

Report on the Quinquennial Survey for 2026

St. Matthias, Malvern Link



IE
18th March 2026

QUINQUENNIAL INSPECTION REPORT

Church Name: Church of St Matthias

Diocese: Diocese of Worcester

Archdeaconry: Archdeaconry of Deanery of Worcester

Deanery: Deanery of Malvern

Listed Grade: Grade II

Previous Inspection (Architect & Date): J Chamberlain 3rd March 2021

Inspecting Architect: Ian Edwards

Qualifications: ARB, RIBA CA

Date of Inspection: 6th March 2026

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Executive Summary

This Quinquennial Inspection of the Church of St Matthias, Malvern Link was undertaken on 6 March 2026 in accordance with the Diocesan Scheme. The inspection was visual in nature, and no opening-up works were undertaken.

The Parochial Church Council (PCC) is commended for maintaining a consistent programme of routine care and operational management. Regular servicing of building services, ongoing maintenance of rainwater goods, localised roof repairs, churchyard upkeep and internal redecoration have all contributed positively to the continued stewardship of the building.

Overall, the church remains structurally stable and in fair condition, with deterioration generally incremental and typical of a building of its age, construction and exposure. No widespread structural instability was observed. However, several areas of fabric now require targeted repair to prevent avoidable decay and to manage risk appropriately.

Key Findings

Priority Works Required

Fractured and displaced ridge tiles to the south aisle roof present a potential falling hazard.

Failure of a decorative stone cross at high level indicates a latent risk at similar locations and requires investigation and stabilisation.

Priority Fabric Repairs (within the quinquennium)

Localised roof repairs including slipped tiles, ridge deterioration and parapet abutment pointing.

Progressive weathering and mortar joint erosion to high-level stonework, buttresses and parapets.

Moisture-related decay to low-level masonry and plinths exacerbated by high external ground levels.

Cracking and local plaster instability internally, including areas above seating.

Maintenance & Preventative Actions

Cyclical overhaul of cast iron rainwater goods.

Vegetation management to boundary walls and churchyard masonry.

Local path repairs to address trip hazards.

Cleaning and minor internal fabric maintenance.

Continued monitoring of historic structural movement.

Condition Overview

Using the ChurchCare condition grading system:

Overall condition: Fair, with areas of Poor fabric requiring planned repair

Structural stability: Stable

Primary risks: Localised high-level masonry and roof elements

Trend since 2021: Gradual weathering progression typical of exposure

Financial Planning

Identified works fall across established quinquennial cost bands, allowing the PCC to plan a phased programme of repair. The majority of works sit within moderate cost ranges, with isolated higher-cost masonry and access-dependent repairs. Early intervention will reduce the risk of escalation and improve long-term value.

Conclusion

St Matthias remains a well-cared-for and actively managed church. The focus for the coming quinquennium should be:

Addressing urgent safety-related roof defects

Undertaking targeted high-level fabric repairs

Improving moisture management at low level

Maintaining strong preventative maintenance practices

With timely action, the building can be expected to remain sound and serviceable for the foreseeable future.

PART ONE

GENERAL INFORMATION

1. Introduction

1.1

This Quinquennial Inspection of the Church of St Matthias, Malvern Link was undertaken on 6 March 2026 in accordance with the Diocesan Scheme and current Church of England guidance.

1.2

The inspection comprised a visual survey of all reasonably accessible areas of the building, its immediate curtilage and churchyard. The purpose of the inspection is to assess the general condition of the fabric, identify defects requiring attention, and advise the Parochial Church Council (PCC) on priorities for repair and maintenance over the coming quinquennium.

1.3

The church is a Grade II listed building of significant historic and architectural interest. It remains in active ecclesiastical use and continues to serve as an important place of worship and community activity.

1.4

Overall, the building remains structurally stable and generally serviceable. The PCC is commended for maintaining a consistent programme of routine care and operational management since the previous inspection. Regular maintenance of rainwater goods, servicing of mechanical and electrical installations, churchyard upkeep and localised internal repairs have all contributed positively to stewardship of the building.

1.5

Notwithstanding this good maintenance record, the inspection identified a number of areas where fabric deterioration is progressing. These are generally localised and typical of buildings of this age and exposure but now require planned intervention to prevent avoidable decay and to manage risk appropriately. The most notable issues relate to high-level roof coverings and masonry, moisture-related decay at low level, and isolated areas of internal fabric movement and plaster failure.

1.6

Weather conditions at the time of inspection were dry and overcast.

2. Limitations of the Survey

2.1

The inspection was non-intrusive and visual in nature. No opening-up works were undertaken and no finishes were removed.

2.2

Access limitations included:

- No access above internal tented or protected areas
- The sealed undercroft could not be inspected
- High-level areas were inspected from ground level only where safe access was not available

2.3

Roof slopes, parapets, towers and concealed gutters were inspected using binoculars from ground level. Closer inspection would require scaffold, tower access or drone survey.

2.4

Underground drainage systems were not tested.

2.5

No structural calculations, invasive investigations or specialist testing were undertaken unless otherwise noted.

3. Recommendations for Further Investigation

The following specialist inspections and reports should be commissioned where not current:

- Electrical Installation Condition Report
- Lightning protection testing and certification
- Asbestos re-inspection (as required by management plan)
- Bat survey where fabric works are proposed
- Structural engineer review of monitored cracking and movement (if movement persists or worsens)

4. Sustainability and Net Zero Carbon

4.1

The Church of England has committed to achieving Net Zero Carbon by 2030. Parishes are encouraged to consider fabric improvements and operational changes that support this objective.

4.2

The PCC should review and update the Church of England Energy Footprint Tool annually to monitor energy use and inform improvement planning.

4.3

Opportunities to improve environmental performance and reduce energy demand were identified during the inspection and are summarised in Appendix A. These include measures relating to maintenance, building fabric performance and operational management.

5. Recent Works and Maintenance Since 2021

5.1

Parish logbooks covering the period 2020–2025 were reviewed and cross-referenced with recommendations made in the previous Quinquennial Inspection Report.

5.2

The PCC has demonstrated strong ongoing stewardship through a consistent programme of routine maintenance and operational management.

5.3

Works undertaken include:

- Regular clearance and maintenance of rainwater goods
- Periodic roof inspections and localised repairs
- Servicing and incremental upgrading of heating systems
- Electrical works and statutory servicing of safety systems
- Fire safety equipment servicing
- Lightning protection testing and upgrades
- Security and access control improvements
- Routine churchyard maintenance including grass cutting, hedge trimming and tree works
- Internal redecoration and floor repairs in high-use areas

5.4

Several recommendations from the previous inspection have been fully addressed, particularly those relating to routine maintenance and building services.

5.5

Some fabric-related recommendations have been partially addressed. While localised roof repairs have been undertaken, specific elements such as ridge renewal, flashing repairs and targeted masonry works are not comprehensively recorded and remain areas for future attention.

PART TWO – CONDITION OF STRUCTURE

6. Roof Coverings

NORTH AISLE AND PORCH

- 6.1. The north aisle roofs are slate-covered. The coverings appear generally intact and serviceable, with no widespread displacement observed. A slight undulation is visible in the roof slope between the porch and the west parapet. No active ingress was evident at the time of inspection; however, this area should be monitored for any signs of progressive movement or moisture penetration.
- 6.2. Pressed metal discharge troughs transfer rainwater from the higher nave roof across the aisle roof directly into the eaves gutters, reducing the risk of overspill and limiting moisture loading to the subordinate slopes. These appear functional and appropriately aligned.
- 6.3. Vegetation and associated staining were observed at the head abutment and along the side abutment with the Organ Loft. Clearance is recommended to maintain effective discharge from adjacent roof areas.
- 6.4. Further vegetation build-up is present at the lower end of the valley between the north aisle roof gutter and the porch. This should be removed as part of routine valley and gutter maintenance. (Photo 5a)

NORTH CHANCEL PITCH AND THE EAST AND WEST PITCHES OF THE ORGAN LOFT

- 6.5. The roof pitches exhibit general lichen growth but remain in good overall condition. Moss accumulation is present to the chancel roof, typical of north-facing slopes where reduced sunlight and prolonged moisture retention occur. Moss build-up represents a long-term maintenance issue, retaining moisture and increasing susceptibility to frost-related decay. Plans for future removal should be put in place to aid longevity of the roof covering.
- 6.6. Several ridge tiles are fractured, and mortar bedding has weathered, leaving open joints. Broken ridge tiles should be replaced and defective ridges re-bedded.
- 6.7. The plane of tiling shows localised undulations adjacent to gable abutments. This may indicate minor batten softening or limited outward movement of the roof structure bearing against the parapet walls. Alternatively, the profile may be intentional, with tilting fillets introduced to encourage water discharge away from abutments. Regardless of cause, these areas are vulnerable to moisture retention and should be kept free of debris. Moss should be removed during routine maintenance and severely weathered or damaged tiles replaced as necessary.
- 6.8. Trees in close proximity to these roof slopes should be monitored, with appropriate crown reduction undertaken where branches overhang. Increased canopy shading will exacerbate moss growth and contribute to debris accumulation in gutters. (Photo 5b)

- 6.9. To the west side of the Organ Loft roof, a lead flashing oversail is intended to divert water away from the abutment with the nave corner. Adjacent stonework appears locally saturated, suggesting the current detailing is not fully effective. Consideration should be given to stepped lead upstands or improved stepped abutment flashings to improve water deflection.
- 6.10. The section of roof where the chancel and Organ Loft abut the east end of the nave is largely concealed from view, with only a short section near the ridge visible. Flaunching appears intact; however, further inspection of this and other concealed areas using drone survey would be beneficial.
- 6.11. High-level eaves and parapet junctions lack upstand flashings at corner interfaces, increasing vulnerability to wind-driven rain and localised overtopping. Inspection during heavy rainfall is recommended to identify active leakage points and inform future improvement works.

SOUTH PITCH TO VESTRY AND SACRISTY

- 6.12. A small number of ridge and roof tiles remain fractured. Continued internal monitoring should be maintained to ensure no associated water ingress occurs.
- 6.13. The gutter located to the rear of the chimney has been cleared since the previous inspection and the slipped tile previously identified has been correctly re-sited. These maintenance actions are welcomed.
- 6.14. Localised undulation is evident within the roof slopes, consistent with other roof areas, particularly as the roof plane approaches abutments. Significant internal movement is also visible around the chimney within the sacristy. This area should be reviewed in conjunction with the chimney stack and adjacent roof structure to better understand whether movement is ongoing and to assess any structural implications.
- 6.15. The earlier inspection recorded dampness below the east end valley outlet. No formal monitoring records were available for review; however, no blockages or active defects were observed at the time of this inspection.

