	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.32	N/A	>200	> 200	✓	0.59	N/A	N/A	N/A
2 L2	Organ	G/H	C	1	2.5	-	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.32	N/A	>200	> 200	✓	0.59	N/A	N/A	N/A
2 L3	Organ	G/H	C	1	2.5	-	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.32	N/A	>200	> 200	✓	0.59	N/A	N/A	N/A
3 L1	boiler socket	H	C	1	2.5	2.5	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.04	N/A	>200	> 200	✓	0.31	38.7	28.7	✓
3 L2	vestry wall heaters	H	C	2	2.5	2.5	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.13	N/A	>200	> 200	✓	0.40	N/A	N/A	N/A
3 L3	north church sockets	H	C	6	6	6	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.33	N/A	92.6	93.7	✓	0.60	29.3	29.3	✓

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	Origin	No of phases:	1					Confirmation of supply polarity:	✓		
Overcurrent protective device for the distribution circuit:	BS(EN): 1361 Fuse HBC - Type 1	Rating:	100 A	Nominal Voltage:	230 V	Zs:	0.27 Ω	Ipf:	845 kA		
RCD	BS(EN): N/A	No of poles:	N/A	Rating:	N/A mA	Disconnection time at In:	N/A ms	Disconnection time at 5In:	N/A ms		

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	1002396101406497	Insulation resistance:	MF	Continuity:	MF
Earth electrode resistance:	N/A	Earth fault loop impedance:	MF	RCD:	MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 1** Location: **Vestry intake cupboard** Type of Wiring O-Other: **N/A**

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
4 L1	north chanel sockets	H	C	5	6	6	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.33	N/A	>200	> 200	✓	0.60	38.7	28.7	✓
4 L2	vestry sockets	H	C	4	2.5	2.5	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.10	N/A	>200	> 200	✓	0.37	34.4	28.6	✓
4 L3	spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5 L1	south chancel sockets	H	C	4	2.5	2.5	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.12	N/A	>200	> 200	✓	0.39	38.6	28.7	✓
5 L2	organ humidifier	H	C	1	2.5	2.5	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.07	N/A	>200	> 200	✓	0.34	N/A	N/A	N/A
5 L3	spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6 L1	boiler	G	C	3	2.5	2.5	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.06	N/A	LIM	> 200	✓	0.33	N/A	N/A	N/A
6 L2	storage heater	H	C	1	2.5	2.5	0.4	60898	B	16	10	N/A	2.18	N/A	N/A	N/A	0.22	N/A	>200	> 200	✓	0.49	N/A	N/A	N/A
6 L3	spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7 L1	blower rm lights	H	C	5	2.5	2.5	0.4	60898	B	6	10	N/A	5.82	N/A	N/A	N/A	0.29	N/A	>200	> 200	✓	0.56	N/A	N/A	N/A
7 L2	vestry lights	H	C	4	2.5	2.5	0.4	60898	B	6	10	N/A	5.82	N/A	N/A	N/A	0.41	N/A	>200	> 200	✓	0.68	N/A	N/A	N/A
7 L3	boiler room lights	H	C	1	2.5	2.5	0.4	60898	B	6	10	N/A	5.82	N/A	N/A	N/A	0.18	N/A	>200	> 200	✓	0.45	N/A	N/A	N/A
8 L1	Spare	N/A	N/A	N/A	N/A	N/A	N/A	60898	B	63	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	> 200	N/A	N/A	N/A	N/A	N/A
8 L2	spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8 L3	e/m lights screen	H	C	3	1.5	1.5	0.4	60898	B	6	10	N/A	5.82	N/A	N/A	N/A	0.42	N/A	>200	> 200	✓		N/A	N/A	N/A
9 L1	Drama lighting socket	D	C	1	16	16	0.4	60898	B	63	10	30	0.55	N/A	N/A	N/A	0.16	N/A	LIM	> 200	✓	0.43	17.3	8.2	✓
9 L2	Drama lighting socket	D	C	1	16	-	0.4	60898	B	63	10	30	0.55	N/A	N/A	N/A	0.16	N/A	LIM	> 200	✓	0.43	17.3	8.2	✓
9 L3	Drama lighting socket	D	C	1	16	-	0.4	60898	B	63	10	30	0.55	N/A	N/A	N/A	0.16	N/A	LIM	> 200	✓	0.43	17.3	8.2	✓
10 L1	Tower D.B (Supply to D.B. 2)	G	C	1	6	6	0.4	60898	B	50	10	N/A	0.70	N/A	N/A	N/A	0.18	N/A	LIM	> 200	✓	0.45	N/A	N/A	N/A

