

ARNOLD BARTOSCH LTD

Chartered Surveyors, Architects and Historic Building Consultants

1 Bath Mews, Bath Parade, Cheltenham, Gloucestershire. GL53 7HL
Tel: 01242 522061 Email: bartosch@btconnect.com

THE CHURCH OF ST MICHAEL AND ALL ANGELS, CROFT

Quinquennial Inspection Report

Diocese: Hereford

Date of Inspection: 1st August 2016



View from the north east

THE CHURCH OF ST MICHAEL AND ALL ANGELS, CROFT – QUINQUENNIAL INSPECTION 2016

A) PRELIMINARY INFORMATION

- 1.1 The Church – St Michael and All Angels, Croft
- 1.2 Diocese of Hereford.
- 1.3 Appointed Inspector - David Arnold MSc MRICS RICS Certified Historic Building Professional.
- 1.4 Date of Inspection: 1st August 2016.
- 1.5 Previous Inspection - The previous inspection was carried out by Mr Michael Bartosch of Bartosch and Stokes on 13th November 2011.
- 1.6 Weather Conditions – Cloudy, overcast and dry.
- 1.7 A key floor plan is attached to the report.
 - 1.7.1 Photographs explaining some defects are attached at the rear of the report.
- 1.8 The Building:
 - 1.8.1 Brief description of building - Parish church dating from the mid-14th century and extended in the early 16th century (dedicated 1515). Partly rebuilt in the 17th century and further restored in the late 19th century. The church consists of a chancel and nave with a west end bell turret.
 - 1.8.2 Materials of Construction - The walls are constructed of local coursed rubble sandstone with some blue lias. Some ashlar dressings. The roofs are of natural Welsh slate. The lead covering to the Bell Turret has been removed for Health and safety reasons.
 - 1.8.3 The Church is listed grade I.

B) MAIN REPORT

- 1.1 Limitations - This report is based on a visual inspection carried out at the time stated. Generally the inspection was from ground level, with the use of binoculars and from ladders where appropriate.
- 1.2 It has not been possible to make detailed examinations of areas that are covered up such as roof timbers, boarded floors and other concealed fabric. Therefore no guarantee can be given that these are free from defects.

Where appropriate, opening up of enclosed spaces is recommended within the report.

1.3 During the course of the inspection there were no areas/items that were not inspected.

1.4 Progress of Repair Since Last Report:

Organ overhauled.

C) DETAILED DESCRIPTION

A) External

1.0 Structural Condition, Settlements, etc.

1.1 General - There is no record or evidence of the construction of the foundations. Minor movement noted only as detailed below.

2.0 Walling and Masonry

2.1 General - Local rubble sandstone with sandstone dressings to doors, windows, etc. It would be advisable to carry out repairs to all of the external elevations, including de-frassing the stonework, re-pointing and consolidating with limewash.

2.2 Nave - The sandstone is very soft and friable. Much of the stonework has been affected by frost damage with fracturing and erosion.

2.2.1 South - Repaired in 2002, including re-pointing and shelter coating with limewash plus some replacement dressed stone (e.g. to the south doorway and the south windows). There are some large voids in the stonework and these should be filled with lime mortar. Most of the limewash has weathered and re-application is recommended to consolidate the eroding stonework. The south door is a timber panelled oak door with a modern yale lock and internal bolts. Decorative strap hinges have surface rust and require treatment/decoration. The decoration to the timberwork is also deteriorating. There is missing pointing mortar between the masonry and the door frame. The PCC has expressed concerns regarding the security of this door (see below).

The east window has some heavily weathered stones, particularly one of the voussoirs on the east side. Dressed stone surround to the south doorway is generally sound but with some heavy weathering to a few of the jamb stones. The west window has some ashlar immediately below the cill. The east jambs have some areas of decay.

2.2.2 West - The stonework is in similar condition on the south west corner, particularly in the lias areas. Climbing rose bush prevents full inspection but where visible some open joints are noted. One of the quoins on the south west corner is heavily

weathered. The stonework towards the north is in good condition. Limewashed render above (see Turret section below).

- 2.2.3 North - The dressed stone surround to the north doorway has a few minor open joints but is otherwise sound. Minor damage to the east plinth of the north doorway. Ashlar stonework at the west end is in similar condition, again with a few open joints. Dressed stonework surround to the oval window at the west end is in good condition. General walling stonework generally in similar condition to the south side but perhaps with less decay. There are a few damaged quoins to the north east buttress. Blocked north doorway evident on the north side. Minor open joints at high level. The north door is a vertical oak boarded door with exposed nails externally. Timber and ironwork would benefit from re-decorating.

The west window generally has some decay to the stonework. The east window is in similar condition.