NORTH PITCH AND VALLEY TO VESTRY AND SACRISTY

- 6.16. This section of roof was not visible from ground level and could not be inspected safely. Closer examination would require ladder or tower scaffold access. Alternatively, a drone survey would provide a safe and efficient means of inspecting this and other high-level roof areas in greater detail.

NAVE NORTH PITCH

- 6.17. The original banded clay plain tiles to this extensive roof pitch remain in generally good condition and appear stable, with little evidence of widespread displacement or frost damage. Lichen growth is present across upper areas and localised moss colonisation occurs in places. Moss should be removed when roof repairs are next undertaken to reduce prolonged moisture retention at the tile surface.

- 6.18. Ridge tiles exhibit the greatest level of deterioration, with several fractured tiles and evidence of frost damage. Localised defects are also evident near the ridge at the west end, where tiles and mortar haunching have become dislodged and are deteriorating adjacent to a partially capped flue. Repair in this area should be anticipated as part of programmed maintenance. (Photo 3a)
- 6.19. There appears to be one missing tile and a small number of slipped tiles across the roof pitch. Replacement of the missing tile and refixing of slipped tiles should be undertaken in due course to prevent water ingress.
- 6.20. Mortar haunching at the east gable abutment remains in fair condition.
- 6.21. Moss and debris accumulation against the west parapet should be cleared to prevent moisture retention and drainage obstruction. (Photo 4a)

NAVE SOUTH PITCH

- 6.22. The decorative stone cross to the east gable parapet has fractured and failed. The displaced section was prevented from falling by the lightning conductor and has subsequently been removed and retained in store. The nature of the failure suggests a sudden structural fracture rather than gradual surface weathering. This incident highlights a potential latent risk at other decorative cross locations across the roofscape, where similar age-related stone decay and exposure conditions exist. Assessment of structural stability is recommended to assess ongoing safety issues and to assess if remedial works are required.
- 6.23. Ridge tiles show areas of deterioration, with several tiles damaged, misaligned and exhibiting open mortar joints.
- 6.24. Across the roof slopes, a small number of tiles are missing and several have slipped from alignment. Lichen build-up is evident at high level near the ridge, although the roof pitch is otherwise generally clear of moss.
- 6.25. Pointing at parapet abutments has cracked and locally failed, increasing vulnerability to water ingress at these junctions. Near the ridge pointing is missing and masonry beyond is visible. (Photo 1b & 3a)
- 6.26. Repair of slipped and missing tiles, together with ridge and abutment repairs, will require specialist access arrangements. Whilst ongoing monitoring provides reassurance that water ingress is not currently acute, localised repair works should be planned within the quinquennium.
- 6.27. Apparent build up of debris in the high level gutter should be cleared. (Photo 3b)

SOUTH AISLE NORTH PITCH

- 6.28. Several ridge tiles are fractured and unstable, presenting a risk of further detachment. A section of ridge tile was observed on the path below and is assumed to have fallen from this location. The ridge requires urgent attention from both a building maintenance and public safety perspective. (Photo 1a)
- 6.29. The concealed valley gutter was generally clear at the time of inspection, although some leaf accumulation was present. This is largely unavoidable given the roof geometry and

proximity of mature trees. Routine inspection and clearance should be maintained to preserve discharge capacity and prevent blockage of outlets. (Photo 4b)

SOUTH AISLE SOUTH PITCH

- 6.30. This section of roof has been re-tiled, incorporating new decorative ridge tiles, to the area behind the tower and above the first bay immediately to its east. The re-tiling shows evidence of localised patch repairs, likely responding to wind turbulence and eddying around the tower.
- 6.31. Across the roof slope, there is some tile slippage and movement. Two tiles are almost fully slipped and at risk of falling and should be refixed to prevent detachment. A small number of additional slipped tiles are present at the eaves, one of which appears to be supported by the gutter. Several tiles exhibit fractured corners and should be replaced when other maintenance works are undertaken.
- 6.32. The deep cementitious mortar fillet at the east parapet gable remains generally intact; however, mortar joints between coping stones show weathering and would benefit from localised repointing.
- 6.33. The adjacent valley and associated leadwork concealed behind the tower could not be closely inspected and should be reviewed when gutter clearance and high-level access are next undertaken.

STORE TO EAST OF TOWER

- 6.34. Fracturing and frost damage to the tiles are comparatively extensive when assessed against other roof slopes. As this roof is felted beneath and the space is used solely for storage, the condition is of lesser immediate concern. Provided the covering remains watertight, repairs can be programmed as part of future maintenance works. From a financial and logistical perspective, it may be advantageous to undertake re-roofing of this section in conjunction with repairs to other roof areas. (Photo 7a)
- 6.35. Cement flashing is fractured in places. Continued monitoring is advised to ensure the roof remains weather-tight and that deterioration does not accelerate.

DORMERS

- 6.36. The central and east end dormer to the south nave roof, containing a leaded light window, is protected by a Perspex covering which has become broken and detached. Reinstatement is required. There appears to be missing sections of timber to the easterly dormer that should be repaired to prevent access by birds or bats. (photos 2a & b)
- 6.37. Associated timberwork shows signs of deterioration and requires repair. The dormer structure as a whole, including glazing, should be inspected to determine the extent of necessary remedial works. The principal immediate concerns are to prevent access by nesting birds and to avoid rainwater ingress.

- 6.38. Inspection and repair of all three dormers should ideally be undertaken within the quinquennium, or sooner if active leaks are identified.
- 6.39. Verge pointing to the dormers on the north roof slope appears relatively recent and remains tight. By contrast, verge pointing on the south side shows some cracking and weathering. Monitoring of the south-side verges over the quinquennium is recommended.

SOUTH CHANCEL

- 6.40. Timber lintel ends exhibit signs of moisture-related deterioration, including surface checking, splitting, and localised staining at bearing points. Timber seated onto irregular masonry and voids evident. Open joints and eroded mortar to adjacent stonework are present, with localised stone surface deterioration. Evidence of ongoing moisture ingress from above. Inspect timber condition and bearing adequacy and check gutter for backfall.
- 6.41. The roof slope shows a pronounced vertical dark streak running downslope, distinct from the general weathering pattern of the surrounding tiles and may indicate increased water flow or water retention of a more porous section of tiles. This should be monitored.
- 6.42. Some fractured tiles near the eaves but otherwise appears in reasonable condition.

7. Rainwater Goods and Drainage

- 7.1. Rainwater goods comprise predominantly cast iron gutters and downpipes serving the nave, aisles and ancillary roof areas. These discharge via a combination of below-ground drainage and open gullies.
- 7.2. The rainwater disposal system appears functional; however, it shows clear signs of ageing, deferred maintenance and localised deterioration. Protective coatings to cast iron elements are failing in places and surface corrosion is evident, most notably at joints, brackets and collars. Several joints show signs of historic leakage, and at least one clip is split.
- 7.3. Downpipes remain generally intact but display coating loss, corrosion staining and minor joint movement. Fixings are variably secure. Some pipe shoes discharge directly into open gullies which are partially silted and filled with debris, reducing effective drainage capacity.
- 7.4. At the sacristy roof outlet there is clear evidence of persistent overtopping. Heavy biological growth and staining are present to adjacent masonry directly below gutter level, with moss and algae colonisation consistent with chronic wetting. Water tracking is visible on the stonework beneath the outlet, together with concentrated staining at the wall head and eaves interface. This pattern indicates rainfall events exceeding the discharge capacity of the outlet, likely due to partial blockage and restricted downpipe flow (Internal inspection correlates with these observations. Damp penetration is evident to the sacristy wall, together with localised plaster failure and detachment.

Moisture staining is consistent with prolonged saturation. The relationship between external overflow and internal dampness is strongly evident). (Photo 6a)

- 7.5. Persistent overtopping is accelerating masonry saturation and salt mobilisation, contributing to mortar joint erosion and biological colonisation of stone surfaces. Internally, continued wetting is promoting plaster decay and loss of decorative finishes. If unaddressed, ongoing moisture loading is likely to result in deeper fabric deterioration and potential timber decay at concealed interfaces.
- 7.6. Overall, the system continues to function but performance is compromised at outlets and drainage points where maintenance has been insufficient. Localised defects will be actively contributing to moisture ingress and associated fabric deterioration.

8. External Walls

- 8.1. The external walls to the main body of the church are constructed of very hard and durable polygonal Malvern granite with sandstone dressings, and limestone dressings to the tower. The masonry remains generally robust, stable and structurally sound.
- 8.2. Many elevations have been repointed using cement-gauged mortar. In several areas this mortar is now deteriorating and detaching. The impermeable nature of cementitious mortar restricts the natural breathability of the wall construction, trapping moisture within the masonry and inhibiting effective drying. At St Matthias' Church, this moisture migration is directing vapour toward the more porous and weaker elements of the fabric — principally the sandstone and limestone dressings — accelerating their decay and increasing surface friability.
- 8.3. Notwithstanding these issues, the majority of the walling remains in sound condition and requires only localised repair and routine maintenance.
- 8.4. The south aisle, vestry and sacristy elevations exhibit more advanced stone decay and warrant earlier attention. Loose stone laminations should be carefully removed and affected areas repaired using compatible conservation techniques and materials such as plastic repair (lime mortar repair), or stone indents.

PORCH WALLS

- 8.5. At high level, the moulded sandstone arch surround exhibits general weathering, surface erosion and localised biological growth. Decay is most pronounced on projecting mouldings and at lower arrises where moisture exposure is greatest. The overall architectural form remains intact; however, the stone fabric is undergoing gradual age-related and moisture-associated deterioration. Failed cementitious or friable mortar should be carefully raked out and replaced with appropriate lime mortar to match the historic fabric. Stone repairs should comprise localised lime-based plastic repairs to eroded zones and indent repairs where section loss becomes significant.
- 8.6. At high level, a large opening is present at the corner adjacent to the entrance door where services penetrate the wall. Whilst sheltered this should be sealed to prevent insect nesting, vermin access.

- 8.7. The sandstone ashlar surround to the entrance doorway below shows surface delamination and contour scaling, with thin laminar flakes detaching from the face of the stone. Loss is concentrated along exposed arrises and mid-height zones subject to repeated wetting and drying. The decay presents as irregular exfoliation with friable edges and localised surface loss. Although this stonework is relatively sheltered from direct rainfall and therefore at reduced risk of deep saturation, moisture penetration behind the stone remains a concern. Loose material should be carefully removed and localised lime repairs undertaken. Consideration may also be given to the application of a shelter coat to improve surface resilience.
- 8.8. Redundant metal fixings have been cut off flush and left embedded within the stonework. These are likely to corrode over time, and expansion of rust products may cause cracking and displacement of the surrounding fabric. Removal is recommended, with making-good carried out using appropriate lime mortar repair.
- 8.9. Stone buttresses further down the elevation show evidence of water erosion to exposed faces. It is understood that weather bars have been introduced at coping level to divert water back toward the roof and away from the masonry below, which should help reduce further runoff-related decay.

