

QUINQUENNIAL INSPECTION REPORT

for

ST. MICHAEL & ALL ANGELS

COMPTON MARTIN

September 2019

QUINQUENNIAL INSPECTION REPORT
Diocese of Bath and Wells

Name of Parish: Compton Martin

Dedication of Church: St. Michael and All Angels

Archdeaconry: Bath Rural Deanery: Chew Magna

Listing: Grade I Conservation area: Yes

Date of Church: C12 Date of survey: 10th September 2019

Special features: Parish church with remarkable Norman work.

Church Architect: George Chedburn, Chedburn Codd, Glove Factory Studios, 1 Brook Lane, Holt, Bradford on Avon, BA14 6RL

Reference: Pevsner: The Buildings of England Series: Somerset: North and Bristol page 476.

Weather: The weather at the time of the inspection was wet and overcast following a very dry and hot summer.



Fig.1 View from the north showing the tower, nave, north aisle and porch.

1.0.0 GENERAL

1.0.0 GENERAL DESCRIPTION

The church of St Michael and all Angels is built of local sandstone with dressed, limestone detailing and some lime render in the south aisle. The tower is constructed of limestone ashlar. The roof coverings are covered with lead sheeting throughout.

The church consists of a nave and chancel, with a south aisle, organ chamber, north aisle, north porch and west tower.



Fig.2 South elevation.



Fig.3 View from the south west.



Fig.4 View from the north east.



Fig.5 East elevation of the chancel & south aisle.

1.1.1 LISTING

The church is listed Grade I and a copy of the description is enclosed in Appendix B.

A number of chest tombs are listed Grade II and further information is enclosed in Appendix B.

1.1.2 HISTORICAL NOTES

In his "The Buildings of England Series, Somerset: North and Bristol", Sir Nicholas Pevsner describes the church as follows:

ST MICHAEL. Perhaps the best Norman parish church in Somerset, with much mid-C12 work. Norman are the four-bay nave and its clerestory, both nave arcades, the chancel, and perhaps the fabric of the low and narrow N aisle. In the space above the chancel vault a small mediaeval columbarium to supply pigeons for the priest's table. An entrance door high up in the N wall, and near it, a smaller entrance for the pigeons, formerly protected by a wooden louvre. The clerestory N side has four small windows, a corbel table of monsters, heads, etc., and at the eaves a fine chevron frieze delicately beaded. On the S the clerestory is still visible inside the aisle, which in the mid C15 was heightened and extended with a S chancel chapel (Bickfield Chantry). Perp aisle windows, plain and uncusped on the N, good-quality ogee tracery on the S, contemporary with the heightening. The S aisle came after the W tower, for which a legacy is recorded in 1443. The tower design is atypical of Somerset Perp. It is of four stages and rather busy. Diagonal buttresses. On the three set-offs truncated pinnacles. Each buttress ends in a pair of thin pinnacles, independent of the parapet. Unusually this is composed of concave-sided cusped lozenges. Odd second stage which has only a small niche or a small window and otherwise a system of diagonally set pinnacles disposed across the wall surface. Two-light bell openings flanked by niches. The tower arch has two ranges of cusped panelling. Restorations by *S. B. Gabriel*, 1858, including the unfortunate replacement of the E window, and by *T. G. Jackson* with *Harvey Pridham* of West Harptree, 1902-3.

Interior. The chancel is remarkably impressive, low and austere, of two rib-vaulted bays. The transverse arch rests on strong tripartite shafts with trefoil capitals. It is square in section with chevron decoration to the W. Ribs of early profile, a half-roll flanked by hollows. No bosses, but in the centre of the W bay, four animal heads eating the ends of the ribs, in flat relief. Norman PILLAR PISCINA from Priddy. The nave arcades have circular piers with regular scalloped capitals and one-stepped arches. But the last pier on the S side has in section eight rolls flanked by beading, with flutes between. All this is twisted spirally, on the precedent of Durham Cathedral and descendants, especially Pitlington Church, Co. Durham. The chancel arch and the S arcade bay E of the spiral-fluted pier have been re-cut with Perp mouldings, the latter arch also heightened, the intentions probably being to remodel the entire S arcade. The resulting subsidence at the chancel arch forced a halt, leaving a half-completed demonstration of the process by which so many of Somerset's Perp naves have originated. Norman arched altar recess, N aisle E. Perp N aisle roof with big carved bosses.