2.3 Chancel

- 2.3.1 North - Generally in similar condition to the Nave north. Low level vegetation adjacent to the downpipe at the west end. This should be removed. Stepped stone plinth (foundation) has some vegetation growth and open joints. Some pointing/consolidation is required.

East gable - General walling stonework to the east gable is similar to the remainder of the Church with areas of decayed stonework. Again there are some significant voids and these should be filled, including to the dressed red sandstone above the east gable window. Again some consolidation and re-pointing is required. Minor movement noted at high level adjacent to the north east corner quoin. The upper part of the wall (above the east gable window) has rotated eastwards but this movement does not appear to be progressive. Where re-pointing has been carried out in the past some of this is now loose and detached. There is some heavy weathering to one or two quoins on the south east corner. Open joints noted to the copings and the apex cross. One of the upper copings on the north side appears to be fractured. The security of the roll mould detail should be checked when access is available. There are significant open joints to the gablet on the north east corner. Some of the stones on the south face of the gablet are heavily weathered and damaged. The stability of this structure should be checked.

South - Generally in similar condition to the Nave south and similar works are recommended. The head of the east window has some heavy weathering but otherwise the dressed stonework is generally sound. The west window is in similar condition. There are some open joints to the ashlar immediately below the cill. There is a large section of loose and missing stonework at low level (below window cill level) towards the west end.

3.0 Turret

- 3.1 Roof covering – The lead covering to the cupola was removed in 2014 due to severe failure of the fixings and the risk of lead falls. The leadwork at the base of the weathervane and scalloped detail at eaves remains in situ. At present the main roof area is covered with felt and batons as a temporary measure to prevent rainwater ingress. Urgent re-roofing with lead is required. This should be carried out as soon as funding is available.
- 3.2 Walls – Limewashed render with some deterioration. Re-limewashing and minor repairs to the render should be carried out when the cupola is re-roofed. Minor cracking noted to the render on the west gable. There is also cracking on the east side at the flashing positions. Above the render there are carved oak balusters and a carved oak cornice. Decorative finish to this is deteriorating. Re-decoration should be carried out when access is available. The painted clock faces on the north and south sides are in fair condition but should be redecorated when access is available.
- 3.3 Windows – Round leaded light window on the west side with obscure glass within a painted diamond timber frame. Re-decoration of the frame is advised when access is available.

4.0 Roof Coverings

- 4.1 Nave – Natural slate with capped angle clay ridge tiles. It is understood that the Church was re-roofed in 1993. Slating is generally sound but there is some unevenness to the line of the roof. Felt at the eaves has deteriorated. Lead apron flashing at the Turret south abutment appears to be oversized but this is not causing any problems at present. At the Turret east side abutment the flashings are installed below the render. This is a poor detail. Improvements should be considered. Slating on the north side is generally sound but with one missing slate immediately below the Turret. Lead covering to roof immediately above oval west window. The condition of this should be checked when access is available. The apron flashings on the north side do not extend far enough down the roof slope over the slating. Again the abutment detail with the turret is poor.
- 4.2 Chancel – The south side is as the Nave south and in similar condition. Visible lead soakers at the east gable parapet abutment appear sound. Cover flashings at the Nave east gable abutment are in poor condition. The lower flashing has come adrift. There is potential for water ingress as well as a fall risk. This should be repaired immediately. The flashing immediately above appears to be oversized but this does not appear to be causing any problems at present.

The slating on the north side is sound. There is cracking to the pointing mortar to the flashings at the Nave east gable abutment. Some cracking and minor loss of pointing mortar to the lead soakers at the Chancel east gable parapet abutment. Vegetation growth and a piece of stone noted in the back gutter to the north east corner buttress.

Improvements should be considered to the leadwork at the Nave east gable abutment.

5.0 Rainwater Goods and Drainage

5.1 General – Painted cast iron gutters and downpipes in fair condition. Inspections should be carried out during heavy rain fall to check for any problems.

5.2 Nave – Painted half round cast iron gutter on the north side with 90° dog leg at the east end connecting into single downpipe on the north side of the Chancel (west end). Paintwork is beginning to deteriorate.

On the south side there is a half round cast iron gutter with single downpipe at the west end. Rust staining to the downpipe indicates possible blockage. This should be checked. Minor deterioration damage to the paintwork. The gutter appears to be poorly aligned with an adverse fall to the east end (away from the downpipe position). This should be checked. There is quite a significant gap between the bottom edge of the slates and the gutter. The efficiency of rainwater collection should be checked here during heavy rainfall. Minor vegetation noted in the gutter at the time of the inspection.