NORTH AISLE WALL

- 8.10. At high level, this more sheltered elevation retains areas of relatively soft historic mortar. Superficial repointing in cement mortar has been undertaken in the past; this remains intact where protected beneath the eaves but has weathered away in more exposed locations.
- 8.11. Red sandstone label mouldings and grey sandstone dressings to windows and buttresses exhibit localised friability. These elements will require repair in the medium term to prevent progressive surface loss.
- 8.12. Evidence of past moisture-related issues is apparent beneath several windows, most notably below the easternmost window where more recent full-face repointing has been carried out.
- 8.13. The buttresses have been repointed using cementitious mortar. Such impermeable pointing restricts evaporation and traps moisture within the wall fabric, contributing to saturation of buttress plinths and cappings. However, wholesale removal of the hard cement pointing at this stage would risk causing greater damage to the surrounding masonry and is not currently recommended.
- 8.14. Elsewhere, pointing remains generally stable, although there are isolated areas where significant mortar loss has occurred, leaving deep ledges to the stone. In such areas repointing should be undertaken.
- 8.15. At low level, plinths adjacent to ground level and the concrete path show gradual decay and persistent saturation, exacerbated by splashback from adjacent hard surfaces. Buttress plinths support moss growth which should ideally be removed with care as part of routine maintenance. Repairs to these areas are presently considered a low priority.

- 8.16. A pipe discharges onto the north aisle plinth close to the porch. This should be investigated, as persistent wetting may be contributing to localised dampness and masonry decay.
- 8.17. Cast iron grilles protecting pew platform voids and wall vents are in generally good condition.

NORTH NAVE CLERESTOREY WALL

- 8.18. Green algal growth is present in places, most notably toward the east and west ends which are more exposed to prevailing weather. Mortar joints are locally open and recessed, particularly at the east end where overflow from the adjacent roof valley concentrates water onto the wall face. Repair is of relatively low priority at present; however, localised repointing should be undertaken when roof drainage and flashing improvements are carried out.
- 8.19. At clerestory level, several dressed stones forming the string course at the head of the window have fractured. A number of stones have been repaired using mortar, while others have previously been renewed. Ongoing fracturing and gradual loss of stone fabric are evident. Further phased repair will be required as part of future maintenance cycles.

ORGAN CHAMBER WALLS

- 8.20. At high level, repointing has been undertaken above the kneelers capping the north-west buttress and other buttresses. Minor rotation of several capping stones is evident, a common defect in exposed locations subject to weathering and thermal movement.
- 8.21. Mortar joints are generally weathered and locally recessed. Deeper repointing is recommended to improve weather resistance and reduce moisture penetration.
- 8.22. Mortar joints have been extensively repointed in cementitious mortar, much of which is now eroding, particularly at high level. Mortar loss and localised joint failure are evident across exposed areas.
- 8.23. Open joints are present to coping stones, notably beneath the gable cross. These areas should be inspected to confirm the condition of any embedded ferrous fixings, as corrosion and expansion may cause displacement and fracture of the stone.
- 8.24. All gable crosses should be inspected by a specialist conservation stone mason based on the recent failure.
- 8.25. Repointing of the Organ Loft gable is recommended as a priority.
- 8.26. Pointing remains largely stable across this elevation. Repointing is evident around the north-east buttress, particularly at high level where overflow from adjacent rainwater goods may occur. Mortar joints are beginning to reopen and further repointing should be undertaken when the elevation is next subject to repair works.
- 8.27. Sandstone to the Organ Loft elevations is generally in better condition than many other areas of the building. Nevertheless, it would benefit from the careful removal of loose and friable material and the introduction of localised lime-based repairs to vulnerable zones.

CHANCEL

- 8.28. Pointing remains in generally good condition. There is loss of mortar to brickwork below the plinth and this should be made good here and in other similar locations. (Photo 8a)
- 8.29. Green sandstone plinth stones show heavy erosion and fracturing, with widespread lamination and friability. Earlier piecing-in stone repairs are evident and remain serviceable. Further phased piecing-in will be required in future maintenance cycles as decay progresses. During inspection, a plate of stone approximately 200 × 100 mm detached without force, indicating advanced surface delamination. (Photo 7b)
- 8.30. As observed elsewhere on the building, impermeable hard surfacing abuts the plinth, increasing splashback and prolonging saturation by restricting evaporation and trapping moisture at the base of the wall.
- 8.31. The buttresses display decay patterns similar to those observed on the north elevation, though deterioration is slightly less advanced.
- 8.32. The more sheltered south elevation retains cementitious strap pointing which is beginning to debond. Given its current condition, this should be allowed to weather naturally before wholesale repointing is considered.
- 8.33. At eaves level, open joints between roof timbers and masonry permit access by bats, birds and insects and locally accelerate stone weathering. These gaps should be closed.

SOUTH AISLE

- 8.34. The north section of the east gable was not visible from ground level and could not be inspected. Close inspection or drone inspection should be undertaken.
- 8.35. Where visible, the gable masonry has been repointed in very hard cementitious mortar.
- 8.36. Open joints are present behind sandstone quoins and elsewhere near the south-east corner. At least one area of open mortar joints is evident to the north roof pitch, and there may also be open joints between coping stones.
- 8.37. Inspection of concealed walling is particularly important given the wall's proximity to the font and the associated risk of persistent dampness. In the last inspection it was noted that contractors had undertaken localised external stonework repairs in response to water ingress. A full inspection and monitoring regime was recommended in the first instance to confirm effectiveness and identify any residual defects. It is not known if this was undertaken.
- 8.38. The south elevation has been comprehensively repointed using cementitious pointing, which is debonding in places.
- 8.39. Fractures are visible through the polygonal granite walling in several locations, including beneath the cill to the second window from the east. Open joints are present and very slight movement is apparent through some cills, possibly indicating minor settlement. Limited movement above and below window openings is typical, these being inherent points of structural weakness. Very deep and thorough raking out and repointing in appropriate lime mortar would be beneficial, including careful repointing to window cills, to close fractures and improve weather resistance.

- 8.40. Sandstone dressings to south-facing buttresses, string courses and plinths exhibit heavy lamination and surface loss. Tooled finishes are weathering and fracturing, allowing water penetration, frost action and progressive loss of stone faces. The underlying sandstone is friable and deterioration is advancing. (Photo 8b & 9a)
- 8.41. The principal immediate concern is the risk of large loose laminates detaching from high level masonry. There are some stones where vertical splits are present extending the full height of the stone.

SOUTH NAVE CLERESTOREY WALL

- 8.42. Views of this elevation were only possible from the tower and inspection was therefore limited. Nothing was observed to suggest that conditions differ materially from those identified elsewhere on the building; however, this cannot be confirmed without closer access. A proposed drone survey of the roof would also allow this elevation to be inspected in greater detail.

VESTRY AND SACRISTY WALLS

- 8.43. Stonework has been repointed throughout in cementitious pointing. This pointing is beginning to debond and fall away in places and appears to be retaining moisture, with moss growth evident behind the eastern downpipe. (Photo 9b)
- 8.44. The chimney stack has been repointed and secured with external strapping. Minor fracturing is visible externally; however, recent repointing may conceal additional cracking extending through the masonry. Internally, structural movement has been noted in this area. Although external cracking is not pronounced, slight rotation at the head of the stack may be present.
- 8.45. Stonework to the stack is in fair condition overall but includes a small number of open joints requiring repointing. There are some isolated sections of cracking to the stone near eaves level. Pointing of these cracks to prevent water ingress is recommended. Safe access should be arranged to permit full inspection of all elevations of the stack, including mortar joints, lead flashings and abutments. Given the history of cracking and water penetration, repointing and associated repairs to the stack are of relatively high priority. (Photo 6b)
- 8.46. The buttresses are in poor condition, having undergone prolonged erosion, saturation and weathering. Patch repointing is widespread, and the east buttress has been extensively repointed. The central buttress is heavily stained with algal growth and appears persistently saturated.
- 8.47. Sandstone dressings to the vestry buttresses are heavily decayed, with large laminates forming, particularly to the eastern buttress. Progressive loss of stone fabric is evident.
- 8.48. A cast iron wall grille has been broken and litter is present within the opening. This presents an obvious access route for vermin. The opening should be temporarily covered with open mesh wire until permanent replacement can be undertaken.

WEST WALLS

- 8.49. Walls are repointed in cementitious mortar, generally intact and finished flush to the stone face. While long-term performance would benefit from lime repointing, removal of the existing hard mortar at this stage could cause comparable harm given its current condition and is not presently recommended.
- 8.50. The granite walling remains sound with few signs of structural distress. There are relatively few visible fractures across the broad wall planes. One open joint is present below the nave gable cross and should be inspected when safe access becomes available.
- 8.51. Copings and buttress cappings would benefit from repointing throughout to improve weather resistance and reduce moisture penetration.
- 8.52. Fracturing and an open joint are present beneath the nave west window. Similar, though less pronounced, conditions occur to aisle windows. Limited cracking above and below large window openings is typical at these inherent structural weak points. Repointing should be undertaken when repairs are next scheduled.
- 8.53. Mortar erosion is evident behind gutter outlets. These locations should be checked during and after heavy rainfall to confirm whether overflow is occurring and whether discharge arrangements can be improved.
- 8.54. Debris accumulates at roof and gutter junctions, notably where the nave roof discharges onto the south aisle roof. The relatively small cross-section gutters in these areas may be prone to overflow. Regular clearance of roofs and rainwater goods, together with improvements to flashings, should reduce moisture loading to the walls below.
- 8.55. Ivy appears to have been cut back but is beginning to establish again at the nave buttress. This should be cut and treated.
- 8.56. Open joints are present in plinth masonry, particularly where rainwater splashback occurs, including at the base of the downpipe to the west wall of the south aisle. Localised repointing is recommended to reduce saturation and associated biological growth.
- 8.57. A concrete-topped meter enclosure is fixed to the west wall of the north aisle. Water splash onto the masonry is evident above this installation.
- 8.58. Sandstone dressings to windows, buttresses, string courses and plinths show moderate weathering. Surface erosion and rounding of arrises are evident, with localised lamination and shallow contour scaling present. Isolated mortar repairs and piecing-in are visible, with earlier cementitious patch repairs weathering differently from the host stone.
- 8.59. Dressings to buttresses show typical rainwater wash patterns and moisture staining. Stones to the base of the buttress located at the north-west corner of the nave are highly weathered. Indent replacement is recommended, as has been undertaken previously at the south-west corner.