FITTINGS. ALTAR RAIL. C17, heavy arcade openings. – FONT. Norman, circular, with chip-carved zigzag frieze. - SCREENS. S chapel. W side, c 1500-20. Facing the chancel, possibly a C17 imitation. - ORGAN. Pretty Gothic case by *Groves & Mitchell*, c. 1850. - STAINED GLASS. E window by *Murray* of London, 1902. Two lancets with symbols of Evangelists by *Wailles*. Chancel N, *J. H. Powell*, 1871. By *Hardman Studios*, 1943-50: two porch lights: three N aisle windows; four clerestory lights. - MONUMENTS. Thomas de Moreton, c. 1290 (N aisle). Rare civilian effigy,

of Blue Lias flatly carved (cf. Paulton). Ann Abraham *1800, by *Henry Wood*. Seated woman with anchor.

1.1.3 PREVIOUS REPORT

The last quinquennial inspection was carried out in 2014 by Alan Thomas RIBA.

1.2.0 SUMMARY

1.2.1 INSPECTION

The inspection was carried out on Tuesday 10th September 2019 from 9.00 a.m. by George Chedburn, of Chedburn Codd, Glove Factory Studios, 1 Brook Lane, Holt, Bradford on Avon, BA14 6RL (Tel: 01225 859999).

1.2.2 SIGNED BY

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G. S. Chedburn, B.Arch (Hons), A.A. Grad. Dipl. Cons. RIBA

1.2.3 PURPOSE OF INSPECTION

The following Report has been carried out in accordance with the "Inspection of Churches Measure 1955" and is based on a visual inspection of the property undertaken to:

- identify defects in the fabric, structure and services of the building
- make recommendations for a forward maintenance programme over a period of five years.

The report is based on findings from ground level and other readily available positions. Unless otherwise stated, the inspection has been purely visual and no enclosed spaces or inaccessible parts, such as floor voids, roof spaces or hidden timbers have been opened up for inspection. It has not been possible, therefore, to confirm that unexposed and inaccessible parts of the structure are free from defect.

This report indicates the apparent condition of the building and identifies defects; it excludes specialist surveys, maintenance cost studies and detailed estimating of the forward maintenance programme. It must not, therefore, be used as a specification for work.

2.0.0 EXTERNAL FABRIC

2.1.0 A. ROOF COVERINGS

The south slope of the nave is covered with lead sheeting, which falls on to the roof of the south aisle (see fig.7). The lead sheeting to both roof coverings has hollow rolls and the south aisle roof falls to a lead parapet gutter. The roof coverings and lead flashings are in good condition.



Fig.6 The roof of the nave, chancel, organ chamber, aisles and porch seen from the tower.

The north slope of the nave is covered with lead sheeting with hollow rolls falling to a cast-iron gutter. The roof is in good condition.

The chancel roof is covered with lead sheeting, which falls to a parapet gutter to the north and south sides (see fig.8). The lead sheeting is in good condition, but there is some sign of failure to the mortar pointing to the east flashing (see fig.9).

The organ chamber roof is covered with lead sheeting with hollow rolls, falling to a lead-lined parapet gutter to the south side (see fig.10). It is in good condition. There is some sign of patching to the westernmost sheets, along with some signs of thermal movement. This does not give rise to concern at this stage.

The roof of the north aisle is covered with lead sheeting with hollow rolls falling to an ogee, cast-iron gutter (see fig.11). There is some sign of creep, but the lead sheeting is generally in good condition.



Fig.7 South aisle & nave roof.



Fig.8 Chancel roof.



Fig.9 Defective pointing to chancel flashings.



Fig.10 Organ chamber roof.



Fig.11 North aisle roof.



Fig.12 Porch roof.

