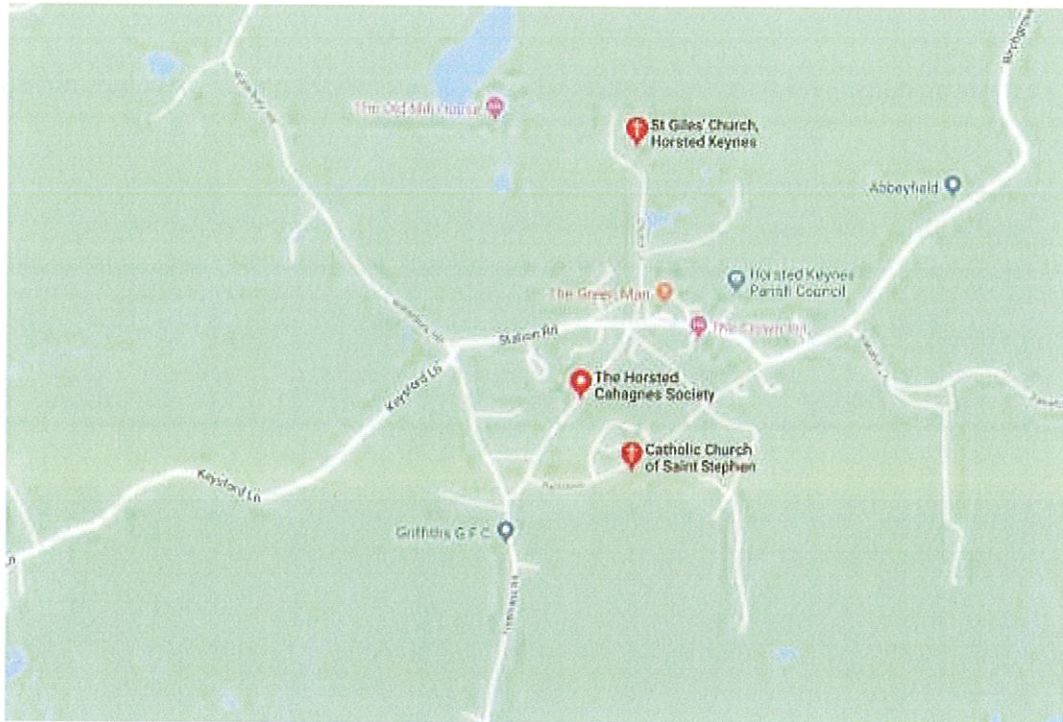


APPENDIX 1

LOCATION PLAN

ST STEPHENS CHURCH, HORSTED KEYNES RH17 7DX



For identification purposes only. Not to be relied upon for accuracy
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Gould & Company, 2 Lucastes Mews, Paddockhall Road, Haywards Heath, West Sussex RH16 1HE

APPENDIX 3 - FIVE YEAR ROLLING MAINTENANCE PROGRAMME

ST STEPHENS CHURCH, HORSTED KEYNES



Item/ Description	Year				
	2020	2021	2022	2023	2024
Externally					
(Front elevation assumed to face North)					
Scaffolding	2,000	2,000	2,000	2,000	2,000
Main Roof					
Overhaul pitched roof slopes and replace/refix missing and slipped tiles	500	500	500	500	500
Replace lead channel and cement fillets	3,000				
Front Entrance Lobby Roof					
Replace bituminous felt roof covering	3,000				
Single Storey Extension Roof - West Elevation					
Replace bituminous roof covering		2,000			
External Plumbing					
Carry out extensive overhaul of gutters and rainwater pipes	3,500			500	
External Joinery					
Replace all fascia, soffit and barge boards affected by wet rot.	6,000				1,000
Replace all windows and doors	40,000				
External Redecoration					
Repaint external joinery	5,000				5,000
External Walls					
Minor repointing to open and weathered mortar joints		500			
Internal Works					
Monitor movement of severe settlement of concrete floor slabs within east and west projections. Arrange for telltales to be fixed.	500				
Organise breaking up of defective floor slabs and internal partition walls under insurance claim		5,000		3,000	
Drainage					
Arrange for CCTV Survey of soil/surface water drainage installation		500			
Electrical Installation					
Arrange for electrical installation to be tested by competent electrical contractor	400				
Mechanical Instalaltion					
Arrange for mechanical installation to be tested by competent heating engineer	400				
External Areas					
Carry out repairs to front brick walls		500			
Water jet clean moss and lichen growth from tarmac paths and drive	250				
Carry out localised repairs to driveway and paths			3,000		
TOTAL MAINTENANCE COST	64,550	11,000	5,500	6,000	8,500
PROFESSIONAL FEES (Assume 10% - if appropriate)	6,455	1,100	550	600	850
SUB TOTAL	71,005	12,100	6,050	6,600	9,350
20% VAT	14,201	2,420	1,210	1,320	1,870
MAINTENANCE BUDGET ALLOWANCE	£85,206	£14,520	£7,260	£7,920	£11,220