STORE TO EAST OF TOWER

- 8.60. The small store structure to the east side of the tower appears generally stable.

- 8.61. At high level, the structure appears to rotate slightly forward at the head. This may reflect irregularities in brickwork coursing and bond patterns rather than active structural movement; however, the area should be kept under observation.
- 8.62. Masonry walls exhibit minor cracking and localised joint defects. Repointing and routine maintenance would assist in limiting moisture ingress and preserving fabric condition.
- 8.63. Brickwork, including the infilled doorway and adjoining polygonal stonework, is largely sound. Cracking consistent with minor shrinkage movement is visible around the former doorway opening, extending upward behind the lintel. The internal pre-cast concrete lintel appears sound with no evidence of cracking.
- 8.64. A gap is evident at one end of the pre-cast concrete lintel on the south elevation and open mortar joints are present locally. Repointing would improve weather resistance and reduce water penetration.
- 8.65. Timber elements, including the bargeboard and modern timber door, are weathered and would benefit from preparation and redecoration as part of routine maintenance.

UNDERCROFT

- 8.66. The undercroft has been made secure and was not accessible for the inspection. Leaf and debris should be cleared from access steps.

9. Tower Exterior

- 9.1. **Condition Summary**
High-level masonry and roof coverings show weathering consistent with their age and level of exposure. Localised joint failure, ageing leadwork and minor safety issues are present and require attention through planned maintenance.
- 9.2. Oolitic limestone parapets and pinnacles exhibit progressive weathering, most pronounced on north-facing elevations where some stones have experienced measurable section loss. Loose laminates identified previously have already been removed. (Photo 10b)
- 9.3. A small number of open joints are present within cement-pointed masonry and should be repointed to maintain weather resistance in this exposed location. Similar open joints are visible to the masonry and brickwork forming the vice turret and should also be addressed.
- 9.4. Coping stones to parapet embrasures are approximately knee height and present a fall risk. Installation of guard rails or an appropriate fall-prevention system is recommended. Until permanent measures are implemented, access should be controlled.
- 9.5. Lead coverings have undergone patch repairs in previous years and now show age-related deterioration, particularly splitting and fatigue at roll ends. Some earlier repairs are beginning to open. Fracturing across longer bays is evident and reflects the natural ageing of extensive lead sheets. Ongoing maintenance will be necessary and full recovering should be planned for. (Photo 11a)
- 9.6. First-hand accounts from bell ringers indicate water ingress at the south-east corner of the tower, visible within both the belfry and ringing chamber. Although the roof falls to

the east, the outlet is located on the north side. Monitoring of the roof and internal areas during periods of heavy rainfall is recommended to identify potential ingress locations. It is noted that heavier rainfall in recent years can overwhelm catch pits and then be wind driven.

- 9.7. All leadwork should be closely inspected within the next 12 months, with periodic localised repairs undertaken as required.

TOWER EXTERNAL WALLS

- 9.8. The tower walls are constructed of polygonal Malvern granite with limestone ashlar dressings and intermittent bands of pecked sandstone. The structure is robustly built and remains structurally sound. Masonry is generally in fair condition, exhibiting gradual age-related weathering consistent with exposure.
- 9.9. A periodic close-proximity inspection is recommended using specialist access techniques, ideally within the current quinquennium. This should focus on removing any loose stone fragments, weathering horizontal ledges and water traps with mortar fillets, and reducing moisture penetration to limit frost-related deterioration of upper masonry.
- 9.10. The tower is repointed predominantly in hard cementitious mortar. While largely intact, areas of debonding and localised failure are evident. Eventual repointing in an appropriate lime-gauged mortar would be beneficial.
- 9.11. Limestone dressings exhibit minor decay, including localised contour scaling, most evident to the south-west buttress. Weathering of water-retentive features should be addressed when specialist access is undertaken.
- 9.12. Sandstone dressings at lower levels are deteriorating more rapidly, particularly where positioned beneath limestone elements and exposed to concentrated rainwater run-off.
- 9.13. Buttresses show areas of open jointing and early indications of movement, including slight rotation of coping stones. Defective joints should be repointed as part of high-level access works.
- 9.14. Stone dressings to the ringing chamber window are cracking due to corrosion of embedded saddle bars. Localised masonry repairs are recommended and could be undertaken using rope access techniques.
- 9.15. Louvres to the bell chamber openings should be checked for stability and security during specialist access inspection. Some units appear uneven and may require adjustment or improved fixing.
- 9.16. At lower levels, moss growth is present to plinth masonry. Vegetation removal and repointing of open joints would improve fabric performance, though these works are lower priority.
- 9.17. Stonework to the south door surround, including capitals and moulded elements, shows early contour scaling and minor surface loss. Localised mortar repairs would be beneficial.

- 9.18. Ground-level visibility is limited. Further inspection should be undertaken when access to adjacent roof valleys becomes available and supplemented by specialist access survey.
- 9.19. The west-facing clock face appears well maintained and in good decorative condition.
- 9.20. Overflow occurs at junctions where adjacent roofs abut the tower, particularly at west and east interfaces and above the south aisle. These areas should be inspected during heavy rainfall and defects addressed through localised drainage and flashing improvements.

10. Windows and Doors

NORTH NAVE CLERESTOREY AND NORTH AISLE WINDOWS

- 10.1. Window guards to the north elevation remain securely fixed and generally in good condition.
- 10.2. Leaded lights appear largely stable. Localised deterioration to perimeter putties is evident in places, with minor shrinkage and surface cracking allowing slight moisture ingress. Localised overhaul and re-puttying should be undertaken as part of routine maintenance to prevent water penetration and protect adjacent stonework and saddle bars.
- 10.3. Metal casement hoppers show widespread corrosion and stiffness. Several appear seized or only partially operable. Frames would benefit from easing, overhaul, rust treatment and redecoration. Where originally intended, hoppers should be returned to operational use to assist with seasonal ventilation.
- 10.4. Sandstone dressings and mouldings remain comparatively well preserved. Isolated open joints and early surface scaling were noted and should be addressed through localised lime mortar repairs when access is next available.
- 10.5. Coloured cathedral glass to the north aisle windows remains in fair condition with no significant cracking observed. These windows are formed without condensation channels and internal humidity management therefore remains important. Internal hopper vents appear serviceable. Rope-operated opening mechanisms are absent or disconnected and should be reinstated to enable safe natural ventilation during warmer months.
- 10.6. Overall, maintenance-led repairs are recommended. No urgent structural concerns are evident.

NORTH PORCH DOORS

- 10.7. The boarded timber north porch door appears sound. Decorative wrought-iron strapwork and ring furniture are intact and securely fixed. The paint finish is worn in frequently handled areas and minor surface abrasion is evident. Localised preparation and redecoration would help protect exposed timber and ironwork.
- 10.8. The metal entrance gates remain serviceable and well aligned. Early corrosion is evident at hinges, joints and fixing points, together with minor paint failure. Cleaning back,

treatment of corrosion and periodic redecoration are recommended to prevent further deterioration.

- 10.9. Grey-green sandstone dressings to the porch opening continue to weather. Surface lamination and granular erosion are evident to moulded elements, with progressive softening of arrises and loss of carved definition.
- 10.10. At low level, the bases of the responds and attached shafts show increased moisture staining and biological growth consistent with persistent damp conditions.
- 10.11. Isolated fixing points associated with gate ironmongery show rust expansion and minor stone spalling. These should be monitored and made good when the gates are next overhauled.
- 10.12. Routine inspection and conservative repair of sandstone using compatible stone and lime-based materials is recommended as part of planned maintenance.

SOUTH AISLE WINDOWS

- 10.13. Windows to the south aisle elevations remain structurally sound and retain their architectural integrity. No evidence of structural distortion to window heads or jambs was observed. Openings are protected by external metal guards which appear secure and serviceable.
- 10.14. Glazing putty to stained glass panels shows minor surface bloom and oil migration, visible as pale residue along glass margins and lead comes. This is typical of ageing linseed oil and does not presently indicate loss of weather-tightness. Putty remains largely intact with no significant shrinkage, detachment or glass movement evident from ground level, and no immediate water ingress is apparent. No urgent works are required.
- 10.15. Limestone surrounds exhibit progressive weathering consistent with age and exposure. Surface erosion and rounding of arrises are evident to moulded arches, jambs and tracery. Minor contour scaling is present on exposed faces, particularly to hood moulds and projecting elements. Fine hairline cracking is visible within carved tracery panels and cusped heads. Localised mortar patch repairs are present and are weathering at a different rate from the host stone, with slight colour variation where indents or piecing-in have been undertaken historically. Weathering is most pronounced on projecting elements and south-facing openings.
- 10.16. Carved tracery displays minor cracking and surface softening are evident to finer carved details.
- 10.17. Stone sills display typical exposure-related decay, including surface erosion and rounding, localised edge delamination to more exposed corners, biological growth and moisture staining. Open or weathered joints are present at sill interfaces in isolated areas. No significant displacement was observed.
- 10.18. Jamb stones remain plumb and stable. Localised surface weathering and minor mortar repairs are evident, with no meaningful structural movement apparent.

- 10.19. External window guards are present throughout. Guards appear firmly fixed, with localised corrosion beginning at fixings; however, their protective function remains effective.
- 10.20. Leadwork and glazing details are partially obscured by guards but appear intact from ground level.

VESTRY AND SACRISTY WINDOWS AND DOORS

- 10.21. Observations from the previous inspection remain applicable to the windows and door.
- 10.22. The windows remain in fair condition overall. Hopper vents and associated metal frames would benefit from adjustment, servicing and protective redecoration to ensure continued smooth operation and to limit corrosion. These works are considered maintenance-led and are not currently urgent.
- 10.23. Metal fittings to the south vestry door show signs of weathering and would benefit from cleaning, preparation and repainting. The timber door would also benefit from treatment with boiled linseed oil to condition the surface and help reduce further opening of the timber grain. The weather bar at the base of the door shows increasing weathering and is likely to deteriorate rapidly if not treated.

WEST-FACING WINDOWS

- 10.24. Protective metal window grilles remain securely fixed and appear serviceable. Protective coatings are largely intact and no significant corrosion is evident. Leaded lights appear generally stable behind the grilles, with no obvious bowing or displacement visible from ground level.
- 10.25. Stone dressings comprising red and green sandstone with lighter limestone stone mouldings remain broadly sound.
- 10.26. Localised weathering is becoming more apparent on exposed elements. Grey-green sandstone dressings show progressive surface erosion and lamination, particularly to label mouldings and arch voussoirs where moisture run-off concentrates. Loss remains superficial at present.
- 10.27. Lower sections of mullions and jambs exhibit early contour scaling and minor surface delamination consistent with prolonged wetting. Water traps are developing on projecting features, notably hood moulds and sill drips, encouraging biological growth and moisture retention.
- 10.28. Window sills show surface weathering with lichen colonisation and minor edge spalling. Joints between sill sections remain tight, although isolated mortar repairs are weathering differently and would benefit from localised renewal in lime mortar to maintain weathering performance.
- 10.29. Hairline fracturing is visible to some stone blocks adjacent to window jambs and mullions. These appear minor and typical of stone ageing, with no significant displacement evident. Mortar joints to tracery and dressings are generally intact, with only occasional open joints requiring attention.