5.3 Chancel – On the north side there is a half round cast iron gutter on decorative rise and fall gutter brackets with 2 no downpipes; 1 no. at the east end and 1 no. at the west end. Again the paintwork is deteriorating. The west downpipe has some rust staining indicating a possible blockage. This should be investigated. Downpipes have extended shoes at their base turned through 90° to discharge into the perimeter drainage channel. Rainwater disposal appears to be effective.

On the south side there is a half round painted cast iron gutter with single downpipe at the east end. Minor surface rust and deterioration of paintwork noted, otherwise sound. The gutter appears to be poorly aligned with an adverse fall to the west end (away from the downpipe position). This should be checked.

5.4 Surface Water Drainage – Rainwater gulley on the south west corner immediately below the downpipe connected to surface water drainage heading southwards into adjacent parkland. There is no surround to the gulley and one should be provided to ensure rainwater collection is efficient. Rainwater gulley also below the downpipe on the south east corner. This has a brick surround but is damaged and requires some repairs.

5.5 Foul Drainage – None.

5.6 Perimeter Channel – Half round drainage channel set in concrete on the north and east sides of the Church. Debris in the channel should be removed urgently. Some minor damage and cracking noted to the concrete plus vegetation growth which should be removed. There is also cracking between the edge of the concrete and the

pipe on the north east corner. The channel drains to the south east corner of the Church. Due to the plants and vegetation it is not clear if there is a gully installed. This should be investigated. There appears to be a soakaway installed due south of the Chancel east gable. Brick retaining wall has some open joints and significant surface moss. Weep holes evident. The retaining wall is generally in fair condition.

In the short term vegetation growth should be removed and all cracks/joints re-pointed. In the longer term the channel should be removed and replaced with a french drain (perforated drainage pipe surrounded by gravel and connected to soakaways) to control low level damp internally (see below).

6.0 Glazing and Ventilation

6.1 Nave

6.1.1 North

6.1.1.1 West Oval Window – Metal window with tinted glass and internal saddlebars. Saddlebars have surface rust and require treatment/decoration. The window would benefit from cleaning. An inspection should be carried out of the condition of the window when access is available.

6.1.1.2 West – Twin leaded light with stained glass inset to foil and internal saddlebars. Saddlebars have surface rust and require treatment/decoration. Glazing and leadwork generally sound.

6.1.1.3 East – As West and in similar condition.

6.1.2 South

6.1.2.1 West – Twin leaded light with foils over and internal saddlebars. Saddlebars have surface rust and require treatment/decoration. There is 1 no. damaged plain glass diamond quarry to the east light plus some damage to the centre foil. Minor repairs are required.

6.1.2.2 East – As West but with side hung opening casements to the west light. Internal saddlebars have minor surface rust. 2 no. half diamond damaged quarries noted at the base of the east light. The opening light requires overhauling.

6.2 Chancel

6.2.1 South

6.2.1.1 West – Triple leaded light window with plain glass diamond quarries and foils over. Internal saddlebars with surface rust which require treatment/decoration. Glazing appears sound.

- 6.2.1.2 East – As West but with side hung metal opening light to the east light. Internal saddlebars have surface rust. The opening light is rusting and the leadwork and glazing requires re-leading. There are also 2 no. damaged plain glass quarries.
- 6.2.1.3 East Gable – Four light stained glass window with internal saddlebars. Some minor bulging noted to the lower panel of centre south light.
- 6.3 Turret – Circular leaded light west window with obscure glass. This should be inspected when access is available.

Decorative oak balustrading provides ventilation into the Turret. The openings are protected with galvanised metal mesh. This appears to be secure at present.

B) Internal

1.0 Roof Timbers and Ceilings

- 1.1 Nave – 3 no. bays with 3 oak trusses supporting 2 no. purlins each side plus ridge beam. Common rafters with oak boarding over. Patch repairs have been carried out plus ironwork strengthening. The ironwork has some surface rust and would benefit from treatment/decoration.
- 1.2 Chancel – Roof structure as Nave to the Chancel area with lime plastered infill panels. Boarded vaulted ceiling to the Sanctuary area. Significant cobwebs to lime plastered ceiling panels. These should be removed when access is available. Painted boarded ceilings to the Sanctuary area would benefit from re-decorating.
- 1.3 Turret – Pyramidal roof with dragon ties in the corners. Oak crossed frame with king post and hip and common rafters with horizontal ceiling boards over. The temporary external protection appears to be operating effectively at present as no damp staining was noted. However there has been relatively little rain during the past two months. Some historic insect activity noted. Dragon ties are all modern.
- 1.4 Gallery – Plaster ceiling with some damp staining and cracking on the south side. Some cracking also evident to the centre section.
- 1.5 Gallery Staircase and Lobby – Painted plaster with some previously patch repaired areas and hairline cracking evident. Decoration generally in poor condition.