APPENDIX 5

CONDITIONS OF ENGAGEMENT

1. Messrs Gould & Company (herein after referred to as "the Company") provide professional services to you ("you" or "the Client") as Chartered Surveyors but only after acceptance of instructions in a particular case and such services will be provided in accordance with these conditions of engagement and our scale of charges, details of which are quoted in the letter of confirmation of instructions or which are available on request.
2. The following general provisions shall apply to the Company's charges:
 - a. All charges quoted are exclusive of our out of pocket and travelling expenses, disbursements, reprographics and printing drawings, and VAT, which will be charged in addition to the basic fees.
 - b. The fees quoted in any particular case relate solely to the work in question and additional charges will be made in cases where extra work is undertaken in addition to the work that was originally envisaged.
 - c. Where fees are payable on a time basis, these shall vary from time to time with differing rates for Partners (£130 - £150 per hour), and Assistants (£75 per hour).
 - d. For the purpose of fees payable on a time basis, travelling time and other ancillary time relating to a particular job shall qualify for inclusion in the time spent when assessing the fee.
3.
 - a. Fees, except for agency work and those covered, shall be payable within 30 days of the date of invoice.
 - b. Fees for agency work involving sales, lettings and acquisitions shall be payable on completion of the transaction unless otherwise agreed in writing.
 - c. Without prejudice to the Company's right to take action to recover charges, if any charges remain outstanding after the due date specified in paragraphs 3a & 3b above, a further sum by way of interest shall become due and payable by the client to the Company at the rate of 8% over the base lending rate of the HSBC Bank PLC in force on a daily basis until payment in full is made.
4. The Company reserve the right to render interim accounts at monthly intervals, either on the basis of the time spent or proportion of the total fee and such accounts shall be subject to the same provisions set out in condition 3c above.
5. Where any matter or assignment is subject to delay for whatever reason (other than the fault of the Company or its employees), the Company reserves the right to charge additional fees for any extra time costs incurred.
6. Where a client is entitled to recover the Company's fee or any part thereof from another party, the fees shall be payable by the client who shall be responsible for the recovery of the fees from the third party.
7. All reports, drawings and other documents are prepared for the sole benefit and use of the client from whom instructions are received and third parties shall not rely on the contents of any reports, drawings or documents and the Company shall not be liable to any third parties for any statements or misstatements therein or omissions therefrom. No right or licence is granted to the Client to copy or reproduce any such Report, Drawings or other documents, save with the express consent in writing of the Company.
8. All intellectual property rights and copyright is retained by the Company in respect of all reports, drawings and other documents prepared by the Company, and the ownership and property in all Reports sent to Clients shall belong to the Company until payment in full of all fees is made.
9. The Company shall be under no liability whatsoever to the client for any indirect loss and/or expenses (including loss of profit) suffered by the Client arising out of any breach by the Company of this Contract or arising out of any statement, misstatement or omission in any Report.
10. The Client agrees (to the extent such agreement is enforceable under applicable laws) that you will not bring any claim in respect of or in connection with the engagement whether on the basis of contract, tort (including negligence), breach of statutory duty or otherwise against any member or employee of Gould & Co LLP whether or not that person is described as a "partner".
11. The Company reserves the right to decline acceptance of instructions or once accepted to terminate those instructions at any stage but in the event that the Company intends to terminate instructions it will give to the Client notice in writing and any such termination shall be without prejudice to the right of either party to claim against the other for any breach of the Terms and Conditions hereof and in particular without prejudice to the right of the Company to recover payment of charges for work undertaken prior to termination on the basis of clauses 2-4 hereof and by way of an hourly charge at the agreed rate specified.
12. For the purposes of any reports, whether formal or otherwise, prepared by the Company and unless otherwise notified in writing the Surveyor will assume that:-
 - (i) No harmful, hazardous or deleterious materials have been used in the construction of the property or have since been incorporated and that there is no contamination in or from the ground and it is not land filled ground;
 - (ii) That good title can be shown that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing;



- (iii) That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;
 - (iv) That no radon gas is present at the property.
 - (v) That all fixtures and fittings and any equipment or machinery are in good working order and condition.
13. The Company shall carry out any survey and provide its report within a reasonable time after receipt of confirmation of instructions, but time shall not be the essence of the contract nor in the providing of any written report unless the Company expressly agrees in writing to do otherwise.
14. "Data Protection Act 1998 – The Client hereby consents to the Company processing data, any information or personal details on or of the Client as defined in the Data Protection Act 1998".
15. The Company has a Complaints Handling Procedure in place, details of which are available on request.
16. The Company has Professional Indemnity Insurance in place. The level of indemnity is £5,000,000 for any one claim.

TERMS ADDITIONALLY APPLYING TO VALUATION REPORTS

17. The purpose and basis of the valuation shall be only that agreed between the client and the Valuer as stated in the valuation report and will conform to the RICS Appraisal and Valuation Manual.
18. The valuation report is not a building survey and the inspection of the property is limited to areas appropriate and necessary in the Valuer's professional judgement and does not extend to areas that are unexposed, concealed or inaccessible which will be assumed in good order.
19. In addition to the general conditions of engagement the Valuer will assume that:-
- (i) All heating and electrical installations and any other fixtures or fittings, equipment or machinery are in good order unless otherwise notified in writing;
 - (ii) That inspection of those parts of the property which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially.