- 10.30. Overall, stone surrounds remain in fair condition but display gradual weathering typical of their exposure. Targeted maintenance will help slow further decline.
- 10.31. It is recommended that localised lime mortar repairs are undertaken to open joints and weathered mortar patches, biological growth is removed where moisture is being trapped, and mullions, label mouldings and sill edges are kept under continued observation.

CHANCEL WINDOWS

- 10.32. Windows to the north elevation remain generally stable although localised repairs should be anticipated as these elements continue to age.
- 10.33. Stone tracery across this elevation remains true with minimal evidence of joint failure or displacement.
- 10.34. The south chancel window is in comparable overall condition; however, sandstone mouldings exhibit more advanced weathering consistent with their greater exposure on the south-facing elevation.
- 10.35. Decorative glazing within the chancel windows appears sound. There is no significant evidence of bulging, saddle bar corrosion or movement within the tracery.

WINDOWS INTERNALLY

- 10.36. Internal window dressings appear to be sandstone. Many dressings, particularly at clerestory level and to windows on both the north and south elevations, display darkened surfaces consistent with prolonged saturation. This condition is likely exacerbated by surface mildew associated with persistently damp stone. Despite this, there is notably little evidence of structural movement within the window assemblies. Surrounds — including those to the south aisle — show localised rainwater staining, minor open joints and slight fracturing beneath cills and above heads. These defects present a low structural risk but indicate potential moisture ingress pathways. Defective external joints should be deeply raked out and repointed in due course to improve weather resistance.
- 10.37. Some mullions appear to have been replaced historically, with variations in tooling and weathering suggesting phased repair campaigns over time.
- 10.38. Redundant historic fixings at internal window heads show light corrosion but are of low priority.
- 10.39. Windows to the west wall remain difficult to access and inspect internally. Closer examination should be undertaken when safe access becomes available.
- 10.40. A small number of broken panes were noted within the leaded light to the bell ringing chamber window, although the assembly generally appears sound. Replacement of the broken panes would be beneficial to maintain weather protection and window stability. (Photo 11b)

- 10.41. Sandstone window cills show signs of decay and friability, likely arising from persistent condensation and possible localised moisture ingress adjacent to the glazing. Lead-lined condensation channels incorporated within the windows should be inspected to ensure they remain free-flowing and, where present, that external drainage outlets are clear. No immediate remedial works are recommended at this stage; however, the windows are thermal cold bridges. (Photo 14b)
- 10.42. The westernmost window to the south nave exhibits the most advanced deterioration, with the sandstone cill noticeably friable and previously subject to patch repair. Over the longer term, existing impermeable cement-based repairs should be replaced with more compatible materials to improve breathability and reduce further stone decay.

TOWER WINDOWS AND DOORS

- 10.43. Windows to the clock chamber and ringing chamber remain inaccessible, and the external saddle bars to both the clock chamber and ringing chamber windows could not be closely examined. These elements are inherently vulnerable to corrosion and continued rusting should be anticipated. Associated risks include localised stone spalling and displacement of adjacent masonry.
- 10.44. Specialist access inspection of the tower exterior should therefore include detailed examination of window assemblies, saddle bars and surrounding stonework, with allowance for minor localised repairs. It was noted previously that at least one quarry pane is fractured and should be repaired or replaced to prevent further deterioration.
- 10.45. The timber door and frame at the head of the vice show ongoing weathering. Ironmongery exhibits surface corrosion and would benefit from overhaul and redecoration. Timber elements would benefit from preparation and re-finishing to improve durability.
- 10.46. The south tower doorway retains original ironmongery and remains serviceable. Redecoration of ironmongery and treatment of timber with a breathable finish, such as stain or boiled linseed oil, would be beneficial.
- 10.47. A weather bar has been installed above the door head and remains in place. The doorway serves as an emergency exit and is fitted with panic hardware.

11. Churchyard

- 11.1. The churchyard is well maintained and managed, with areas of longer grass supporting biodiversity. The parish continues to care for a substantial site that also functions as a well-used pedestrian route linking the High Street, local school and surrounding residential areas. A public right of way passes through the churchyard.
- 11.2. The churchyard remains open, although available burial space is now very limited. The additional burial ground across the road is full but not formally closed, resulting in ongoing maintenance responsibilities. It is understood that arrangements are underway to transfer responsibility for maintenance of the churchyard to the Local Authority and that this process is ongoing. The burial grounds opposite are not expected to be included within this transfer.

- 11.3. Trees within the burial grounds opposite are beginning to envelop nearby headstones and should be cut back to prevent damage.
- 11.4. The principal path between the north porch and the north gateway remains in good condition. Rebuilt brick gate piers remain serviceable. Repairs to sections of the main footpath are desirable to remove uneven areas that may present trip risks. Interim warning signage could be considered where appropriate. Cracks in concrete paths should continue to be kept free of vegetation.
- 11.5. Areas of hard landscaping to the north are heavily colonised by moss and should be cleared to reduce slip hazards and frost-related surface damage. Potholes within tarmac and concrete paths should be addressed within the quinquennium before further deterioration occurs. The concrete path north of the church shows cracking with vegetation colonising joints and fractures, which should continue to be managed. (Photo 22b)
- 11.6. Railings mounted on low brick boundary walls to the south seem well maintained. This boundary adjoins the school playground, which is separately enclosed by modern fencing. Ivy, shrubs and woody growth are well established along sections of wall. While vegetation can offer some protection, unmanaged growth risks damaging masonry. Ivy should be carefully controlled and roots treated as part of a longer-term maintenance approach.
- 11.7. Stone capping blocks set along wall tops are deteriorating, particularly where moss retains moisture and where iron railings are embedded. Cement-based patch repairs are present and some brickwork shows surface friability. Routine vegetation clearance and timely repointing of cappings will help preserve the wall. Further localised repairs using appropriate hydraulic lime mortars are desirable but not urgent.
- 11.8. The Malvern granite boundary wall along the northern footpath and road remains in generally good condition. Granite cock-and-hen copings are set in hard cement mortar and the wall has been comprehensively repointed in cementitious mortar. Vegetation growth, including ivy and nearby saplings, should be managed to protect the masonry. Ivy is prevalent in one section and will trap moisture within the wall, increasing the risk of failure to pointing and underlying mortar. Localised areas of failed pointing require lime mortar repair. (Photo 21b)
- 11.9. North boundary walls show persistent dampness and algal growth on shaded faces. Cracking is evident near mature pine trees, suggesting interaction with root systems. Monitoring and subsequent localised rebuilding is likely required over time. Regular inspection is recommended and unstable masonry should be secured to prevent risk to pedestrians using the adjacent footpath.
- 11.10. Ivy growth to boundary walls between the two gateways should be managed. Full removal is best undertaken alongside masonry repairs; until then, selective cutting back of heavy growth is advised.
- 11.11. Mortar joints within the low retaining wall north of the north aisle are deteriorating. Localised repairs are required. Retaining some open joints as drainage weeps would assist moisture management.

- 11.12. The eastern boundary comprises hedges and fencing to neighbouring properties with planted shrubbery to the frontage. Hedgerows to the south and west are well maintained, although vegetation has grown through low iron boundary railings in places.
- 11.13. The memorial stone cross south of the south aisle shows progressive surface lamination. Vegetation at the base should be cleared. Loose laminates present a minor safety risk. Sections of stone have either failed or been removed since the last quinquennium. (Photo 20a)
- 11.14. Many memorials lean but appear generally stable, with only limited minor movement detected. A small number of stones leaning at approximately 45 degrees should be laid flat. Some memorial stones show lamination and should be subject to periodic inspection. Where fragments risk detachment near paths, they should be secured or removed; in less trafficked areas, monitoring is sufficient. (Photo 22a)
- 11.15. Ivy is increasingly colonising older memorials. Managed rewilding of selected areas could support biodiversity objectives while balancing conservation needs.
- 11.16. The two cast-iron 'Christiana' gas lamp standards, which are separately listed, remain in fair condition and will require redecoration in due course. The south lamp was in operation during inspection, while the lamp near the north porch was not illuminated.

12. Roof Structures and Spaces

NAVE ROOF

- 12.1. The high nave roof comprises arched braced timber trusses with upper and lower tie braces and diagonal bracing supporting continuous purlins. From floor level there is no obvious evidence of structural distortion or movement, although detailed assessment remains limited without high-level access. The trusses remain set inboard of the east and west gables, such that principal purlins do not appear to bear directly into the external masonry. This arrangement continues to reduce the risk of concealed bearing-end decay.
- 12.2. Plaster infill panels remain well decorated and generally in very good condition. Earlier concerns regarding apparent surface disturbance were found to be largely attributable to cobweb accumulation rather than material failure.
- 12.3. A localised area of possible dampness is visible at high level near the ridge line at the west gable, evidenced by slight tonal variation and surface marking. This may correlate with weather exposure at the gable apex and warrants monitoring. No other widespread staining, cracking or detachment of plaster was observed.
- 12.4. The uniform finish and absence of board junction lines suggest that the panels were likely replastered and redecorated during a mid-20th-century refurbishment.
- 12.5. Visual inspection indicates deterioration of external pointing at the gable abutment, which may be permitting moisture ingress at high level. Loss of mortar joints in this exposed location is a probable contributor to the localised dampness noted internally near the ridge. External inspection and high-level repointing in appropriate lime mortar are recommended to prevent further water penetration.

- 12.6. Dormer windows remain difficult to inspect from floor level. Temporary internal sheeting used to cover the leaded lights is displaced in several locations. There does appear to be some minor water ingress below at least one of the dormer cills and close-quarter inspection is recommended when access becomes available. (Photo 13b)
- 12.7. No obvious water staining, timber decay or insect frass was identified to accessible areas. Notwithstanding this, all high-level roof structures should continue to be subject to periodic close inspection. A full access inspection is recommended at intervals not exceeding 20 years, and sooner where access is provided for other maintenance works such as lighting renewal.