2.0 Upper Floors and Staircases

- 2.1 Turret

- 2.1.1 First Floor – Boarded timber floor with wide butt jointed boards. Minor damage noted in the north west corner and adjacent to the bell rope guide. Minor repairs are required. Minor debris and bat droppings noted.
- 2.2 Turret Staircase – Timber staircase with wide boards with historic insect activity. Consideration should be given to the provision of a handrail. There appears to be some live insect activity to the timberwork.
- 2.3 Gallery – Wide oak boards with some historic damp staining evident.
- 2.4 Gallery Staircase – As Turret Staircase and in similar condition.

3.0 Ground Floors

- 3.1 Nave – Tiled floor to central gangway with raised brick and stone area at the west end. Brick area on the south side in front of the south doorway. Suspended timber floors to box pew areas. Some unevenness to the tiling, particularly at the east end. Some of the surface of the tiles are heavily weathered and there are some open joints and damaged tiles. Raised brick area at the west end also has some open joints. The defects do not appear to be causing any problems at present. Suspended timber floors to pew areas have ventilation holes in the plinths plus brass vents in the floorboards. Floors appear generally sound.
- 3.2 Chancel – Decorative flagstone floor with octagonal and square pattern. Some unevenness and open joints evident. Flagstone area on the north and south sides in good condition with minor open joints only. Low level algae noted in the north east corner adjacent to the Croft monument. Flagstones in Sanctuary area have significant algae. At the altar, the floor is fully carpeted and has a rubber backed underlay. This should be removed as this can cause damp problems internally.
- 3.3 Gallery Lobby – Flagstone floor with general surface wear and damp staining evident. Stone steps down into Nave. The nosing of the upper step has been highlighted and similar action should be taken to the lower treads.

4.0 Walls

- 4.1 Nave – Generally painted plaster with low level timber panelling on the north and south walls. Damp staining noted at high level on the west wall. Minor cracking noted in the north west corner. Carved plaster cornice on the north and south sides with carved wooden angel faces immediately above the tie beam of the western truss. Some cracking and damp staining noted to the plaster immediately above the cornice on both the north and south sides. This is thought to be historic. Area of blown plaster noted immediately above the east window on the north side. This should be checked for stability when access is available. The interior would benefit from re-decorating. Dressed stonework to the Chancel arch appears sound. No movement evident.

- 4.2 Chancel – Vertical cracking noted in the north east and south east corners. This appears to be historic. Cracking also noted below the east window and to the heads of the east and west windows. Algae growth noted at low level to the stonework of the Chancel arch. Paintwork is generally deteriorating and there is some damage at low level due to damp. Vertical crack noted below east window and above the head. All cracking appears to be historic. Dado oak panelling on the north and south walls into the north and south of the Chancel arch.
- 4.3 Turret
- 4.3.1 First Floor – Painted plaster, patch repaired in the south east corner. Evidence of water ingress on the south side and damp staining in the south west corner. Plasterwork would benefit from decorating. 4 no. large oak posts in each of the corners supporting the roof above. These have some historic insect activity.
- 4.3.2 Staircase – Walls and ceilings to staircase painted plaster as Turret First Floor.
- 4.4 Gallery Staircase and Lobby – Painted plaster with some significant blown and damaged plaster on the west wall. Damp staining on the north wall below the north window. Repairs and redecoration are recommended.

5.0 Interior Doors and Partitions

- 5.1 Nave West (into Gallery) – Panelled oak door in fair condition.
- 5.2 Turret
- 5.2.1 First Floor – Short vertical oak boarded timber door with decorative strap hinges leading into the west end of the Nave roof void only. Door binds and would benefit from re-decoration.
- 5.2.2 Turret Staircase Entrance – Wide vertical boarded timber door with decorative strap hinges with surface rust. Historic knot hole in door. Ironmongery would benefit from treatment/decoration.
- 5.3 Gallery staircase onto Gallery – Stained panelled oak door with ironmongery with minor surface rust.
- 5.4 Gallery - Oak panelling with some minor damage and historic insect activity but otherwise sound.

6.0 Fixtures, Fittings and Furniture (main items only)

- 6.1 Nave – Oak box pews with dado panelling. Minor insect activity noted. Oak panelled altar in south east corner. Priest's chair on the south side. Panelled oak gallery at the

west end. Octagonal stone font on stone plinth with oak lid in the south west corner. Oak pulpit with reading desk. Knight monument on the north wall.

6.2 Chancel – Table type altar. Timber screens on the east wall (north and south ends). Stone piscina on south side with damaged bowl. 2 no. upholstered carved chairs with colour decorated shields. Candle votive. Wooden chairs. 2 no. decoratively carved wooden chairs at the west end. Magnificent Croft tomb on the north wall. 5 no. stone or marble tablets, 2 no. bronze and several ledgers in the floor.