TERMS ADDITIONALLY APPLYING TO BUILDING SURVEYS

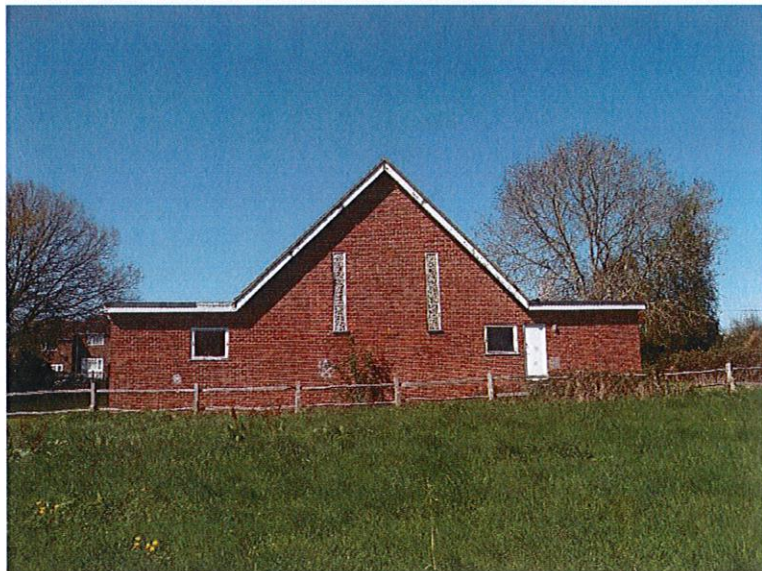
20. All accessible parts of the property will be inspected and the report will describe the form of construction and the various elements, draw attention to defects in design and construction and suggest the cause and remedies. It may sometimes be necessary to suggest further investigation where either elements cannot be inspected without causing undue damage, disruption or expense or where the nature of the defect can only be ascertained by long-term observation.
21. Minor defects which are obvious to the lay observer will not usually be itemised unless they are symptomatic of more serious faults.
22. The Surveyor will inspect as much of the surface areas as is practicable and will lift loose floorboards and trap doors where accessible but he will be under no obligation to raise floor boards or to inspect those areas of the property which are concealed, unexposed or not readily accessible. The inspection will exclude both the roof space if there is not a reasonably accessible roof hatch and the outer surfaces of the roof, if they cannot be readily seen from accessible positions.
23. The Surveyor will not be responsible for arranging the testing of electrical, mechanical and drainage services unless these are specifically agreed as part of the service. Specialist tests can be arranged at an additional fee or in the case of industrial or commercial buildings a Surveyor may advise on the need for appointment of a mechanical and electrical engineering consultant.
24. For the purposes of a survey report, the Surveyor will not make Town Planning enquiries unless expressly instructed to do so in writing and it is assumed that in the course of their normal searches, the client's legal advisers will investigate the position in respect of Town Planning, Building Regulation Consent, certificates, other statutory approvals and restrictions and liability for boundaries and rights of way.
25. Where the property is leasehold and forms part of a larger building or estate, the Surveyor will make an inspection of those parts of the building or estate for the purposes of assessing their condition and advising as to the scale of liabilities likely to arise under service charge provisions and other matters likely to be of interest to the client. Such an inspection will not be detailed.
26. In the case of Leasehold premises, the surveyor will not advise in detail on the client's obligations and liabilities under repairing and service charge provisions, unless this is specifically agreed as part of the service. Where the Leasehold premises comprise only part of the whole building, the surveyor will assume (unless agreed otherwise) that you will be responsible for internal maintenance of the demised premises, and a share of the cost of maintenance to structural elements, internal common parts, and the exterior of the building. Where Leasehold premises comprise the whole building, the surveyor will assume that you will be responsible for the whole building unless instructed otherwise.
27. The report may give guidance on the scale of the cost of repairs (without obtaining builders quotations) but if more accurate estimates are required they will be the subject of separate instructions.

Appendix 2 - Schedule of Photographs

St Stephens Church, Horsted Keynes RH17 7DX



North elevation
Photograph C1



South elevation
Photograph C2



Roof profile true and even. Tiles generally well fixed,
Photograph C3



Missing tiles to southern gable
Photograph C4



Lead lined channel to gable verge Cracked and missing cement fillets

Photograph C5



Split and blistered bituminous felt covering to verges

Photograph C6



Moss build up
Photograph C7



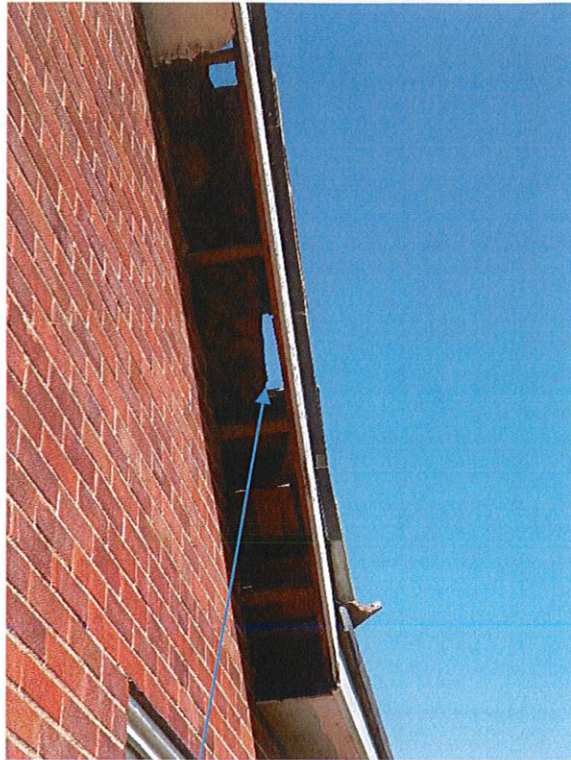
Elastomeric felt is in good order
Photograph C8