CHANCEL ROOF

- 12.8. No clear signs of active water ingress were observed around the high-level window within the chancel arch gable. Visibility from floor level is restricted, however, and closer inspection at high level would be prudent when safe access becomes available.
- 12.9. The chancel roof structure comprises arch-braced trusses with raised collars, together with intermediate arched trusses formed with paired rafters. Overall condition appears comparable to that of the nave roof although there are signs of water ingress to the gable wall. Closer inspection would be beneficial. (Photo 13a)
- 12.10. Narrow timber infill boards have been introduced at the easternmost and westernmost trusses to close the junction between ceiling and wall, preventing dust and debris falling into the space below.
- 12.11. Principal timbers — including trusses, purlins, rafters, framing members and sarking — carry a stained finish and appear well maintained.

SOUTH AISLE ROOF

- 12.12. Timber boarding to the south aisle roof, likely oak or pine, is finished with a stain and appears generally sound and stable when viewed from ground level.
- 12.13. Very slight differential movement was observed on the previous inspection. This does not appear to have altered although the area should be kept under observation as part of routine inspections.

NORTH AISLE ROOF

- 12.14. Areas of discolouration consistent with historic water staining are visible to roof timbers at the western end. No evidence of active moisture penetration was apparent at the time of inspection.

13. Walls and Plaster

CHANCEL WALLS & WALLS GENERALLY

- 13.1. Internal plaster finishes and decorative coatings within the chancel, and more widely across the church, remain largely intact and visually present well. However, modern paint layers are increasingly blistering and detaching where moisture is becoming

trapped between the substrate and the finish. This is particularly evident where paint has been applied indiscriminately across both plastered and exposed stone surfaces, including around the sedilia. Impermeable finishes are likely to restrict vapour movement through the wall fabric and may contribute to condensation forming on colder surfaces. Clarification as to whether condensation is a persistent issue within the building would be beneficial. Localised black mould growth is present in colder zones, including at window heads along the north wall of the chancel.

- 13.2. Failure of paint finishes is also evident in scattered areas elsewhere in the church, most noticeably at low level where masonry is affected by persistent dampness. Examples include the south-east corner of the chancel, sections of the south chancel wall near the altar area, and the wall surface behind the font.
- 13.3. The masonry walls show very limited evidence of structural displacement, which is notable given the scale and height of the building. Minor movement would normally be readily visible due to the continuous light-coloured painted finishes. Cracking is present in predictable stress locations, including above window heads and other structural openings. Redecoration works are understood to have taken place in the 1990s and there appears to have been little subsequent movement. Such historic fractures are typical for masonry of this type and setting. Monitoring tell-tales are in place.
- 13.4. Elevated moisture levels at the base of internal walls are unsurprising in a building of this age, particularly where breathable evaporation is restricted by modern impermeable paint finishes internally and cement-rich pointing externally. It is also possible that newer coatings have poor adhesion where applied over earlier distemper or other traditional finishes.
- 13.5. A distinct crack remains visible above the priest's door within the south chancel wall. Monitoring gauges have been fitted, although it is unclear whether readings are being taken. Slight reopening of the crack is apparent but remains limited in extent. The fracture continues downward between the door opening and the adjacent blind arch. The principal concern in this location is likely moisture penetration rather than structural failure. Carefully raking out and repointing the crack in an appropriate lime mortar would help limit water ingress while allowing continued monitoring for future movement. Minor settlement in this area would not be unexpected.
- 13.6. Additional fine cracking is present toward the western end of the south chancel wall. At present this appears superficial and of low structural significance, though it should remain under periodic observation.

NAVE WALLS, SOUTH NAVE AISLE, VESTRY AND SACRISTY

- 13.7. Localised dampness is evident beneath the roof valley at the eastern end of the south nave arcade, particularly behind the font, where moisture is present at low level and appears to extend into adjacent chancel and sacristy walls. Staining indicates this area has experienced prolonged wetting historically, although recent repairs may have reduced active ingress. When the valley gutter is next cleared, close inspection of the leadwork and surrounding fabric should be undertaken to confirm watertightness.

Consideration should also be given to improving access and detailing to facilitate future maintenance, and to whether past snow loading or ice formation has contributed to water penetration. The staining pattern suggests long-term moisture entry from high level.

- 13.8. Dampness around the font likely results from a combination of ground moisture and water ingress from above, creating persistently cool wall surfaces. Salt migration is causing disruption to paint finishes, plaster and some stone surfaces. Allowing the area to dry gradually and reviewing the suitability of modern impermeable paint finishes — particularly on stone dressings — would be beneficial.
- 13.9. Localised paint failure is visible above several radiators and is likely associated with salt crystallisation where moisture is drawn toward warmer internal surfaces. The issue is most noticeable beneath windows, suggesting that minor water penetration at cill level may be contributing to elevated moisture within the wall fabric. Window zones are also prone to higher condensation levels, which may further elevate moisture content.
- 13.10. Historic water staining is present along both faces of the south nave arcade wall and may relate to past or intermittent water ingress. Routine clearance of valley gutters, combined with internal checks during and after periods of heavy rainfall, will help determine whether leaks remain active in this susceptible area.
- 13.11. Vertical staining is visible below several clerestory windows. This may be attributable to internal condensation rather than direct rain penetration. Installation of larger condensation trays could assist moisture management, though observations during wet weather would help confirm the source.
- 13.12. Upper portions of the west wall and associated high-level windows could not be adequately assessed from floor level, and access is currently restricted by tented structures. Close-range inspection is recommended when access equipment becomes available.
- 13.13. Early stages of black mould growth are evident on several internal wall surfaces, including the south aisle wall. Plaster finishes in this area show evidence of multiple localised repairs, particularly where seating has previously been removed.
- 13.14. The sandstone arcade structures remain sound and visually true, with no obvious signs of structural instability.

VESTRY AND SACRISTY — WALLS AND CEILING

- 13.15. The fire safety notice to the vestry door indicating “No Way Out” has faded and is now difficult to read. This issue was identified in the previous inspection but has not yet been addressed. Replacement is straightforward and should be undertaken promptly.
- 13.16. An area of potentially unstable plaster is present at high level on the west vestry wall below the rafter line. This should be kept under observation alongside other indicators of movement within this part of the building.
- 13.17. Cracking is visible to wall surfaces adjacent to the chimney breast where tell-tales have previously been installed. The underlying cause of movement cannot be determined through visual inspection alone. Localised opening-up of plaster finishes is

recommended to investigate the substrate and chimney interface. Comparison with earlier crack monitoring records would assist in determining whether movement is ongoing; however, the datum on the tell-tale suggests the crack may have opened by approximately 10 mm. In the absence of reliable historic monitoring data, appointment of a Structural Engineer is recommended to review this and other tell-tales and to advise on further action. (Photo 15a)

- 13.18. Modern, non-breathable paint coatings are failing in areas affected by dampness, with blistering and loss of adhesion evident. Following resolution of external moisture sources, consideration should be given to removing impermeable finishes and replacing them with vapour-permeable plaster and paint systems. Improvements to background ventilation, including discreet venting via doors and windows, would assist environmental control.
- 13.19. Corrosion is developing to metal window saddle bars, with associated minor cracking to adjacent glazing and masonry. Localised repair and protective treatment are recommended to prevent progressive damage.
- 13.20. Peeling paint within the sacristy highlights an area of inappropriate gypsum plaster repair, which is incompatible with the surrounding breathable fabric.
- 13.21. The area around the former sink location shows significant dampness with very soft and failing plaster. This area lies close to the external downpipe and is likely related to the damp issues noted externally. Regular clearance of the outlet should be undertaken alongside ongoing monitoring. Unless the root cause is addressed, attempts at internal repair are likely to fail. (Photo 15b)

NORTH PORCH

- 13.22. The plaster ceiling within the north porch remains generally serviceable. Minor areas of deterioration are typical for this exposed location and localised repair should be anticipated as part of routine maintenance.
- 13.23. The quarry tile floor remains sound.
- 13.24. Access from the porch into the north aisle is provided via a single step.

NORTH AISLE, LADY CHAPEL AND ORGAN CHAMBER

- 13.25. Light mould growth and areas of algal staining are present on some internal wall surfaces. When redecoration is next undertaken, affected areas should be carefully cleaned and redecorated using breathable paint finishes incorporating an appropriate fungicidal additive.
- 13.26. Historic movement is evident at the roof junction within the clerestory wall, where cracking is present and the stability of the rendered finish is locally questionable. As this area sits directly above seating, tap testing is recommended to confirm stability. Any areas found to be debonded or at risk of failure should be carefully removed and made good. (Photo 12b)
- 13.27. Cracking is present to the wall between the Lady Chapel and the organ chamber, where a tell-tale has been installed. The installation date and current monitoring status are not

known. Movement beyond the datum appears to be less than 5 mm. Increasingly variable seasonal weather patterns, including extended wet and dry periods, have led to greater cyclical movement in many historic buildings. Although movement here does not appear significant, confirming the installation date and monitoring regime for the gauges would be beneficial. If movement is no longer active, localised repair could be undertaken.

- 13.28. A section of plaster between the rafter of the north aisle roof and the organ chamber wall has failed. This is likely associated with localised structural movement within this area.
- 13.29. Low-level dampness is evident along sections of walling and is most pronounced around radiators and heating pipework. Conditions are likely exacerbated by non-breathable internal finishes, cement-rich external pointing and hard surfacing abutting the wall externally. Review and alteration of pointing and internal finishes should be explored. If damp issues persist, consideration could also be given to reducing external ground levels locally and introducing a French drain to improve moisture dissipation. (Photo 14a)

WEST END RE-ORDERING

- 13.30. Recent water ingress was reported to the accessible WC and the area has been freshly redecorated. Water staining remains evident to the stone surround of the window, indicating recent moisture penetration.
- 13.31. The Link Room ceiling incorporates fabric air funnels through which warm air rises. These have accumulated dirt over time and would benefit from scheduled cleaning as part of routine maintenance. A damp section is present near the kitchen as identified in the last inspection. (Photo 19a)
- 13.32. New timber window sills show localised staining. Where future works are undertaken to these details, damp-proof courses should be incorporated to separate new timber from damp masonry and reduce moisture transfer.
- 13.33. Minor fracturing is present at typical weak points in walling adjacent to window openings. These defects are of low concern; localised repointing would improve weather resistance.
- 13.34. The ceiling grille serving the end WC extract is loose and requires refixing. (Photo 16b)
- 13.35. Light switches are manually operated and would benefit from replacement with PIR sensor controls, which would be more appropriate in a public building setting.

14. Floors

Nave and Aisle Tiled Floors

- 14.1. A limited number of areas show minor localised settlement, including toward the eastern end of the nave where previous patch repairs have been undertaken to mitigate trip risk. Similar small areas are likely to require lifting and relaying in due course as part of ongoing maintenance.
- 14.2. Overall, the tiled floor surfaces remain in good condition.