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 1** Location: Vestry intake cupboard Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
10 L2	south church sockets	H	C	6	4	4	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.29	N/A	96.3	84.9	✓	0.56	38.6	28.6	✓
10 L3	organ light-Could not locate	H	C	LIM	2.5	2.5	0.4	60898	B	6	10	N/A	5.82	N/A	N/A	N/A	LIM	LIM	LIM	> 200	✓	LIM	N/A	N/A	N/A
11 L1	Spare	N/A	N/A	N/A	N/A	N/A	5	60898	B	40	10	N/A	0.87	N/A	N/A	N/A	N/A	N/A	LIM	> 200	✓	N/A	N/A	N/A	N/A
11 L2	dimmer boards (Supply to Dimmer 4, Dimmer 5, Dimmer 6)	D	C		6	6	5	60898	B	40	10	N/A	0.87	N/A	N/A	N/A	0.09	N/A	LIM	> 200	✓	0.36	N/A	N/A	N/A
11 L3	dimmer boards (Supply to Dimmer 1, Dimmer 2, Dimmer 3)	D	C		2X16		5	60898	B	40	10	N/A	0.87	N/A	N/A	N/A	0.02	N/A	LIM	> 200	✓	0.25	N/A	N/A	N/A
12 L1	organ transformer	G	C	1	2.5	2.5	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.18	N/A	LIM	> 200	✓	0.45	N/A	N/A	N/A
12 L2	organ transformer	G	C	1	2.5	-	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.18	N/A	LIM	> 200	✓	0.45	N/A	N/A	N/A
12 L3	organ transformer	G	C	1	2.5	-	0.4	60898	B	20	10	N/A	1.75	N/A	N/A	N/A	0.18	N/A	LIM	> 200	✓	0.45	N/A	N/A	N/A

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 1** Location: **Vestry Intake** Type of Wiring O-Other: **N/A**

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
1	St Thomas up lights	G/H	C	3	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.45	N/A	LIM	> 200	✓	0.70	N/A	N/A	N/A
2	St Thomas Aisle lights	G/H	C	5	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.49	N/A	LIM	> 200	✓	1.74	N/A	N/A	N/A
3	St Thomas East end	G/H	C	7	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.49	N/A	LIM	> 200	✓	1.74	N/A	N/A	N/A
4	St Thomas Organ pipes	G/H	C	2	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.43	N/A	LIM	> 200	✓	0.68	N/A	N/A	N/A
5	Holy name up lights	G/H	C	3	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.94	N/A	LIM	> 200	✓	1.19	N/A	N/A	N/A
6	Holy name Altar	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.94	N/A	LIM	> 200	✓	1.19	N/A	N/A	N/A
7	Holy name Lecturn	G/H	C	1	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.94	N/A	LIM	> 200	✓	1.19	N/A	N/A	N/A
8	Holy name seating	G/H	C	3	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.90	N/A	LIM	> 200	✓	1.15	N/A	N/A	N/A
9	Holy name Aisle	G/H	C	8	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.39	N/A	LIM	> 200	✓	0.64	N/A	N/A	N/A
10	High Altar floods	G/H	C	2	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.58	N/A	LIM	> 200	✓	0.83	N/A	N/A	N/A
11	Chancel down lights North	G/H	C	2	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.10	N/A	LIM	> 200	✓	0.35	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: D.B. 1 - 11 L3 No of phases: 1 Confirmation of supply polarity: ✓

Overcurrent protective device for the distribution circuit: BS(EN): 60898 - Type B Rating: 40 A Nominal Voltage: 230 V Zs: 0.25 Ω Ipf: 904 kA

RCD BS(EN): N/A No of poles: N/A Rating: N/A mA Disconnection time at In: N/A ms Disconnection time at 5In: N/A ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: 1002396101406497 Insulation resistance: MF Continuity: MF