Missing section of felt covering to verge
Photograph C9



Wet rot to plywood barge board
Photograph C10



Missing soffit and tiles

Photograph C11

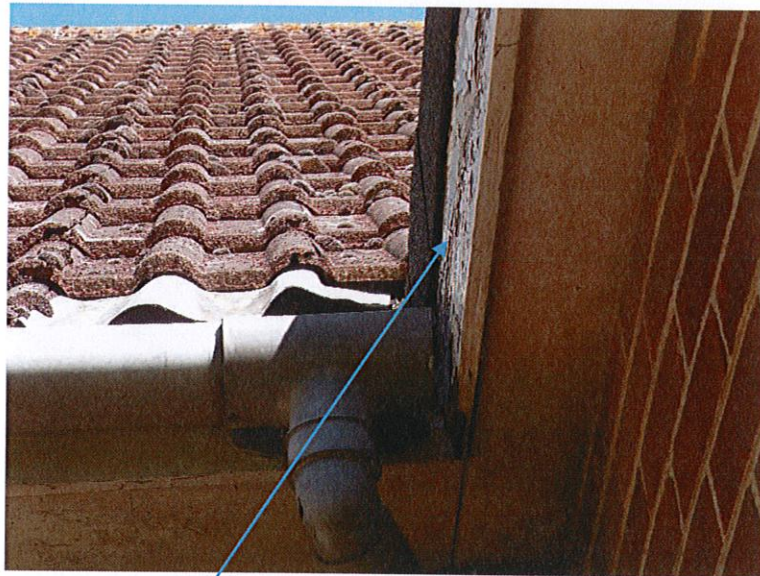


Swan neck connection needs refixing

Photograph C12

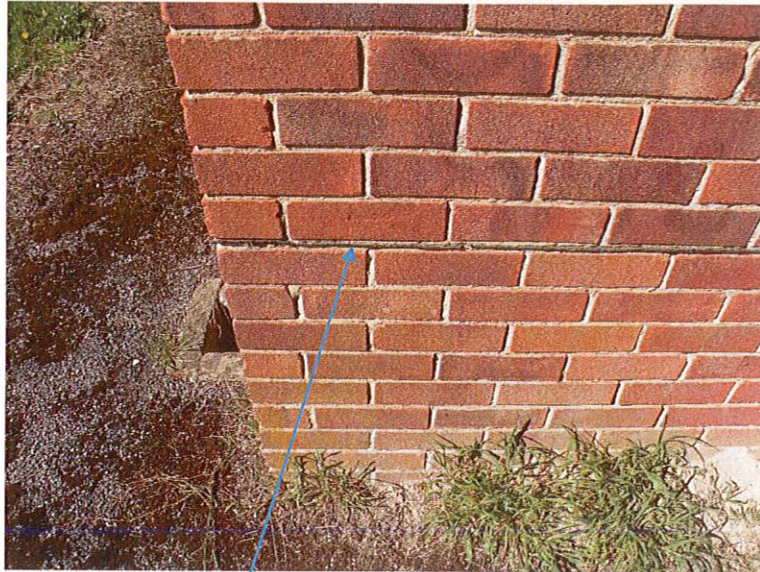


Photograph C13



Poor detailing to external gutter at junction with fascia board

Photograph C14



Bituminous based damp proof course
Photograph C15



Wet rot to frame and cill
Photograph C16



Extensive wet rot to window frame and cill

Photograph C17



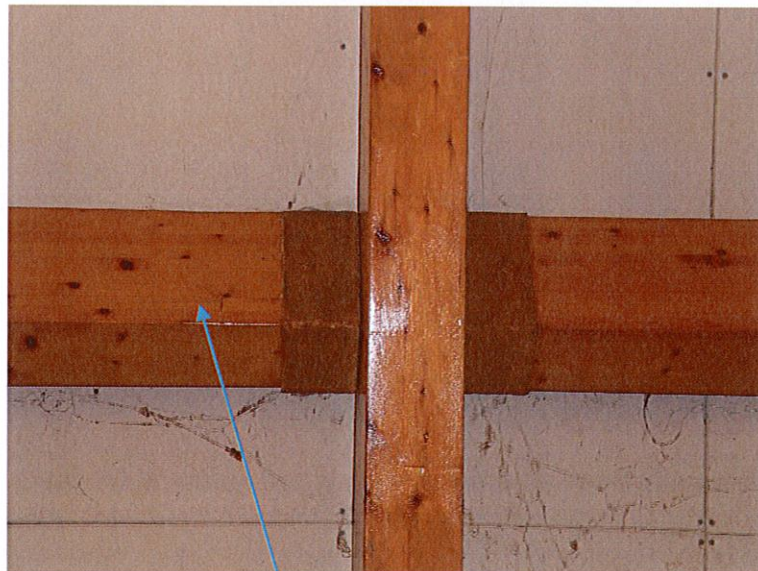
Wet rot to frame and threshold

Photograph C18



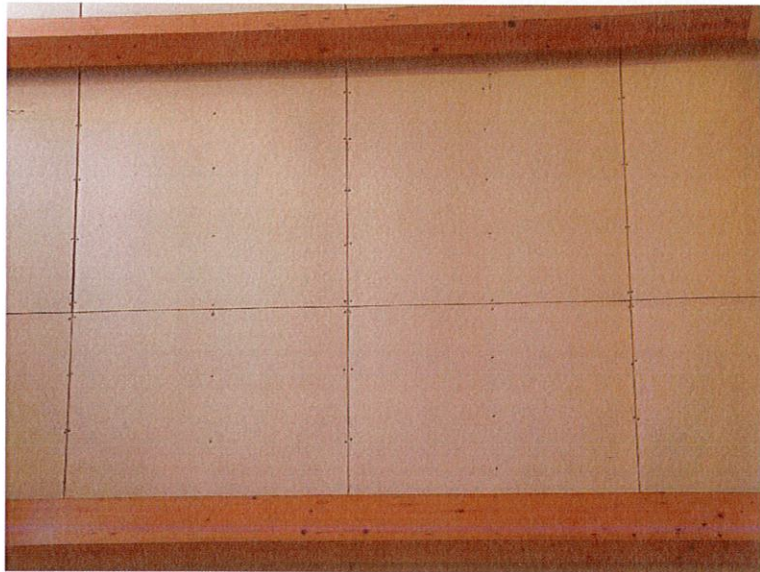
Cruck glulam beams

Photograph C19



Glulam purlins

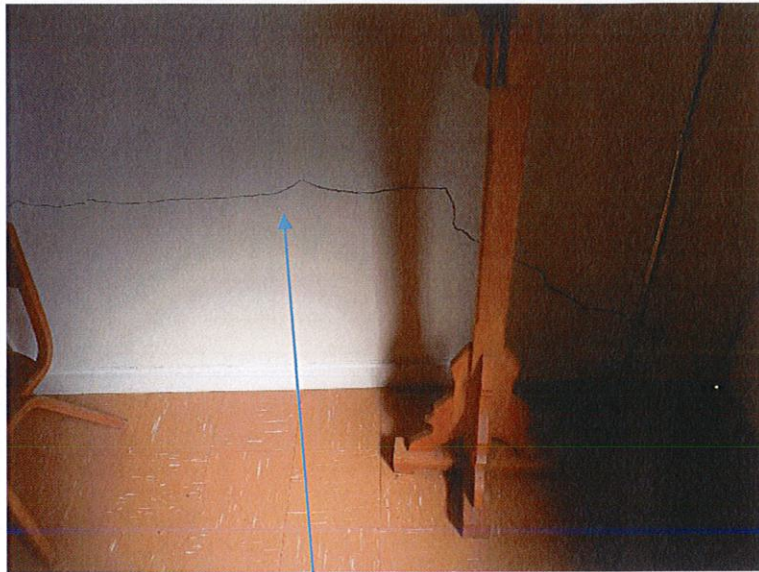
Photograph C20



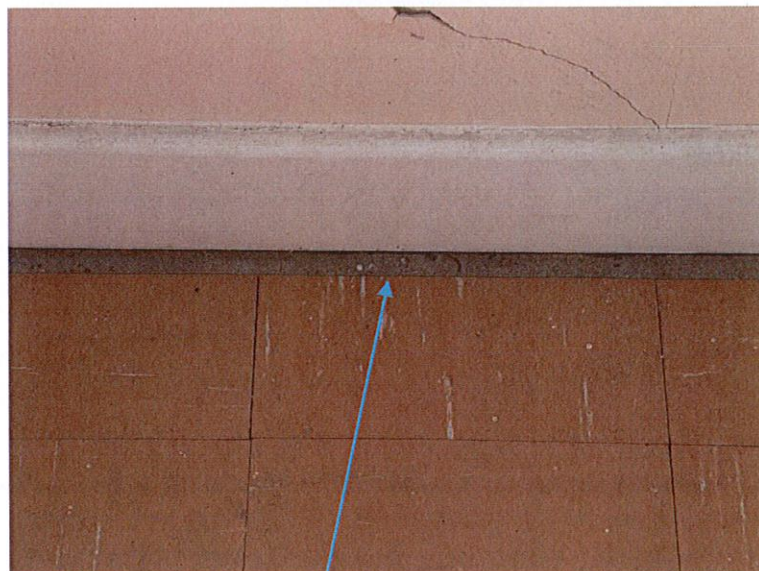
Proprietary boarded ceiling
Photograph C21



Diagonal cracking
Photograph C22



Horizontal cracking
Photograph C23



Gap between floor and skirting
Photograph C24



Thermoplastic floor tiles

Photograph C25



**QUINQUENNIAL INSPECTION
REPORT**

On

**ST STEPHENS CHURCH
HAMSLAND
HORSTED KEYNES
RH17 7DX**

Client

**Father Trevor Welland
The Presbytery
St Paul's Church
Haywards Heath
West Sussex
RH16 3PQ**

**Inspected by
G Baker BSc (Hons) MRICS**

**File Reference
H5090**

**GOULD & COMPANY
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex RH16 1HE**

01444 452604

OCTOBER 2019

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1.00 **INTRODUCTION**

- 1.01 In accordance with your instructions, confirmed by our email of the 11th February 2019, we inspected the above properties on the 10th April 2019, with a view to advising you on general condition and identifying items of disrepair which will require attention and expenditure in future years.