6.3 Turret

6.3.1 First Floor – Timber housing for clock mechanism with some insect activity. This should be treated.

6.4 Gallery – Pipe organ in timber console with some minor damage to the timber and decoration. It is understood that the organ has been overhauled since the previous inspection.

7.0 Bells and Frames

7.1 General – 1 no. large bell and 2 no. small bells set at high level. The ironwork has surface rust and consideration should be given to treatment/decoration.

C) General

1.0 Heating

1.1 Electrical Heating – Electric under pew heaters. These appear to be fairly old and inefficient. It is understood that the installation has not been tested for several years. An electrical inspection and report should be provided as soon as possible.

2.0 Electrical Installation

2.1 Electricity Supply – Underground supply to the west gable of the Church. The electric meter and main distribution boards are located in the Gallery staircase landing. The switch gear should be labelled to show the most recent inspection and the recommended next inspection. Cabling is generally PVC concealed or running on surfaces. General lighting is by means of high level floodlights and wooden standards to the pews. The PCC has not had the installation tested within the last five years. This should be carried out immediately. Insurers recommend that portable appliances have an annual safety check. The electrician should be asked to check that the installation has suitable surge protection (in accordance with BS 7671).

3.0 Gas Installation

3.1 There is no supply.

4.0 Water Installation

4.1 There is no supply.

5.0 Lightning Conductor

5.1 There is an installation to the Church. It is understood that the installation has not been tested for some time. This should be carried out immediately. The tape to the ridge of the Chancel is loose and requires re-securing.

6.0 Sound Installations

6.1 Amplification – An installation is not present.

7.0 Security

7.1 The Church is normally open in the daytime.

The PCC is concerned about the security of the south door.

8.0 Fire Fighting Equipment

8.1 General – The PCC confirmed they had not carried out a fire risk assessment.

8.2 Escape Routes – There is alternative means of escape via the north doorway.

8.3 Fire Extinguishers – Extinguishers were noted to have been last tested in December 2015 and are located in the Nave (2 kg CO₂ and 9 litre water).

D) Churchyard, Boundary Walls and Gates

1.0 Churchyard

1.1 General – The Churchyard is well maintained.

2.0 Boundaries

2.1 South – Post and wire fence in good condition.

2.2 East - Yew hedging in good condition.

2.3 North – None. Open to the grassed area immediately in front of Croft Castle.

2.4 West – Yew hedging at the south end only. The remainder is in the grounds of Croft Castle.

3.0 Trees/Shrubs

- 3.1 No trees within the Churchyard area. Shrubs are well maintained.

4.0 Paths and Parking

- 4.1 General – There is no dedicated car parking provision. There is parking available at the National Trust's car park north west of the Church. There is also parking available immediately in front of Croft Castle for several vehicles.
- 4.2 Paths – Loose gravel footpath from the entrance in the south west corner of the Churchyard leading to the south steps. Footpath is in fair condition.
- 4.3 Steps – Flight of stone steps from the south footpath into the Church. There are some open joints and vegetation growth to the risers. Minor repairs are required. Painted wrought iron handrail is in good condition.

5.0 Other

- 5.1 The site – There is no potential for future development as the Church is within the grounds of the National Trust's Croft Castle property.

E) Access for All

- 1.1 Car Parking – There is no dedicated parking for wheelchair users.
- 1.2 Access – From the west entrance there is a gently sloping loose gravel footpath. The depth of the gravel means that this surface would be suitable for wheelchair users. However there is a flight of steps at the south doorway which prevents access. Due to the height of the flight a temporary ramp is not appropriate. A permanent solution could be installed but this would be cost prohibitive. The threshold at the north doorway is flush with external ground levels. But again there are a flight of steps once inside the Church from the area below the gallery into the west end of the Nave.
- 1.3 There is no hearing loop installed.
- 1.4 Natural light levels are fair. Artificial sight levels are adequate.
- 1.5 WC – None.

F) Health and Safety

- 1.1 Asbestos – During this inspection no materials were noted that are likely to contain asbestos. If any suspect materials are found these should be left undisturbed until tested.

- 1.2 Unprotected drops – Brick retaining wall to the perimeter channel on the north and east sides is effectively a ha-ha and there is an unprotected drop. This is more of a risk on the north side as the wall diminishes in height on the east side plus there is a wide planted border between the wall and the grassed Churchyard. The situation on the north side should be discussed with your insurers but any proposal (if any) would need to be discussed with the National Trust.
- 1.3 Tower Access – Consideration should be given to the provision of a handrail.
- 1.4 Health and Safety Audit - The PCC confirmed that they had not undertaken a Health and Safety Audit.