The north porch is covered with wide sheets of lead (dated 1901) falling to parapet gutters on the east and west sides (see fig.12). The lead sheeting has been patched

in a number of locations and the lead ridge appears to have been renewed in recent years. The roof appears to be in a weathertight condition.

RECOMMENDATIONS

- 2.1.1 Repoint flashings to east side of chancel roof. **B**

2.2.0 **B. RAINWATER GOODS**

The roof coverings to the chancel, south side of the nave, organ chamber and south aisle fall to parapet gutters. These in turn drain to cast-iron hoppers with circular downpipes. The rainwater goods are generally in good condition, but some clearance is required to the lead chutes discharging from the parapet gutters.

At low level, the downpipes discharge to gullies. Each of the gullies was blocked at the time of the inspection.

The north slope of the nave drains to an ogee cast-iron gutter, which drains on to the north aisle roof. This in turn falls to an ogee, cast-iron gutter, which discharges to a hopper and downpipe towards the eastern end and on to the north porch in a central location. Towards the western end, it drains to a PVC downpipe. The downpipes to the north aisle and porch drain to gullies set into a ground gutter. The gullies were blocked at the time of the inspection.

RECOMMENDATIONS

- 2.2.1 Clear gullies to north and south side of the church. **A**

2.3.0 **C. CHIMNEY**

The church does not have a chimney.

2.4.0 **D. WALLS AND MASONRY**

With the exception of the tower, the walls are constructed of local rubble and semi-coursed sandstone, with dressed, limestone detailing.

The south aisle is covered with a lime render, which is generally in good condition.

The walls of the chancel, north aisle and north porch are generally in good condition. Patch-pointing is recommended in the following locations:

- centrally at high level on the north wall of the chancel
- immediately above the junction between the north aisle and the west wall of the porch
- at high level to the west wall of the north aisle.

There is some plant growth and cracking taking place to the large stone buttress situated to the north side of the chancel. In addition, the mortar at high level on the chancel is beginning to fail in places and there appears to be a small amount of movement taking place adjacent to the capping to the metal strap at the northeastern corner of the chancel. It is anticipated that this movement relates to the cracking identified in the ceiling of the chancel. Whilst some patch-pointing in this location may be sufficient, it is recommended that further advice is obtained from a structural engineer to assess and monitor the degree of movement identified in the northeast corner of the chancel. At this stage, the movement does not give rise to concern, but as this appears to be an ongoing issue, it will be prudent to assess the rate of movement and also its likely cause.

The tower is constructed of ashlar limestone and is constructed in five stages. Whilst there is some weathering to occasional stones to each façade, the stonework to the tower is generally in a stable condition.

RECOMMENDATIONS

- 2.4.1 Undertake monitoring of the movement to the north wall and buttress of the chancel. **B**
- 2.4.2 Undertake minor patch-pointing in 3 locations to the chancel and north aisle. **B**

2.5.0 **E. TOWER**

Access is gained to the tower via an external door on the north side.

The treads to the spiral staircase are worn in places, but for the most part the staircase is reasonably safe. There is a rope handrail, which leads as far as the ringing chamber.

The ringing chamber has a plastered ceiling, painted rubble walls and a carpeted, timber floor. The space is generally well maintained, but it is recommended that the rusting framework to the rope guides is now rubbed down and redecorated. The leaded light window and metal opening section are in good condition.

Access could not be gained to the bell chamber at the time of the inspection. However, it was possible to look through the timber gate and note that there is a peal of 6 bells set on a steel frame. It is noted that there is a certain amount of rusting to the steel frame and some of the mountings, therefore it is recommended that a specialist inspection is carried out on the bells in the next 18 months to assess their condition.

The tower roof is covered with lead sheeting, which falls to a central valley gutter, with a spout to the north side. The leadwork and the flashings are in good condition. The roof has a pierced-stone parapet and four corner pinnacles. The stonework was in a stable condition at the time of the inspection. There are some minor, open mortar joints in places and it is recommended that these are now repointed. In addition, there are some open mortar joints to the roof over the tower access stair and patch-pointing is now recommended.