- 1.02 The weather was dry and sunny at the time of our inspection following a period of settled weather.
- 1.03 For ease of reference, we have divided our Report into the following sub headings:
- A. St Pauls Church, Haywards Heath
 - B. St Pauls Presbytery and Pre School, Haywards Heath
 - C. St Stephens Church, Horsted Keynes
 - D. Our Lady of Fatima Church and Priests House, Staplefield
- 1.04 In Appendix 1 we attach a Location Plan for identification purposes only.
- 1.05 In Appendix 2 we attach a Schedule of Photographs, which help illustrate our observations, and highlight the defects found during the course of our inspection. For ease of reference these are numbered with a letter prefix.
- 1.06 In Appendix 3 we attach a Five Year Rolling Maintenance Programme for each building, which incorporates anticipated budget costings.
- 1.07 We would point out that the figures contained within the Schedules make provisional allowances for inflation and scaffolding where work has been projected several years in advance.
- 1.08 We have not covered the internal decoration for each property within our Maintenance Programme, as we assume you will wish to arrange this to suit your own domestic arrangements and priority.
- 1.09 We are aware that you have commissioned Level 2 Asbestos Surveys for each of the properties together with production of appropriate Asbestos Registers. We would again draw you attention to the Control of Asbestos at Work Regulations 2002 which provides a duty for employers and owners of all non residential buildings to manage asbestos found within their properties.
- 1.10 We would be happy to advise you further in respect of these matters if so required.
- 1.11 In Appendix 4 we attach a Reinstatement Cost Assessment for each property.