G) Wildlife

- 1.0 General – Bat droppings were noted in the Turret First Floor.

H) Energy Efficiency of Structures and Services

- 1.1 Existing Building – None.
- 1.2 Recommended Improvements – Energy efficient heating and lighting installations.

I) RECOMMENDATIONS FOR REPAIR AND MAINTENANCE

1.0	Urgent – Requiring Immediate Attention	£
1.1	Fire Risk Assessment – To be carried out by PCC.	-
1.2	Check for blockages/debris and clear back gutters and rainwater goods.	50
1.3	Roofs – Minor repairs	100
1.4	Carry out test and resecure lightning conductor tape.	200
1.5	Health and Safety Audit - To be carried out by PCC.	-
1.6	Check efficiency of rainwater disposal.	-
1.7	Nave and Chancel south - Realign rainwater gutters.	150
1.8	Perimeter drainage channel – Clear vegetation/debris and point up open joints/cracks.	200
1.9	Electrical Installation – Test and report (including heating)	300

1.10	Lightning Conductor – Test, report and resecure.	250
	Total estimated cost	1,250
2.0	Within Eighteen Months	£
2.1	Recasting and relaying of turret roof leadwork and associated repairs.	25,000
2.2	External Walls – Stonework repairs, repointing and re-application of external limewash shelter coat to chancel and nave south elevations. Minor repairs to nave west gable render and relimewashing.	35,000
2.3	Turret - Exterior decorations to turret woodwork and clockfaces.	2,500
2.4	Turret first floor – Timber floor repairs.	500
2.5	Internal timberwork – Local treatment.	200
2.6	Windows – Minor glazing repairs.	400
2.7	Sanctuary – Remove and replace rubber backed underlay to carpet.	400
2.8	Turrets stairs – Provide handrail.	400
2.9	Gallery lobby stone steps – Highlight nosings.	25
	Total estimated cost	64,925
3.0	Within Five Years	£
3.1	Minor floor repairs.	500
3.2	External decorations – Doors, rainwater goods etc.	2,000
3.3	Windows – Refurbishment of opening lights and releading.	1,500
3.4	Surface water drainage – Minor improvements and installation of french drain.	8,000
3.5	Nave roof structure – Rust treat/decorate iron straps.	500
3.6	Bells - Decorate rusting ironwork.	200
	Total estimated cost	12,700
4.0	Desirable Works or Improvements	

- 4.1 Roofs – Improvements to abutment.
- 4.2 Improvements to access.
- 4.3 Interior decorations and plaster repairs.
- 4.4 Heating improvements.
- 4.5 Lighting improvements.

5.0 Maintenance

- 5.1 Drains – Clearing at least once a year.
- 5.2 Gutters and Downpipes – Checking and clearing at least twice a year. One of the main causes of damage is blocked gutters and downpipes. Checks during rainfall are recommended. The PCC are strongly advised to enter into a contract with a local builder for the cleaning out of these if they are not able to do this themselves.
- 5.3 Electrical Testing – Once every five years for the fixed installation (NICEIC/ECA/NAPIT).
- 5.4 Portable Electrical Appliances (including Heaters) – Annual safety check (PAT).
- 5.5 Fire Extinguishers – To be checked annually.

Some dry powder extinguishers, if used in the presence of water, can create a highly corrosive compound. Where they already exist then the PCC need to review the situation and consider replacement with another appropriate type (e.g. CO₂).

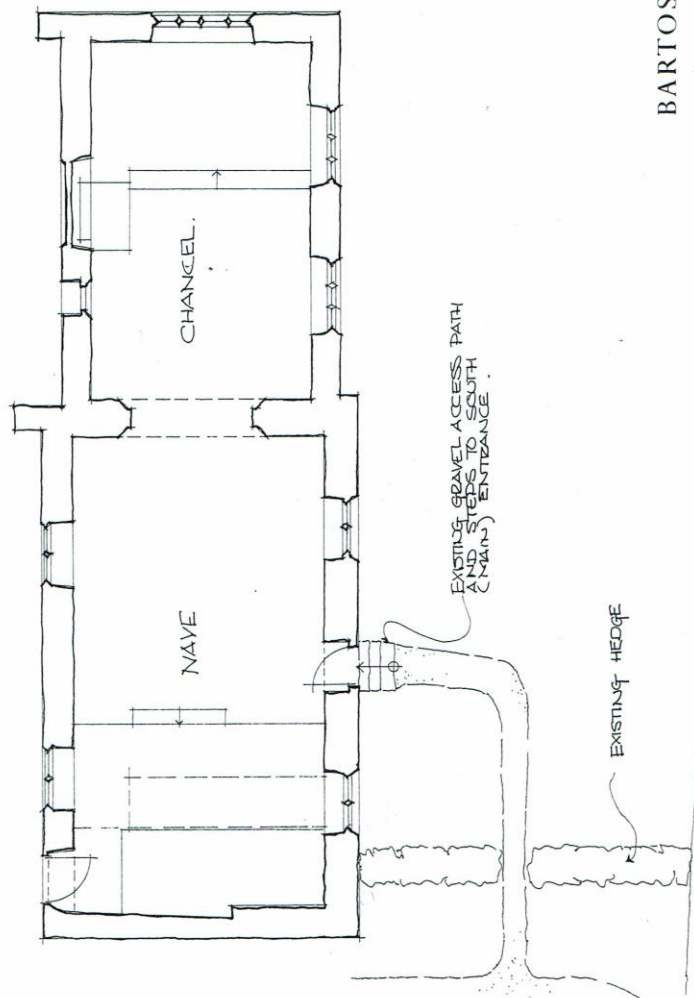
Insurers recommend a minimum of two fire extinguishers; one water and one carbon dioxide. Further advice on requirements can be found on the Ecclesiastical Insurance Group website.