It should be noted that the electrical cabling to the tower is in PVC and runs up the central newel to the stone spiral staircase.

The tower has a fiberglass flagpole with stainless-steel straps and fixings. It is in good condition.

There is a weather vane situated on top of the tower access roof. The metalwork is beginning to rust and redecoration will be required within 3 to 5 years.

RECOMMENDATIONS

- 2.5.1 Obtain a specialist survey on the condition of the bells. **B**
- 2.5.2 Undertake careful patch-pointing of pierced-stone parapet at top of stair tower. **B**
- 2.5.3 Rub down and redecorate the weather vane. **C**

2.6.0 F. GROUND GUTTERS AND DRAINS

There is a series of stone-lined ground gutters set between the buttresses of the south aisle. These are generally in good condition at the time of the inspection, but would benefit from the clearance of the debris, plant growth and leaves.

There is a stone slab-covered culvert, which runs around the east end of the chancel to an open gutter on the north side. This appears to be in good condition. There is a small amount of damage to the stone capping at the northeastern corner of the chancel and minor repair is recommended in this location.

There is a ground gutter, which runs around the north side of the chancel and north aisle. The gutter is formed in stone slabs and is generally in a stable condition, but would benefit from clearing through.

It is noted that the gullies were blocked at the time of the inspection (see section 2.2.0 above).

RECOMMENDATIONS

- 2.6.1 Clean debris, plant growth and leaves from ground gutters and culverts. **A**
- 2.6.2 Undertake minor repair to culvert at northeastern corner of chancel. **B**

2.7.0 G. DOORS AND WINDOWS

There is a high-level doorway to the north side of the chancel that is believed to give access to the columbarium situated above the ceiling to the chancel. It is recommended that the open joints to the head and jamb of the doorway are now repointed.

There is some noticeable movement taking place to the jamb of the window to the north side of the chancel (easternmost) and this appears to relate to the structural movement identified in section 2.4.0 above. Whilst there is a small amount of weathering to the remaining 3 windows of the chancel, they are generally in good condition. It is noted that the east window of the chancel is not protected by stone guards.

Whilst there is some weathering to the windows of the south aisle, they are generally in a stable condition. It is anticipated that a small amount of conservation repair will be required during the next quinquennial period.

The windows to the north aisle are generally in good condition. There is, however, some weathering and minor mortar failure taking place to the westernmost window. In this location, it appears as if some repairs have been carried out with cement mortar in the past and this may have aggravated the situation. Minor conservation repair (including the removal of some of the cement pointing) is now recommended.

The south door is of boarded construction with long, strap hinges. Whilst there is some rot to the weather-board, the door is generally in good condition.

The west door is of boarded construction. There is some sign of rot in places in the timber boarding and bottom weather-board. It is therefore recommended that localised repair and redecoration is carried out within a period of 2-3 years.

The tower access door is of painted, boarded construction. It is generally well decorated, although there is a small amount of rot taking place to the bottom rail/weather-bar. It is anticipated that minor repair and redecoration will be required within 3-5 years.

The main, north door is of ancient, boarded construction with good strap hinges. It is in a stable condition.

RECOMMENDATIONS

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|-------|--|----------|
| 2.7.1 | Repoint movement to jamb to easternmost window on north side of chancel. | B |
| 2.7.2 | Undertake conservation repairs to westernmost window of north aisle. | B |
| 2.7.3 | Repoint open joints to doorway to n side of chancel. | B |
| 2.7.4 | Repair and redecorate west door. | C |
| 2.7.5 | Repair and redecorate tower access door. | C |

3.0.0 INTERNAL FABRIC

3.1.0 H. CEILINGS

The nave has a barrel-vaulted, ribbed ceiling, which appears to be of plaster construction. The plaster panels are suffering from hairline cracking in a number of locations, particularly in the panels towards the western end. It is recommended that further inspection is carried out to the western panels to check on their stability.

The south aisle has an open timber ceiling structure, which sits above the arcade (clerestory windows and dentil course can be seen from the interior). The ceiling structure appears to be in good condition.