Limitations

- 1.12 Our Quinquennial Report is a general indication of the condition of all three properties. It should not be implied that each and every defect is recorded in detail.

-
- 1.13 In Appendix 5 we attach Conditions of Engagement with respect to our Quinquennial inspection.
- 1.14 We did not arrange for tests to be undertaken of the various service installations, and our Report does not extend to mechanical, electrical and drainage installations. We have nevertheless from our visual inspection of the services, made general comments where appropriate. We would recommend that the services be separately inspected by mechanical/electrical engineer and drainage specialist.



**QUINQUENNIAL INSPECTION
REPORT**

On

**ST STEPHENS CHURCH
HAMSLAND
HORSTED KEYNES
RH17 7DX**

Client

**Father Trevor Welland
The Presbytery
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OCTOBER 2019

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1.00 ST STEPHENS CHURCH

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Appendix 1	Location Plan
Appendix 2	Schedule of Photographs
Appendix 3	Five Year Rolling Maintenance Programmes
Appendix 4	Reinstatement Cost Assessment
Appendix 5	Conditions of Engagement

1.00 **ST STEPHENS CHURCH (Section C)**

General Description and Location

- 1.01 St Stephens Church is located on the south side of Hamsland situated in a mature residential area on the southern outskirts of the village of Horsted Keynes.
- 1.02 The Church was constructed in 1969 to a specification typical of the period.
- 1.03 The main external walls are formed in cavity brickwork.
- 1.04 The walls are surmounted with a timber framed steeply pitched gabled roof covered with interlocking concrete tiles.
- 1.05 Original single storey extensions to the north east and west elevations are also constructed in cavity brickwork surmounted with flat roofs covered with bituminous felt and loose spa chippings.
- 1.06 Internal partitions are formed in blockwork, which has subsequently been plastered and decorated.
- 1.07 Original pivot and side hung single glazed timber windows have been provided throughout.
- 1.08 The ground floor is of solid concrete construction overlaid with carpet and original thermoplastic tiles.
- 1.09 For the purposes of this Report we have assumed the front elevation faces due north.

EXTERNAL INSPECTION

Roofs

Main Roof

- 1.10 The main roof comprises a steeply pitched timber framed gabled structure with ridgeline running from north to south perpendicular to the frontage.
- 1.11 Both roof slopes are covered with original interlocking concrete tiles.
- 1.12 A lead channel section is formed behind the front (north) gable.
- 1.13 The southern gable is terminated with cement fillets underlined with softwood painted bargeboards.
- 1.14 The ridge line is formed with half round concrete tiles.
- 1.15 The roof slopes were viewed from ground level only with the aid of binoculars, and from vantage points on the flat roofs.
- 1.16 We made the following observations:

1. Both pitched roof profiles are true and even with no signs of major deflections or underlying structural movement (see photograph C3). Moreover, there was no evidence of surcharging of the roof timbers against the external walls at eaves level.
 2. The individual concrete tiles are secured to timber battens by means of projecting nibs.
 3. The general fixing and alignment of the tiles is considered good.
 4. Isolated tiles to the southern gable have slipped or are missing and will need to be refixed as a priority item as this has led to internal water penetration (see photograph C4).
 5. The surfaces of the tiles are well preserved free from excessive surface spalling.
 6. Some areas of the roof have moss and lichen growth which should not affect the overall performance of the tiles but can lead to external blockages. We would advise that moss and lichen growth be removed periodically with a powerful water hose.
 7. The original lead lined channel to the north facing gable is aged and worn and although still considered serviceable, has in our opinion a limited lifespan and will need to be replaced in the short term (see photograph C5).
 8. Cement fillets at the junction between the end coursing of tiling and leadwork are cracked and loose and will need to be re-formed.
 9. The ridge line undulates slightly but not seriously so.
 10. The ridge tiles appear to be well pointed and bedded.
- 1.17 In general terms once immediate repairs have been carried out to the slipped and missing roof tiles, cracked cement fillets and lead channel, the roof covering should continue to perform satisfactorily with only routine maintenance work required.

Front Entrance Lobby Roof

- 1.18 This roof is of timber framed flat construction surfaced with bituminous felt.
- 1.19 Bituminous felt upstands are provided at the junction with the north elevation wall together with lead cover flashings, which have been fixed into the brickwork and dressed down over the felt upstand.
- 1.20 We would make the following observations:
1. The roof covering is in a poor state of repair.
 2. There is evidence of splits and blistering of the felt most notably along the line of the verge (see photograph C6).
 3. There is moss and lichen growth which is an indication that water is tending to pond on the roof. Ideally, this should be removed (see photograph C7).

4. In our opinion, the roof covering has come to the end of its useful lifespan and allowances should be made for it to be replaced in the short term.
5. The lead flashings remain in reasonable condition, although some repointing works will be required at the junction with the external brickwork.

Single Storey Extension Roof (East Elevation)

- 1.21 This roof is of timber framed flat construction surfaced with bituminous felt.
- 1.22 The roof is provided with a bituminous felt upstand which has been taken up underneath the last course of concrete tiles.
- 1.23 It was evident from our inspection that the roof covering has been replaced in recent years and is considered to be in reasonable condition, with no significant defects noted (see photograph C8).
- 1.24 The verges which overlap replacement uPVC fascia boards are well detailed and fixed.
- 1.25 The moss growth at the junction between the bituminous felt roof and the east facing roof slope ideally needs to be cleared.