Pew Platforms

- 14.3. Raised pew platforms formed in oak boarding are clean, well finished and generally level.
- 14.4. Slight differential settlement is visible where platforms meet the tiled aisles; however, changes in level are not currently sufficient to present a hazard. Over time, localised repairs should be anticipated as supporting timbers gradually age and level differences become more pronounced.

Ventilation Grilles

- 14.5. Wall ventilation grilles were unobstructed at the time of inspection.

South Aisle Pew Platform

- 14.6. Evidence of historic wood-boring beetle activity is present along several board edges. This should remain under review and any fresh frass reported.

Lady Chapel End – South Aisle

- 14.7. A slight ridge and a degree of springiness are evident beneath the carpeted floor toward the Lady Chapel end of the south aisle. These characteristics may indicate gradual deterioration of the supporting joists or boarding below.
- 14.8. Localised investigation and repair should be undertaken in the medium term to prevent further decline.

Choir Stall Platforms

- 14.9. Raised timber platforms beneath both the north and south choir stalls have been extensively refurbished. Previous works are likely to have addressed timber decay within the supporting structure.
- 14.10. These platforms are more remote from external walls and may experience limited cross-ventilation beneath the boarded floors. Opportunities to improve sub-floor airflow should be considered where practicable to support long-term timber durability.

Organ Loft Platform

- 14.11. Pronounced springiness was detected on the previous inspection but was not adversely noticeable at the time of this inspection. It would be useful to know if efforts to address this had been made since the previous inspection.

Chancel Tiled Floors

- 14.12. Geometric and encaustic tiles within the chancel are generally well preserved.
- 14.13. A small number of tiles feel loose underfoot, including areas to the south side. In addition, several loose and broken tiles are present to the rear of the screen within the

chancel. These should be secured or replaced to prevent further damage and loss of historic fabric. (Photo 16a)

Carpets – Nave and Aisles

14.14. Carpet finishes remain in good condition.

Link Room and Kitchen

14.15. Floors within this space have been renewed and electric underfloor heating has been installed greatly improving comfort levels.

Narthex and WCs

14.16. Carpet and entrance matting within the south aisle narthex are in good condition. Safety flooring to WC areas appears sound.

Altar Steps

14.17. Sandstone step nosings leading to the altar show minor spalling and localised surface loss, likely influenced by salt crystallisation and slight movement. This level of wear is typical for elements of this age and use, and no immediate intervention is required.

Floor Vent Surrounds

14.18. Stone margins around floor ventilation grilles in the south nave aisle are uneven due to localised stone decay. Patch mortar repairs have been undertaken; further repairs will be required over time.

South Aisle Tiles

14.19. Isolated geometric tiles within the south aisle are slightly uneven and should be monitored.

Vestry and Sacristy Floors

14.20. Floors within the vestry and sacristy are carpeted and were not inspected directly.

14.21. Given known dampness affecting adjoining walls, chimney structures and the history of plumbing leaks, lifting sections of carpet to allow inspection of the underlying floor construction is strongly recommended.

15. Tower Interior

15.1. The internal face of the vice cone exhibits widespread historic water staining. This area should be observed during periods of heavy rainfall to determine whether moisture ingress remains active. Establishing the current status of water penetration prior to any steeplejack or rope-access works will assist in prioritising remedial measures.

15.2. The iron support assembly includes a transverse member that appears to have been replaced in stainless steel, although remnants of an earlier ferrous element may remain.

Localised stone spalling is visible where metal fixings bear into the capping stone, likely associated with corrosion expansion of earlier ironwork. This area should be monitored periodically and examined more closely under improved lighting conditions, particularly in advance of planned high-level access works.

- 15.3. The stone spiral stair and surrounding brickwork appear generally dry and structurally sound. The vice stair is constructed in grey sandstone or possibly precast concrete. A crack is present in the slab forming the lowest tread; this appears minor and is not currently a structural concern.
- 15.4. Leaded light windows serving the vice remain serviceable, with no obvious signs of movement or deterioration.
- 15.5. The metal handrail at the top of the vice shows light surface corrosion and would benefit from preparation and repainting in due course. Fixing eyelets associated with the rope handrail display similar superficial rusting and should be included within routine inspection and maintenance cycles.
- 15.6. Access control is good. Doors are secured with padlocks and associated bolts and fittings are in effective working order.
- 15.7. A large number of flies were present around the door leading to the tower roof. While not uncommon due to warm air currents rising through the tower, this can also indicate accumulation of organic matter. A periodic cleaning regime should be implemented to assist with control.

RINGING CHAMBER

- 15.8. The boarded ceiling, remains in good condition with no obvious evidence of recent water staining. Structural timbers are largely concealed by boarding above and below, limiting detailed inspection; however, no visible signs of decay were noted. Primary beams are supported on brick corbels and remain isolated from direct contact with external masonry, consistent with the floor structure above.
- 15.9. Brickwork surfaces display areas of historic staining, though no indicators of active leakage were observed.
- 15.10. The clock weight enclosure is boxed in with timber boarding. Floor finishes are carpeted and were not lifted for inspection. The chamber is well maintained and presented in a tidy condition.

CLOCK CHAMBER

- 15.11. The floor opening accommodating the clock weight is unprotected and presents a potential fall hazard. A formal risk assessment should be undertaken and suitable guarding installed to reduce risk.
- 15.12. The timber floor structure appears sound and undisturbed. Accumulated dust shows no clear signs of recent water penetration; however, inspection during and following periods of heavy rainfall would assist in confirming whether moisture ingress is occurring. Ventilation grilles are incorporated within the floor construction.

BELL CHAMBER

- 15.13. Louvre openings are fully boarded internally. Pigeons were observed externally perching within the louvred openings on the east side of the tower and could suggest potential nesting sites within the voids, although there is no indication of internal access. It is not known whether the internal cement boards have been tested for asbestos content.
- 15.14. Future inspections of the lead roof coverings should be coordinated with internal examination of rafters and boarding to identify any ongoing water ingress. Observations during periods of heavy rainfall would be particularly valuable. Staining is evident along the principal central beam and to rafter ends at the change in roof pitch, consistent with historic moisture penetration near the ends of timber-cored lead rolls, with additional localised staining visible elsewhere.
- 15.15. The bells, wheels and supporting frame are complete and appear well maintained. The installation was overhauled in the 1990s, including augmentation of the peal. Protective finishes remain in good order. Steel beams supporting the frame bear onto stone corbels and do not appear to be built into the external walls.
- 15.16. The close-boarded timber floor remains firm and level. Surface dust patterns do not indicate recent water ingress; nevertheless, inspection during and after heavy rainfall is recommended to verify conditions. Ventilation openings are incorporated within the floor construction.
- 15.17. Internal brickwork throughout the chamber remains in notably good condition with no significant deterioration observed.

Tower Base — Internal Walls, Floor and Means of Escape

- 15.18. Internal wall faces are formed in finely jointed ashlar limestone and the space is roofed by an ashlar limestone vault. The precision of the masonry means that even minor movement becomes readily visible. (Photo 17a)
- 15.19. Small hairline cracking is present in isolated locations, including near the keystone above the vice stair doorway and below the cill of the west window. Additional minor fractures are visible above the opening leading to the Link Room. Such slight cracking is typical for a structure of this scale and mass.
- 15.20. A further fine crack is evident beneath the west window cill. This location represents a natural point of structural weakness where tower loads are transferred around the window opening. The condition appears longstanding and does not presently warrant intervention.
- 15.21. The floor surface is carpeted and remains in good condition. The underlying floor construction was not examined.
- 15.22. The west window remains in broadly stable condition, consistent with observations recorded elsewhere in the building.
- 15.23. Escape routes are clearly managed, with clear zones identified using hazard tape. Designated chair storage areas are marked to prevent obstruction, demonstrating good attention to life-safety arrangements.

- 15.24. A modern panic bar and associated ironmongery have been installed to the inner face of the door. However, operation appears to require lifting of the original latch before the door can be opened. This latch is reportedly linked to the intruder alarm system. The pass door has been altered historically, with earlier locking furniture retained and refitted. Clarification should be sought regarding the intended method of operation to ensure the door functions effectively as a means of escape, particularly as it is identified as an exit on the Fire Plans located in the narthex.

16. Fittings, Furniture and Monuments

- 16.1. Seating within the nave and aisles, together with modern storage units, servery installations and the partitions forming the Link Room and toilet areas, remain in good and serviceable condition.
- 16.2. Storage cupboards within the Link Room show signs of damp, which presents a risk to stored paperwork. Fans are fitted to the tops of these units, although they were not in operation during the inspection. Maintenance records should be reviewed and operational settings checked to confirm whether the fans are humidity-controlled and functioning as intended. The volume of stored materials may also need to be reduced to maintain adequate airflow within the cupboards.
- 16.3. Fabric canopy coverings to the Link Room remain intact and generally well maintained. Localised staining is visible within the servery bay, possibly arising from condensation during periods of use. Further investigation into the root cause of this localised staining should be undertaken.
- 16.4. Historic oak screens and timber fittings, originating from both the original construction and later phases, remain well preserved. Carved figures and the crucifix mounted above the rood screen should continue to receive periodic inspection to ensure fixings remain secure. The pulpit canopy and its supporting stay appear robust.
- 16.5. Decorative painted works, including those to the chancel arch screen and the triptych above the south aisle altar, appear stable. As with stained and decorative glazing, any cleaning or conservation works should be undertaken by specialists, as painted finishes are delicate and vulnerable to damage.
- 16.6. The grey sandstone font remains sound and stable.
- 16.7. The wall monument located on the south wall near the south-east corner appears secure and in good condition.
- 16.8. Liturgical metalwork, including brass and silver items, is well maintained.
- 16.9. Parish log books retain records of historic crack monitoring dating back to 1991. These records provide a valuable reference point for comparison with current Avonguard tell-tale readings and should be reviewed as part of ongoing movement monitoring.

17. Organ

- 17.1. The Organ was tuned in November 2025.

18. Lightning Conductor

- 18.1. Lightning conductors repair and service due 17th March 2026.

19. Electrical Installation

- 19.1. There are some redundant light fittings and wiring that should be removed.
- 19.2. PAT testing was completed on the 13th February 2026.
- 19.3. 1st March. Electrical installation testing.

20. Heating Installation

- 20.1. 13th Feb Gas heating service.
- 20.2. Underfloor heating to the link room has been installed since the previous inspection.
- 20.3. Specialist advice on sustainable heating for this large church is required. Advice would be expected to include 'heat people, not heads'.
- 20.4. In the previous report it was noted that the heaters were in need of replacement as per a 2021 assessment. This will need action in the near future to decide on new heating and energy sources and the associated costs.