The north aisle has a timber, coffered ceiling with plaster infill panels. The panels have been underlined with fibreboard throughout the length of the aisle. The ceiling structure is braced down to a series of corbelled heads and in many locations the timber braces have pulled away from the wall. In places there are areas of active infestation. On close inspection from a ladder, the ceiling structure appears to be stable, but further investigation is recommended.

The organ chamber has an open, timber ceiling structure, which appears in good condition.

The chancel and sanctuary have a Norman, stone-vaulted ceiling structure. There is some noticeable cracking to the structure of the sanctuary as follows:

- crack running east/west from the head of the east window
- crack running north/south from the head of the north window
- crack at the junction between the panel and spandrel, running diagonally southeast to northwest.

As there is some sign of movement externally in the stonework on the north side and northeastern corner, it is recommended that further investigation is carried out, having first taken advice from a structural engineer.

It should be noted that the ceiling and roof structure to the nave and sanctuary have been braced by steel rods positioned above ceiling level at the east and west end.

The tower has a simple, coffered ceiling, with 3 painted bosses. One boss is missing and the central ceiling panel on the north side is noticeably cracked (and patched). There also appears to be some sign of beetle infestation to the spandrels and further inspection is now required.

The north porch has an open timber ceiling structure, consisting of 3 trusses (forming 2 bays) with diagonal boarding above the rafters. Whilst there is some sign of historic water ingress, the ceiling/roof structure appears to be in a stable condition.

RECOMMENDATIONS

3.1.1 Obtain further advice from a suitably qualified structural engineer in relation to structural movement of the stone-vaulted ceiling of the sanctuary. **B**

3.1.2 Undertake further inspection of ceilings of the nave, tower and north aisle to assess the integrity of the structure and amount of beetle infestation. **B**

3.2.0 **WALLS**

With the exception of the internal walls of the church are unplastered. The exposed, rubble stonework has been heavily pointed with a combination of cement and lime mortar. The walls are generally in good condition.

The walls at the base of the tower are plastered and struck to look like ashlar. Whilst there is some sign of the effects of rising damp, this does not give rise to concern at this stage.

3.3.0 **J. FLOORS**

The main floors of the nave are covered with a combination of lias and limestone slabs, which, although worn in places, are generally in good condition. The pews are set on low, timber platforms. There is some sign of beetle infestation to the boarding of the platforms (particularly to the western end) and there is also some deflection in a central area of the south aisle. Some opening up in this area is recommended, along with isolated timber treatment of the affected areas.

There are concrete slabs at the east end of the nave, immediately in front of the chancel step.

The chancel floor is formed with limestone flooring laid in a diagonal pattern. The choir stalls are set on low, timber platforms. Whilst the limestone flooring is worn in places (particularly at the entrance through to the organ chamber) it is generally in a safe condition.

The sanctuary floor is formed with pennant stone slabs, with some limestone infilling adjacent to the altar rail. It is generally in good condition.

The floor of the north porch is formed with a combination of sandstone and limestone slabs. Whilst in places the slabs are worn, they were generally in a safe condition at the time of the inspection.

RECOMMENDATIONS

3.3.1 Open up and inspect timber pew platform to the south aisle. **B**

3.3.2 Undertake isolated timber treatment to the timber boarding of the pew platforms towards the west end of the church. **B**

3.4.0 K. GLAZING

The church has stained-glass windows combined with square and diamond leaded lights throughout. The stained-glass windows in the chancel are generally in a good condition. There is some deformation to the glass of the north and south windows and some cracked panes to the east window. However, there are no recommendations for repair at this stage and the situation should be reviewed with the next inspection.

There is some noticeable bowing and deformation to the windows of the south aisle. However, the windows maintain their integrity and the opening sections are in good working order and there are no further recommendations at this stage.

The west window of the tower and the windows of the north aisle are in good condition. The clerestory windows are also in good condition.

3.5.0 L. FIXTURES AND FITTINGS

The altar, communion rail and priest's chairs in the sanctuary were inspected and found to be in good condition. However, there is noticeable beetle infestation to the timberwork to the altar.