- 5.6 Glass and Pavings – Cleaning on a regular basis.
- 5.7 Debris and Excessive Plant Growth – To be kept clear of the structures.
- 5.8 Monuments (Internal and External) – Check for stability (annually).
- 5.9 Trees – Annual check for dead or diseased limbs.
- 5.10 Log Book – Updating at least once a year.



David Arnold MSc MRICS
Chartered Building Surveyor
RICS Certified Historic Building Professional
For and on behalf of Arnold Bartosch Ltd

FLOOR PLAN



BARTOSCH & STOKES

Chartered Architects - Historic Building Consultants

1 Bath Mews, Bath Parade, Cheltenham, Gloucestershire. GL53 7HL

Tel 01242 522061 Fax 01242 224748

JOB: THE CHURCH OF ST MICHAEL AND ALL ANGELS, CROFT

CLIENT: VICAR AND PCC

DRAWING: PLAN ; AS EXISTING

SCALE: 1: 100 DATE: APRIL 2004



PLAN ; AS EXISTING

THE CHURCH OF ST. MICHAEL AND ALL ANGELS
CROFT, PART, CROFT, HEREFORDSHIRE.



Nave south – Missing slate.



Nave south – Poorly aligned gutter.



Chancel south – Poorly aligned gutter.



Nave south – Eroding stonework and open joints.



Nave south – Eroding stonework and open joints.



Nave south, east window – Damaged voussoir.



Nave south – Deteriorating roofing felt at eaves.



Turret east – Cracking to render over flashings.



Nave south – Void in stonework.



Chancel – Dislodged flashing at nave east gable abutment.



Chancel south – Damaged stonework to east window.



Rainwater gully – No surround.



Lighting conductor – Slipped and dislodged.



Chancel east gable – Open joints and eroding stonework.



Chancel east gable – Eroding jambs.



Chancel east gable – Open joints and voids.



Chancel east gable – Minor movement to north east corner kneeler.



Chancel east gable parapet – Fractured moulding to coping.



Drainage channel – Debris in channel.



Drainage channel – open joints.



Drainage channel – Cracking to concrete at junction with external walls.



Chancel north – Poor rainwater disposal.



Chancel north east gablet – Open joints and heavily eroded stonework.



Chancel north – Rust staining to downpipe.



Nave north – Missing slate.



Nave west gable – Eroding quoins.



Nave west gable – Eroding stonework.



Turret roof – Temporary felt covering.



Turret roof – Temporary felt covering.



Nave west gable – Cracking to render.



Turret first floor – Decayed and damage to floorboards.



Turret interior – Wood boring insect activity.



Nave roof – Damaged plaster above moulded cornice.



Chancel floor – Algae and damp.



Chancel wall – Algae and damp.



Chancel wall – Algae and damp.

Advice to the Parochial Church Council (PCC)

General

This is a general report on the fabric and structure of the church only, as is required by the Inspection of Churches Measure, 1955. It is not a specification, for the execution of the work, and must not be used as such.

The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction. Guidance on whether particular work is subject to faculty can be obtained from the DAC.

The Architect/Surveyor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

The PCC is advised to seek ongoing advice from the professional adviser on problems with the building.

Limitations

This report is based on a visual inspection carried out at the time stated. Generally the inspection was from ground level, with the use of binoculars and from ladders where appropriate.

It has not been possible to make detailed examinations of areas that are covered up such as roof timbers, boarded floors and other concealed fabric. Therefore no guarantee can be given that these are free from defects.

Grants

The Architect/Surveyor will be pleased to advise the PCC in respect of possible grant aid towards repairs and/or improvements to the Church.