Single Storey Extension Roof (West Elevation)

- 1.26 This roof is of timber framed flat construction surfaced with bituminous felt and loose spa chippings.
- 1.27 This roof covering, although in slightly better condition than the front entrance porch, is nevertheless, showing signs of deterioration.
- 1.28 The verge which has been dressed over the original softwood painted fascias is split, cracked or missing in places (see photograph C9).
- 1.29 Whilst there was no evidence of any internal water penetration at the time of our inspection, we are of the opinion the roof covering has a limited lifespan and allowances will need to be made for it to be replaced in the short term.

Eaves, Gutters and Downpipes

- 1.30 Eaves comprise of original timber fascia and plywood barge and soffit boards.
- 1.31 Replacement uPVC fascia boards have been recently provided to the single storey extension roof (east elevation).
- 1.32 Rainwater falling onto the main and secondary roof slopes discharges into half round 100mm PVC gutters which in turn discharge via PVC rainwater pipes into rendered brick gullies.
- 1.33 We presume the gullies connect into soakaways located in the front and side gardens.
- 1.34 The following points/defects were noted:

1. There was extensive evidence of wet rot and softening to fascia, soffit and bargeboards (see photograph C10) including those sections serving the flat roofs.
2. The soffit boards to the south gable are missing in places (see photograph C11).
3. In our opinion the timber fascia, soffit and bargeboards have now come to the end of their useful lifespan and will need to be replaced with uPVC modern equivalents. This should reduce future maintenance costs.
4. External gutters are secured to the fascia boards by means of PVC brackets.
5. The general spacing, number and alignment of the gutters is generally adequate.
6. There was however, evidence of open joints and connections between gutters and rainwater pipes (see photographs C12 and C13). This has led to damp staining of brickwork. Moreover, some of the stop ends to the gutters are missing and junctions with fascia boards poorly detailed (see photograph C14).
7. An extensive overhaul of the external gutters will need to be carried out in the short term to prevent further damp penetration of external brickwork and the possibility of internal dampness. We suspect several sections of guttering will need to be replaced.

External Walls

- 1.35 The main external walls are of traditional 275mm cavity brick construction.
- 1.36 The brickwork has been laid in stretcher bond.
- 1.37 The south elevation wall of the Sacristy is measured to be an overall thickness of 375mm.
- 1.38 Some time was spent examining the walls and the possibility of internal dampness for signs of significant structural movement that could cause expense in future years.
- 1.39 We would make the following observations:
 1. At the time of our inspection the external walls were found to be upright and plumb with no evidence of significant structural cracking extending either through the brickwork or mortar joints.
 2. The bricks which are sand faced remain in reasonable condition with no evidence of excessive surface spalling.
 3. External mortar joints remain well preserved and intact.
 4. Isolated sections of brickwork have open and weathered mortar joints which will require repointing.
 5. There was no external evidence of cavity wall tie failure from our external or internal inspections, although this could not be confirmed without arranging for a more detailed examination with a fibre optic endoscope. Such an inspection is not considered warranted at this stage.

Damp Proof Course

- 1.40 A bitumastic based damp proof course is provided within the external walls embedded within mortar joints (see photograph C15).
- 1.41 We presume that similar damp proof courses have been incorporated within internal walls and partitions.
- 1.42 The external damp proof course maintains an adequate height in relation to external ground levels negating the possibility of bridging across the cavity and creating internal rising dampness.
- 1.43 Random moisture meter tests were undertaken to the inner faces of external walls, internal walls and partitions. No significant levels of rising dampness were detected.

Foundations

- 1.44 The foundations of the property could not be inspected and we are unable to comment on the size and depth.
- 1.45 The building has been erected on a gently downward sloping site which runs from north to south.
- 1.46 From a geological survey map of the area and our local knowledge it is likely that the sub-soil beneath the building is clay although this could not be confirmed without arranging for trial holes to be excavated.
- 1.47 We would draw your attention to the fact that clay is susceptible to extensive movement in extreme climatic conditions and there is also a risk that properties built on this sub-soil may require extensive remedial works should foundation failure occur.
- 1.48 There was no evidence at the time of our inspection to suggest that such major structural movement is occurring within the property.

External Joinery

- 1.49 The windows to the Church comprise original single glazed painted softwood pivot timber casements set within timber frames incorporating timber window cills.
- 1.50 The windows to the east and west projections are also of single glazed painted softwood with side hung opening casements.
- 1.51 Decorative fixed lights with stained glazed windows are provided to the south elevation wall.
- 1.52 The main entrance lobby comprises fully glazed timber doors with full height single glazed side lights and asbestos cement boarded canopy soffit.
- 1.53 The remaining external fire doors are of the flush panel timber type set into softwood frames incorporating hardwood thresholds.
- 1.54 We would make the following comments:

1. All of the windows are in a very poor state of repair.
2. Extensive wet rot was noted to the timber frames and window cills (see photographs C16 and C17).
3. Similar comments can be made with respect to the frames and cills of the external doors particularly the fire doors (see photograph C18).
4. In our opinion the wet rot is such that it would not be possible to carry out economical repairs and we are of the opinion that the most cost effective solution would be to completely replace the windows and doors with modern uPVC double glazed equivalents.

External Decorations

- 1.55 The external decorations given the extent of wet rot are in very poor condition with widespread flaking of paintwork together with cracked, crazed or missing putties to the glazing. If uPVC components replace timber windows and doors external redecoration work should be kept to a minimum.