Earth electrode resistance: N/A Earth fault loop impedance: MF RCD: MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 1** Location: Vestry Intake Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live	Live - Earth			Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
														r_1	r_n	r_2	R_1+R_2	R_2							
					mm²	mm²	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
12	Chancel down lights South	G/H	C	2	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.39	N/A	LIM	> 200	✓	1.64	N/A	N/A	N/A

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2015. Ref: 2000081 Page: 13 of 23

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 2** Location: **Vestery Intake** Type of Wiring O-Other: **N/A**

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at I∆n	Disconnection time at 5I∆n	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, I∆n		r_1 (Line)	r_n (Neutral)	r_2 (cpc)	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm²	mm²	s			A	kA	mA	Ω	Ω	Ω	Ω	Ω	Ω	MΩ	MΩ	✓	Ω	ms	ms	✓
1	Chancel Alter spots	G/H	C	10	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
2	High Alter Seating	G/H	C	3	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
3	Reredos	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.48	N/A	LIM	> 200	✓	0.63	N/A	N/A	N/A
4	Communion rail	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
5	Chancel choir stalls	G/H	C	10	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
6	Chancel west end	G/H	C	8	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
7	Chancel steps	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
8	Lecturn	G/H	C	3	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
9	Pulpit	G/H	C	3	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.05	N/A	LIM	> 200	✓	1.20	N/A	N/A	N/A
10	East nave	G/H	C	16	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
11	Chancel up lights North	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.67	N/A	LIM	> 200	✓	0.82	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: D.B. 1 - 11 L3 No of phases: 1 Confirmation of supply polarity: ✓

Overcurrent protective device for the distribution circuit: BS(EN): 60898 - Type B Rating: 40 A Nominal Voltage: 230 V Zs: 0.15 Ω Ipf: 904 kA

RCD BS(EN): N/A No of poles: N/A Rating: N/A mA Disconnection time at In: N/A ms Disconnection time at 5In: N/A ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: 1002396101406497 Insulation resistance: MF Continuity: MF

Earth electrode resistance: N/A Earth fault loop impedance: MF RCD: MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 2** Location: Vestery Intake Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
12	Chancel uplights South	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.49	N/A	LIM	> 200	✓	0.64	N/A	N/A	N/A

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 3** Location: Vestry Intake Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live mm^2	cpc mm^2	s	BS(EN)	Type No	Rating A	Capacity kA	Operating current, IΔn mA	Ω	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	R_1+R_2	R_2	Live - Live MΩ	Live - Earth MΩ	✓	Ω	ms	ms	✓
1	St Katherines Alter spots	G/H	C	8	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
2	St Katherines East down lights	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.06	N/A	LIM	> 200	✓	1.37	N/A	N/A	N/A
3	St Katherines Centre down lights	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.12	N/A	LIM	> 200	✓	1.43	N/A	N/A	N/A
4	St Katherines West down lights	G/H	C	2	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	1.28	N/A	LIM	> 200	✓	1.59	N/A	N/A	N/A
5	St Katherines welcome spots	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
6	Kent corner spots	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
7	Kent corner east down lights	G/H	C	2	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.91	N/A	LIM	> 200	✓	1.22	N/A	N/A	N/A
8	North aisle centre down lights	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.61	N/A	LIM	> 200	✓	0.92	N/A	N/A	N/A
9	North aisle welcome spots	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
10	Astley Monuments	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
11	North aisle kitchen spots	G/H	C	12	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: D.B. 1 - 11 L3 No of phases: 1 Confirmation of supply polarity: ✓

Overcurrent protective device for the distribution circuit: BS(EN): 60898 - Type B Rating: 40 A Nominal Voltage: 230 V Zs: 0.31 Ω Ipf: 786 kA

RCD BS(EN): N/A No of poles: N/A Rating: N/A mA Disconnection time at In: N/A ms Disconnection time at 5In: N/A ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: 1002396101406497 Insulation resistance: MF Continuity: MF