Insurance

Contact should be made with the insurance company to ensure that cover is adequate.

Log Book

The PCC should keep full records of routine maintenance and repair works. A terrier/inventory of features, fixtures, fittings should be maintained.

Specialist Items

In the report the PCC will be advised if any further specialist advice is considered necessary. This may relate to heating and electrical systems, lightning conductors, bells, clocks, organs, wall paintings, glass and monuments.

Maintenance Contract

The PCC is advised to enter into a maintenance contract for the checking and clearing of rainwater goods, surface water drainage and checking of roofs. Records should be kept in the Log Book. Significant defects identified should be reported to the Architect/Surveyor.

Annual Churchwardens' Inspection

Serious problems can develop between quinquennial inspections, particularly 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 for the Church and to prepare a report for consideration by the PCC.

Electrical Installations

Any electrical installation should be tested at least every five years in accordance with the recommendations of the Church Buildings Council. The inspection and testing should be carried out in accordance with IEE Regulations, Guidance Note No. 3, and an inspection certificate obtained in every case. The certificate should be kept with the church log book.

Portable Appliances should be tested annually.

Lightning Protection

Any lightning conductor should be tested at least every five years in accordance with the current British Standard by a competent engineer. The record of the test results and conditions should be kept with the Church Log Book.

Heating Installation

A proper examination and test should be made of the heating system by a qualified engineer each summer before the heating season begins, and the report kept with the Church Log Book.

Under the Control of Pollution Regulations 2001 all non-domestic properties, including churches, need to take precautions against the leakage of oil into drains and watercourses. If the church has an oil fired heating system the oil storage tank must be "bunded" so any spillage is contained. New tanks must comply with this requirement and (as from September 2005) the regulations also apply to existing tanks.

Fire Precautions

The Regulatory Reform (Fire Safety) Order 2005 means that since 1st October 2006 businesses, places of worship and the voluntary sector are responsible for fire safety on their premises. This means that the PCC are legally responsible for ensuring that a fire risk assessment of the whole building is carried out. Insurers normally have a pro forma that can be used (see Ecclesiastical Insurance Group website).

Fire Safety Advice can be found at:

<http://www.churchcare.co.uk/churches/guidance-advice/looking-after-your-church/health-safety-security/fire-precautions>

Tower keys and similar parts of the church should be kept in places immediately accessible at all times to minimise fire risks.

Insurers recommend a minimum of two fire extinguishers; one water and one carbon dioxide. Further advice on requirements can be found on the Ecclesiastical Insurance Group website.

Asbestos

A suitable and sufficient assessment should be made as to whether asbestos is or is liable to be present in the premises.

Further details on making an assessment are available on

<http://www.churchcare.co.uk/churches/guidanceadvice/looking-after-your-church/health-safety-security/asbestos>

The assessment has not been covered by this report and it is the duty of the PCC to ensure that this has been, or is carried out.

Equality Act

The PCC should ensure that they have understood their responsibilities under the Equality Act 2010. Further details and guidance are available at:

<http://www.churchcare.co.uk/churches/open-sustainable/welcomingpeople/accessibility>

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.

Further information regarding assessment of risks and producing a Health and Safety Policy may be accessed here:

<http://www.hse.gov.uk/risk/assessment.htm>

Bats and other protected species

The PCC should be aware of its responsibilities where protected species are present in a church. Guidance can be found at:

<http://www.churchcare.co.uk/shrinking-the-footprint/taking-action/wildlife/bats>

Sustainable buildings

A quinquennial inspection is a good opportunity for a PCC to reflect on the sustainability of the building and its use. This may include adapting the building to allow greater community use, considering how to increase resilience in the face of predicted changes to the climate, as well as increasing energy efficiency and considering other environmental issues. Further guidance is available on:

<http://www.churchcare.co.uk/churches/open-sustainable>

and

<http://www.churchcare.co.uk/shrinking-the-footprint>

Costs

Those given are broad guidelines and are for the work items themselves. The PCC need to bear in mind that professional fees, VAT and other costs may need to be added for budgeting purposes.

The costs provided here should be regarded as indicative only. They are provided in good faith for budget purposes only. They relate to experience of previous work of a similar nature. However, if more detailed or accurate costings are required at this or at a future stage then we recommend that a Quantity Surveyor is appointed, or builders' estimates are obtained.

Note:

Further guidance notes and useful information are contained in "A Guide to Church Inspection and Repair" published for the Council for the Care of Churches by C.I.O. Publishing, Church House, Dean's Yard, London, SW1P 3NZ. Many Diocese publish their own schemes for church inspections and repairs.

ARNOLD BARTOSCH LTD

1, BATH MEWS
BATH PARADE
CHELTENHAM
GL53 7HL

Revised August 2015