INTERNAL INSPECTION

Internal Roof Construction

- 1.56 The main roof structure comprises "cruck" shaped glulam beams which span onto a ridge board at the apex (see photograph C19).
- 1.57 The roof structure is further supported by timber purlins which span horizontally north to south (see photograph C20).
- 1.58 A vaulted roof structure forms a feature of the Church.
- 1.59 The inner roof slopes are lined with a proprietary boarding (see photograph C21).
- 1.60 Where visible the roof slopes have been underlined with roofing felt which is bituminous based and acts as a secondary means of defence against water penetration
- 1.61 The concrete tiles are secured by means of clay nibs to timber battens.
- 1.62 Access to the section of roof void on the southern side is obtained through a trap hatch in the east projection.
- 1.63 In general terms the roof structure appears to have been adequately constructed. We were unable to find any evidence of significant deflections within the roof structure.
- 1.64 Based on our single inspection, the roof structure would appear to adequately take the loadings that are likely to be imposed upon it.

Internal Walls

- 1.65 To the main Church hall and various extensions diagonal cracking (width not exceeding 1mm-3mm) was observed above and beneath window apertures on the west and east facing elevation walls (see photograph C22).
- 1.66 On present evidence the cracking does not appear to have increased in size since the last Quinquennial inspection. Such cracks in our opinion relate to slight deflection of window lintels over the years. We would recommend that the cracking be filled during the next phase of internal redecoration works.
- 1.67 To the west projection severe horizontal cracking (width not exceeding 8mm-10mm) together with lateral displacement in the order of approximately 8mm was observed to lower sections of projecting pier on the south external walls (see photograph C23). The cracking would not appear to have opened up significantly since our last inspection.
- 1.68 As pointed out in our previous Quinquennial inspection the floor slab to the west projection has been affected by settlement with gaps of upto 20mm observed between the floor surface and underside of the timber skirting (see photograph C24).
- 1.69 Fine diagonal cracking (width not exceeding 2mm-3mm) was also noted beneath and above the south facing window.
- 1.70 Within the east projection diagonal cracking was observed to the internal masonry wall at the junction with the Church (width not exceeding 4mm-5mm).
- 1.71 The internal wall partition appears to have been built directly off the concrete floor slab which has settled over the years.
- 1.72 Reciprocal cracking was observed within the cupboard in the adjoining preparation room (width not exceeding 8mm-10mm).
- 1.73 The floor slab to the east projection has dropped with gaps of upto 20mm measured between the top and floor of the underside of the skirting boarding on the south side.
- 1.74 From a purely visual inspection there appears to have been slight opening up of the cracking within the east projection. We would recommend that glass tell tales be fixed and movement be monitored over a period of 12 months. If no further movement occurs then the crack should be filled prior to internal redecoration works.
- 1.75 Some internal doors require easing and adjusting.
- 1.76 Settlement of ground floor bearing concrete slabs is often caused by poorly compacted hardcore beneath the concrete slab at the time of construction. The floor slab can settle over the first 10 years of its construction after which the slab will tend to find a new position of equilibrium. Sometimes pockets can remain beneath the floor slab resulting in some sections of the slab being unsupported underneath.
- 1.77 Particle erosion as a result of defective rainwater goods can cause collapse of the surrounding air pockets which leads to further settlement of the slab and opening up of the cracks. If such movement continues then expensive remedial underpinning works may be required to the slab.

- 1.78 Where floor slab settlement is less pronounced ie. within the north projection it may be possible to utilise a self-levelling latex screed to minimise surface undulations.
- 1.79 The floor slab has been covered with thermoplastic tiles which generally remain well fixed (see photograph C25).
- 1.80 Within the Church hall horizontal cracking was observed to thermoplastic floor tiles at the junction of floors to the east and west projections and the main floor to the Church.
- 1.81 From the Asbestos Register these are noted to contain chrysotile/asbestos.

Services

- 1.82 The testing of electrical and mechanical services is beyond the scope of our report.
- 1.83 We would strongly recommend that a mechanical and electrical engineer be asked to make an inspection, and identify new areas where future expenditure will be required over the next 5 years.
- 1.84 In addition, to fully assess your future maintenance liabilities with respect to the existing drainage installation, it would be prudent to arrange for a CCTV Survey to be carried out on at least a 5 yearly basis.

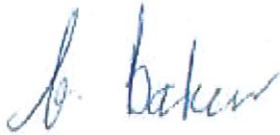
Health and Safety Considerations

- 1.85 We have not carried a full analysis of the health and safety issues affecting the building, as this would be outside the remit of our quinquennial inspection.
- 1.86 We are aware the Church is compliant for disabled access.
- 1.87 Smoke and heat detectors have been linked to the electrical mains.
- 1.88 Emergency lighting is generally well provided for and fire escape routes clearly marked.
- 1.89 A regime should be put in place for regular testing of emergency lighting and smoke and heat detectors.

External Landscaping

- 1.90 The perimeter path to the building is surfaced with tarmacadam.
- 1.91 Over the years this has become badly affected by moss and plant growth, and we would recommend that all such vegetation removed and pathways water jetted clean.
- 1.92 The post and rail fences to the west, south and east boundaries are generally in reasonable order, although some repairs should be anticipated.
- 1.93 The northern boundaries are delineated with a dwarf brick wall, which is cracked in places and repairs, particularly to the brick on edge copings, will be required in the short term.
- 1.94 The surface of the car park is uneven in places and showing signs of breaking up. Patch repairs may be required in the short term.

We trust this report gives you the information you require but if you do have any specific queries, please do not hesitate to let us know.



GODFREY BAKER BSc (Hons) MRICS
BUILDING SURVEYOR

23rd October 2019

GB/AJT/BG