Earth electrode resistance: N/A Earth fault loop impedance: MF RCD: MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 3** Location: Vestry Intake Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live mm²	cpc mm²	s	BS(EN)	Type No	Rating A	Capacity kA	Operating current, IΔn mA	Ω	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	R_1+R_2	R_2	Live - Live MΩ	Live - Earth MΩ	✓	Ω	ms	ms	✓
12	North aisle up lights	G/H	C	12	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	0.74	N/A	LIM	> 200	✓	1.05	N/A	N/A	N/A

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 4** Location: Vestry Intake Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm²	mm²	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
1	St Katherines Uplights	G/H	C	12	2.5	2.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	0.79	N/A	LIM	> 200	✓	1.08	N/A	N/A	N/A
2	Nave font spots	G/H	C	2	2.5	2.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
3	Nave reading of gospel spots	G/H	C	2	2.5	2.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
4	Chancel reading of gospel lights	G/H	C	4	2.5	2.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	0.67	N/A	LIM	> 200	✓	0.96	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	D.B. 1 - 11 L2	No of phases:	1			Confirmation of supply polarity:	✓		
Overcurrent protective device for the distribution circuit: BS(EN):	60898 - Type B	Rating:	40 A	Nominal Voltage:	230 V	Zs:	0.29 Ω	Ipf:	799 kA
RCD BS(EN):	N/A	No of poles:	N/A	Rating:	N/A mA	Disconnection time at In:	N/A ms	Disconnection time at 5In:	N/A ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	1002396101406497	Insulation resistance:	MF	Continuity:	MF
Earth electrode resistance:	N/A	Earth fault loop impedance:	MF	RCD:	MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 5** Location: Vestry Intake Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
1	Nave downlights	G/H	C	4	2.5	1.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
2	Nave downlights	G/H	C	4	2.5	1.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
3	Nave downlights	G/H	C	8	2.5	1.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
4	Nave downlights	G/H	C	4	2.5	1.5	0.4	60898	C	6	10	N/A	2.91	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: D.B. 1 - 11 L2 No of phases: 1 Confirmation of supply polarity: ✓

Overcurrent protective device for the distribution circuit: BS(EN): 60898 - Type B Rating: 40 A Nominal Voltage: 230 V Zs: 0.36 Ω Ipf: 634 kA

RCD BS(EN): N/A No of poles: N/A Rating: N/A mA Disconnection time at In: N/A ms Disconnection time at 5In: N/A ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: 1002396101406497 Insulation resistance: MF Continuity: MF

Earth electrode resistance: N/A Earth fault loop impedance: MF RCD: MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Dimmer 6** Location: Vestry Intake Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
1	Nave downlights	G/H	C	4	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
2	Nave south uplights	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
3	Nave North uplights	G/H	C	6	2.5	2.5	0.4	60898	C	10	10	N/A	1.75	N/A	N/A	N/A	LIM	N/A	LIM	> 200	LIM	LIM	N/A	N/A	N/A
4	Spare	N/A	N/A	N/A	N/A	N/A	N/A	60898	C	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	D.B. 1 - 11 L2	No of phases:	1					Confirmation of supply polarity:	✓		
Overcurrent protective device for the distribution circuit:	BS(EN): 60898 - Type B	Rating:	40 A	Nominal Voltage:	230 V	Zs:	0.33 Ω	Ipf:	689 kA		
RCD	BS(EN): N/A	No of poles:	N/A	Rating:	N/A mA	Disconnection time at In:	N/A ms	Disconnection time at 5In:	N/A ms		

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	1002396101406497	Insulation resistance:	MF	Continuity:	MF
Earth electrode resistance:	N/A	Earth fault loop impedance:	MF	RCD:	MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 2** Location: **Tower** Type of Wiring O-Other: **N/A**