The choir stalls are in good condition. The screen between the chancel and the organ chamber also appears to be in good condition. However, there is some sign of historic beetle infestation and further treatment at the base plate is now recommended.

The organ and vestry fittings appear to be in good condition. However, there is some sign of historic beetle infestation to the plinth of the organ and further isolated treatment is now recommended.

The pews throughout the church are generally in good condition. However, those situated at the west end of the north aisle appear to be suffering from beetle infestation and treatment is now required. The screen and fittings at the base of the tower are generally in good condition.

RECOMMENDATIONS

3.5.1 Undertake timber treatment to:

- altar
- chancel/organ chamber screen
- organ plinth
- northwestern pews.

B

3.6.0 M. BELLS

The condition of the bells has been included in section 2.5.0 above.

3.7.0 **N. DECORATION**

The only areas of decoration relate to the ceiling of the nave and north aisle. These would benefit from redecoration following further inspection, as noted in section 3.1.0 above.

4.0.0 **SERVICES AND ACCESSIBILITY**

4.1.0 **O. HEATING SYSTEM**

The church has a pair of Worcester gas-fired boilers situated on the south wall at the base of the tower. They have balanced flues and a Grundfos pump. The boilers serve a combination of copper and steel pipework connected to column radiators throughout the church. In addition, there are some tubular, electrical heaters beneath the choir stalls.

4.2.0 **P. ELECTRICAL INSTALLATION**

The church is served by an overhead, electrical cable, which enters the tower at the cill of the west window. The meter, consumer unit and alarm control panel are situated at the northwest corner of the tower.

The electrical installation serves a series of pendants within the nave, with wall lights within each aisle. There is a pendant fitting within the organ chamber and a pair of bayonet and spot fittings within the sanctuary and chancel.

It is important to note that the electrical installation should be tested every five years, in accordance with the requirement of the Ecclesiastical Insurance Company.

RECOMMENDATIONS

- 4.2.1 Obtain a survey of the electrical installation by a suitably qualified engineer. **B**

4.3.0 **Q. FIRE PROTECTION**

There is a pair of foam fire extinguishers within the main body of the church and a carbon-dioxide extinguisher adjacent to the organ. It should be noted that the extinguishers should be maintained on an annual basis.

RECOMMENDATIONS

- 4.3.1 Organise annual maintenance of the fire-fighting equipment. **A**

4.4.0 R. ACCESSIBILITY

At the time of the inspection, the northwestern entrance was undergoing alteration to enable level access to the church. There is a small, stone lip at the south door and it is recommended that a pair of timber thresholds is constructed to enable unassisted access through the north door (it should be noted that the church has a portable ramp to currently assist with this situation).

Within the church there is level access within the nave and aisles, whilst pews are set on platforms. There is a step up into the chancel and organ chamber, with a further step up to the sanctuary.

The illumination levels within the church are relatively poor and there is no induction loop or sound system.

Having gone to great length to achieve level access through the main gateway, it is now recommended that the PCC carry out an in-house access audit to assess compliance with the current accessibility legislation.

RECOMMENDATIONS

- 4.4.1 Undertake in-house access audit. **B**

5.0.0 CHURCHYARD

5.1.0 S. BOUNDARY WALLS

The northern boundary wall takes the form of a very tall retaining wall. Whilst there is some minor deformation in places, the wall appears to be in a stable condition. The eastern and southern boundaries take the form of hedging, combined with a low, dwarf wall. In places, the dwarf wall has collapsed and this is particularly noticeable towards the western end of the southern boundary. In this location, it is recommended that some minor reconstruction of the dry-stone wall is carried out over the next 2 years.

The western boundary takes the form of a stone wall with a cock-and-hen coping. The condition of the wall is difficult to assess, but there is some concern that the amount of grass cuttings that are placed against the wall appear to be pushing the wall outwards. It is recommended that the grass cuttings are pulled away from the wall to some degree to enable further inspection and prevent any possible damage.

RECOMMENDATIONS

- 5.1.1 Repair dwarf walls to eastern and southern boundaries. **C**

5.2.0 T. PATHS

There is a path leading from the northwestern gateway up to the north porch. The path is of tarmac construction, with some concrete slabs immediately in front of the north porch. The path is in good condition.

The new ramps and steps to the northwestern gateway are to be formed in pennant stone (Forest of Dean).

5.3.0 U. TREES

There are a large number of trees within the churchyard, which are generally well maintained.

5.4.0 V. MONUMENTS

The monuments in the churchyard were generally in a safe condition at the time of the inspection. The churchwardens and PCC are reminded that it is their responsibility to ensure that the monuments remain in a safe condition and it is recommended that they are tested on an annual basis and the findings recorded in the vestry minutes.

RECOMMENDATIONS

- 5.4.1 Inspect the stability of the monuments annually. **B**

6.0.0 SUMMARY OF RECOMMENDATIONS

6.1.0 IMMEDIATE REPAIRS

Those items labelled A are sufficiently serious to warrant immediate action.

- 2.2.1 clear gullies to n & s side of church
- 2.6.1 clean debris, plant growth & leaves from ground gutters & culverts
- 4.3.1 organise annual maintenance of fire-fighting equipment

6.2.0 REPAIRS WITHIN THE NEXT 18 MONTHS

It is recommended that those items labelled B are sufficiently serious to warrant them being carried out as soon as funds are available, at least with a period of 18 months.

- 2.1.1 repoint flashings to e side of chancel roof
- 2.4.1 undertake monitoring of movement to n wall & buttress of chancel

- 2.4.2 undertake minor patch-pointing in 3 locations to chancel & n aisle
- 2.5.1 obtain specialist survey on condition of bells
- 2.5.2 undertake careful patch-pointing of pierced-stone parapet at top of stair tower
- 2.6.2 undertake minor repair to culverts at ne corner of chancel
- 2.7.1 repoint movement to jamb to e window on n side of chancel
- 2.7.2 undertake conservation repairs to w window of n aisle
- 2.7.3 repoint open joints to doorway to n side of chancel

- 3.1.1 obtain further advice from structural engineer in relation to structural movement of stone-vaulted ceiling of sanctuary
- 3.1.2 undertake further inspection of ceilings of nave, tower & n aisle
- 3.3.1 open up & inspect pew platform to s aisle
- 3.3.2 undertake isolated timber treatment to timber boarding of pew platforms towards w end of church
- 3.5.1 undertake timber treatment to altar, chancel/organ chamber screen, organ plinth & nw pews

- 4.2.1 obtain survey of electrical installation by suitably qualified engineer
- 4.4.1 undertake in-house access audit

- 5.4.1 inspect stability of monuments annually

6.3.0 REPAIRS DURING THE QUINQUENNIAL

Those items labelled C do not require immediate attention, but future expenditure is likely within the quinquennial period. Those items should be reviewed within a period of about 2 years, so that the rate of deterioration can be reassessed.

- 2.5.3 rub down and redecorate the weather vane.
- 2.7.4 repair and redecorate west door.
- 2.7.5 repair and redecorate tower access door

- 5.1.1 repair dwarf walls to eastern and southern boundaries

6.4.0 REPAIRS REQUIRED IN THE FORSEEABLE FUTURE

Those items labelled D are likely to require expenditure within a period of 5 to 10 years.

There are no items labelled D in this report.

7.0.0 FORWARD MAINTENANCE PROGRAMME

A copy of the Forward Maintenance Programme has been included in Appendix A of this report. The figures shown have been estimated to the fourth quarter of 2019 and do not include the following:

- a. VAT
- b. Professional Fees

8.0.0 CARE OF THE BUILDING

The Church of St Michael and All Angels is generally in good condition and the Church Wardens and PCC should be congratulated for the way in which this important church is maintained.

There are a number of areas where further investigation is recommended and these relate to structural movement (see Sections 2.4.0 & 3.1.0) and areas of beetle infestation (see Sections 3.3.0 & 3.5.0).