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		r_1	r_n	r_2	R_1+R_2	R_2	Live - Live	Live - Earth					
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
1	Ring chamber and S/east wall power	H	C	2	2.5	2.5	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.11	N/A	>200	> 200	✓	0.56	27.4	18.2	✓
2	Ringing chamber and N/east wall	H	C	2	2.5	2.5	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.05	N/A	>200	> 200	✓	0.49	37.9	18.2	✓
3	Upper chamber keys	G	C	4	2.5	2.5	0.4	61009	B	20	10	30	1.75	N/A	N/A	N/A	0.28	N/A	>200	> 200	✓	0.73	27.8	18.2	✓
4	Stair lights	H	C	8	1.5	1.5	0.4	60898	B	6	10	N/A	5.82	N/A	N/A	N/A	0.77	N/A	0.00	0.00	✓	1.22	N/A	N/A	N/A
5	Chamber lights	H	C	6	1.5	1.5	0.4	60898	B	6	10	300	5.82	N/A	N/A	N/A	0.93	N/A	>200	>200	✓	1.38	N/A	N/A	N/A
6	Porch light	H	C	2	1.5	1.5	0.4	60898	B	6	10	N/A	5.82	N/A	N/A	N/A	0.41	N/A	>200	> 200	✓	0.86	N/A	N/A	N/A
7	Clock supply	H	C	2	2.5	2.5	0.4	61009	B	20	10	N/A	1.75	N/A	N/A	N/A	0.42	N/A	>200	> 200	✓	0.87	26.7	18.1	✓
8	spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	> 200	N/A	N/A	N/A	N/A	N/A
10	spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: D.B. 1 - 10 L1 No of phases: 1 Confirmation of supply polarity: ✓

Overcurrent protective device for the distribution circuit: BS(EN): 60898 - Type B Rating: 50 A Nominal Voltage: 230 V Zs: 0.45 Ω Ipf: 494 kA

RCD BS(EN): N/A No of poles: N/A Rating: N/A mA Disconnection time at In: N/A ms Disconnection time at 5In: N/A ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: 1002396101406497 Insulation resistance: MF Continuity: MF

Earth electrode resistance: N/A Earth fault loop impedance: MF RCD: MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Trace heating D.B 1** Location: **South roof level box** Type of Wiring O-Other: **N/A**

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
														Ring final circuits only (measured end to end)			All circuits (one column to be completed)						Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
					Live mm²	cpc mm²	s	BS(EN)	Type No	Rating A	Capacity kA	Operating current, IΔn mA	Ω	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	R_1+R_2	R_2	Live - Live MΩ	Live - Earth MΩ	✓	Ω	ms	ms	✓
1	spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: D.B. 1 - 1 L1 No of phases: 1 Confirmation of supply polarity: ✓

Overcurrent protective device for the distribution circuit: BS(EN): 60898 - Type B Rating: 32 A Nominal Voltage: 230 V Zs: 1.08 Ω Ipf: kA

RCD BS(EN): 4293 RCD No of poles: 2 Rating: 30 mA Disconnection time at In: N/A ms Disconnection time at 5In: N/A ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: 1002396101406497 Insulation resistance: MF Continuity: MF

Earth electrode resistance: N/A Earth fault loop impedance: MF RCD: MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **Trace heating D.B 2** Location: South roof level box Type of Wiring O-Other: N/A

Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671	Overcurrent protective devices				RCD	Maximum Z_s permitted by BS7671	Circuit Impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs	RCD		
					Live	cpc		BS(EN)	Type No	Rating	Capacity	Operating current, IΔn		Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live	Live - Earth			Disconnection time at IΔn	Disconnection time at 5IΔn	Test button operation
														r_1	r_n	r_2	R_1+R_2	R_2							
					mm^2	mm^2	s			A	kA	mA	Ω	(Line)	(Neutral)	(cpc)			MΩ	MΩ	✓	Ω	ms	ms	✓
1	Socket 1	A	C	1	2.5	1.5	0.4	60898	B	6	10	10	5.82	N/A	N/A	N/A	0.43	N/A	LIM	> 200	✓	1.53	N/A	N/A	N/A
2	Socket 2	A	C	1	2.5	2.5	0.4	60898	B	6	10	10	5.82	N/A	N/A	N/A	0.42	N/A	LIM	> 200	✓	1.52	N/A	N/A	N/A

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	D.B. 1 - 1 L2	No of phases:	1			Confirmation of supply polarity:	✓		
Overcurrent protective device for the distribution circuit: BS(EN):	60898 - Type B	Rating:	32 A	Nominal Voltage:	230 V	Zs:	1.10 Ω	Ipf:	1.21 kA
RCD BS(EN):	4293 RCD	No of poles:	2	Rating:	30 mA	Disconnection time at In:	38.7 ms	Disconnection time at 5In:	9.6 ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	1002396101406497	Insulation resistance:	MF	Continuity:	MF
Earth electrode resistance:	N/A	Earth fault loop impedance:	MF	RCD:	MF

TESTED BY

Name: Grant Ashworth Position: Approved Electrican Signature: Date: 23/08/2016

TEST SCHEDULE AND INFORMATION

4

ENGINEER(S)	Grant Ashworth and Graeme Torry
DATE	25/09/2017
TEST DURATION	1 Day
TEST INSTRUMENT	Megger MFT 1502 Multifunction Tester

SIGNED BY: Senior Engineer

PRINT NAME: GRANT ASHWORTH

DATE: 25/09/2017

EXTENT & LIMITATIONS OF THE INSPECTION AND AREAS OF ELECTRICAL INSTALLATION

EXTENT OF THE ELECTRICAL INSTALLATION

To undertake a full visual inspection and electrical test of the Public Electricity Supplier (PES) incoming electrical main-intake supply provision and distribution boards.

The assessment is to include a full visual inspection and electrical assessment of the existing earthing facility, including an earth fault loop impedance test & assessment of prospective short circuit current. It will provide a detailed list of all recorded departures to the relevant British Standard Code of Practice, and give recommendations in relation to the existing electrical installation in general.

1. Electrical test and inspection at Public Electricity Supplier (PES) incoming electrical supply
2. Electrical test and inspection of main distribution boards
3. Inspection at Power and lighting throughout the church
4. Inspection of earthing system throughout the church
5. Inspection of intake

EXTENT & LIMITATIONS OF T + INSPECTION AND AREAS OF ELECTRICAL INSTALLATION

LIMITATION OF THE ELECTRICAL INSPECTION

Items that were not inspected or tested:

- Amended. cables concealed within trunking and conduits
- Cables and conduits concealed under floors
- Inaccessible roof spaces, and general within the fabric of the building
- High levels where access equipment is required, or underground, have not been visually inspected
- Moving of any furniture to locate electrical accessories that are inaccessible due to fixed furniture
- Portable Appliance Tests
- Lightning Conductor Test and Inspection
- Insulation resistance tests between L&N and N&E as disconnection of all items that carry a load was not feasible
- Emergency lighting system test unless requested
- Boiler system control testing

ELECTRICAL INSTALLATION CONDITION REPORT
GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

This Report is an important and valuable document which should be retained for future reference.

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1.

For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code of C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.

APPENDIX B

PHOTOGRAPHS

DETERIORATION OF THE WALL PAINTINGS

THE SEDILIA CANOPY

THE BASE OF THE FLAGPOLE

THE TOWER ROOF

THE NAVEL ROOF GAST PARAPET

THE LEAD CORROSION ON THE NAVE ROOF

LEAD CREEP ON THE NAVE ROOF

THE NAVE ROOF

BLOCKED DOWNPIPE TO THE SOUTH AISLE

THE VESTRY ROOF

THE BOILER HOUSE CHIMNEY

THE SOUTH CLERESTORY

THE SOUTH AISLE ROOF

THE ORGAN LOFT ROOF

THE WEST FACE OF THE TOWER

VEGETATION GROWTH ON THE TOWER

THE NORTH PORCH ROOF

LEAD CREEP ON THE NORTH AISLE ROOF

THE TOWER DOOR

THE SOUTH FACE OF THE TOWER

THE NORTH CLERESTORY

THE NORTH CHANCEL AISLE

PLANT GROWTH ON THE EAST GABLE

THE NORTH ACCESS TURRET ROOF

THE RINGING CHAMBER WINDOW

THE CHANCEL

THE NAVE

THE SOUTH AISLE

THE NORTH AISLE

THE CHANCEL SCREEN

THE LECTURN

THE NORTH CHANCEL AISLE

THE SOUTH CHANCEL AISLE

THE SOUTH AISLE

THE VESTRY

THE NORTH ELEVATION NORTH AISLE

THE TOWER EAST ELEVATION

THE EAST GABLE

THE NORTH PORCH

THE WEST ELEVATION

THE WEST DOOR