21. Access for All

- 21.1. Vehicular access to the churchyard is available from the north via dropped kerbs at two entrance points. Parking is provided within the churchyard.
- 21.2. Temporary ramp arrangements are in place at the north-west entrance. A concrete ramp serving the emergency entrance is functional but relatively steep. A portable ramp to the principal entrance currently covers the step; while this enables level access, it presents difficulties for some ambulant disabled users. Any significant improvement would likely require alterations to internal floor levels and/or entrance layout.
- 21.3. There are no powered entrance doors. Wheelchair access to the chancel and vestry is restricted, and doorway widths may further limit manoeuvrability in these areas.
- 21.4. Wheelchair users can otherwise position themselves freely within the main body of the church. Upholstered seating, including chairs with arms, is available. A wheelchair-accessible WC is provided.
- 21.5. The high altar and communion rail are normally used for services, with the sacrament brought forward as required. A nave altar introduced during Covid distancing measures remains in use, meaning communicants typically receive while standing.
- 21.6. Access information is published online via the *A Church Near You* website.
- 21.7. An induction loop system is installed and a sound reinforcement system is in place, both appearing adequate for the space.
- 21.8. The church interior is relatively dim, even with combined daylight and artificial lighting. Installation of improved lighting and a drop-down projection screen is planned.
- 21.9. Large-print hymn and prayer books are available for congregational use.

22. Asbestos

- 22.1. No materials known or suspected to contain asbestos were identified during the inspection and its presence is considered unlikely, although there are some cement board materials that should be tested if not already. However, the PCC's responsibilities under relevant asbestos legislation are noted and summarised in the accompanying guidance.

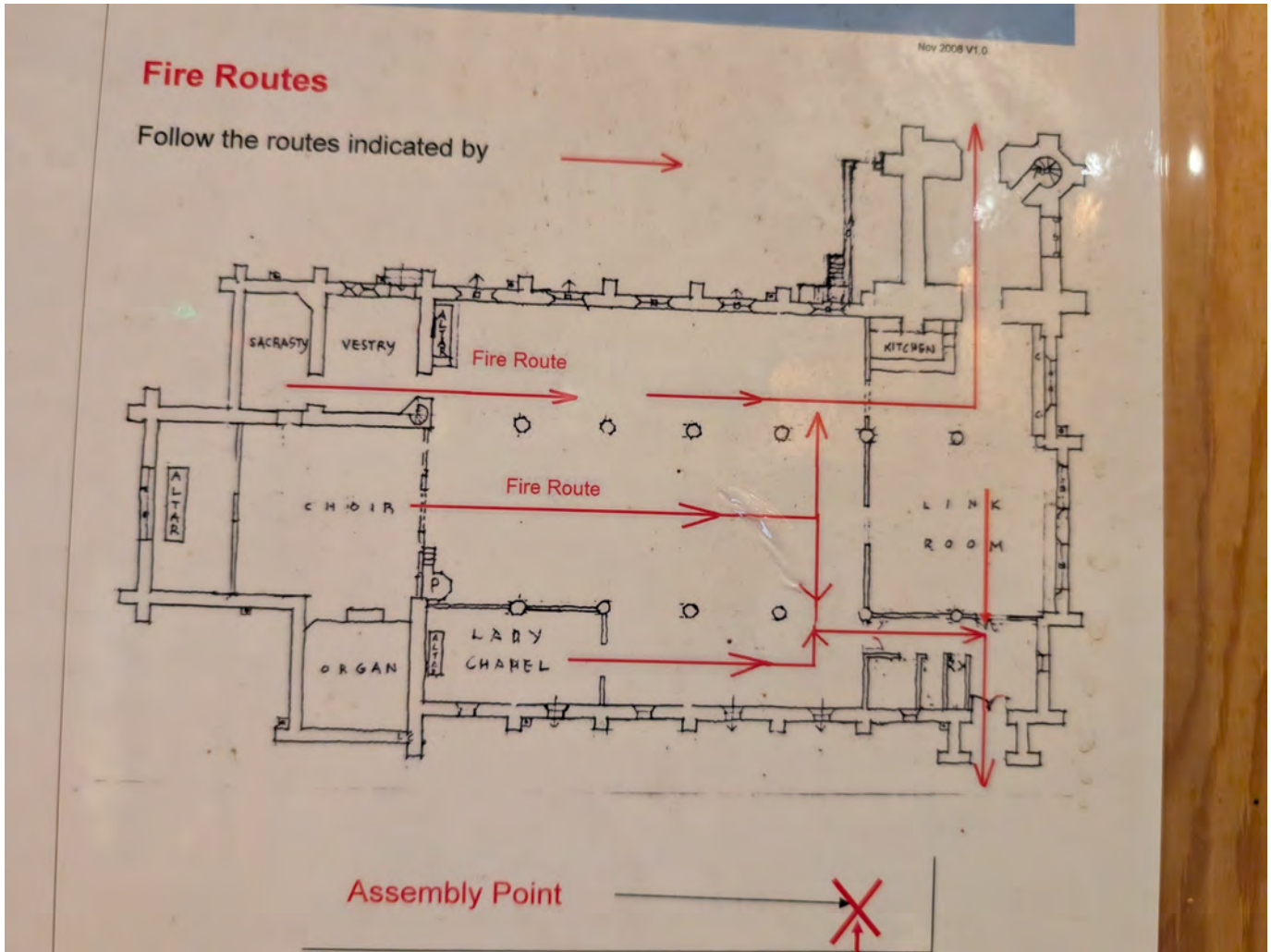
23. Bats and Ecology

- 23.1. There is no known use by bats in any part of the church. There are bat boxes in St. Matthias' churchyard. The parish are nevertheless advised that the possible presence of bats should be considered, whenever work or repairs are planned. Further information is included in the attached appendices.

24. Fire Precautions

- 24.1. Fire extinguishers were tested in February 2026.
- 24.2. The church has an emergency evacuation plan. There are two emergency exits and torches are kept on site.
- 24.3. From 1 October 2006 the Regulatory Reform (Fire Safety) Order 2005 came in to force and the PCC are alerted to their obligations under the Legislation as summarised in the attached notes.

25. Church Plan



PART THREE – RECOMMENDATIONS IN ORDER OF PRIORITY

28. Items Urgently Required (CBC Category 1)

• **Decorative Stone Crosses – Nave South Pitch**

A decorative limestone cross has fractured and failed at roof level. As several similar crosses exist to the gables, there is a potential risk of further failure from deterioration of fixings or stone. Urgent inspection of all crosses is required and unstable elements may need temporary removal or stabilisation pending repair.

Grade: D | Cost Band: 3

• **South Aisle North Pitch – Ridge Tiles**

Fractured ridge tiles with a fallen section noted at ground level. Immediate repair required to prevent further detachment and risk of falling masonry.

Grade: D | Cost Band: 3

29. Items Requiring Attention Within Twelve Months (CBC Category 2)

• **Nave North Pitch – Moss and Debris Accumulation**

Clear moss and debris to reduce moisture retention and prevent tile deterioration.

Grade: B | Cost Band: 1

• **Hard Landscaping (North Side)**

Moss growth creating slip hazard; remove and treat surfaces.

Grade: B | Cost Band: 1

• **West End Stone Window Surrounds**

Water staining from recent ingress; investigate and undertake repairs.

Grade: C | Cost Band: 2

• **Clerestory Wall Junction – Plaster Stability**

Cracked and potentially unstable plaster; undertake inspection and local repairs.

Grade: C | Cost Band: 2

• **Plaster Failure at Rafter Junction**

Localised plaster collapse requiring repair.

Grade: C | Cost Band: 2

• **Disabled WC – Water Ingress**

Investigate cause of water penetration and repair source.

Grade: C | Cost Band: 2

• **Leaning Memorials**

Unstable memorial stones present a safety risk and should be carefully laid flat pending conservation.

Grade: C | Cost Band: 1

- WC Extract Grille

Loose grille to be refixed during routine maintenance.

Grade: B | Cost Band: 1

30. Items Requiring Attention Within 12–24 Months (CBC Category 3)

- Nave North Pitch – Ridge and Tile Repairs

Dislodged tiles and deteriorated haunching require repair.

Grade: C | Cost Band: 2

- Nave North Pitch – Missing and Slipped Tiles

Localised replacement and refixing required.

Grade: C | Cost Band: 2

- Nave South Pitch – Ridge Repairs

Misaligned ridge tiles and open joints require overhaul and repointing.

Grade: C | Cost Band: 3

- Nave South Pitch – Tile Repairs

Slipped and missing tiles require localised repairs.

Grade: C | Cost Band: 2

- Nave South Pitch – Parapet Abutments

Failed pointing risking water ingress; lime repointing required.

Grade: C | Cost Band: 2

- Paths – Tarmac and Concrete

Surface cracking and potholes require repair to prevent trip hazards.

Grade: C | Cost Band: 3

- Granite Boundary Wall

Vegetation growth and pointing failure require vegetation removal and lime repointing.

Grade: C | Cost Band: 3

- North Boundary Walls

Damp staining, algal growth and cracking; monitor and carry out local repairs.

Grade: C | Cost Band: 3

- Retaining Wall – North Aisle

Loss of mortar joints and water discharge require repair and drainage improvement.

Grade: C | Cost Band: 2

- Memorial Stone Cross

Surface lamination and vegetation growth; conservation repair required.

Grade: C | Cost Band: 2

- Low-Level Damp Masonry (Internal)

Moisture retention in masonry; review finishes and improve drainage.

Grade: C | Cost Band: 3

31. Items Requiring Attention Within the Quinquennium (CBC Category 4)

- High-Level Stonework and Parapets

Weathering and mortar loss requiring phased repair and repointing.

Grade: C | Cost Band: 4

- Buttresses

Stone erosion and cementitious repairs; undertake masonry repairs and lime repointing.

Grade: C | Cost Band: 3

- Rubble Masonry

Open joints and mortar failure requiring targeted repointing.

Grade: C | Cost Band: 3

- Tower High-Level Stonework

Weathering and erosion requiring phased repair.

Grade: C | Cost Band: 4

- Tower Parapet Joints

Open joints requiring localised repointing.

Grade: C | Cost Band: 2

- Cast Iron Rainwater Goods

Coating deterioration and corrosion; cyclical overhaul and repainting.

Grade: B | Cost Band: 3

- Boundary Wall Vegetation Management

Ongoing vegetation control required.

Grade: B | Cost Band: 1

- Wall Cappings – Local Repairs

Minor deterioration requiring lime mortar repairs.

Grade: B | Cost Band: 2

- Link Room Ceiling Funnels – Cleaning

Routine cleaning required.

Grade: B | Cost Band: 1

- Lady Chapel Crack Monitoring

Historic crack should continue to be monitored.

Grade: B | Cost Band: 1

32. Desirable Improvements (CBC Category 5)

- Lighting Controls – Upgrade to PIR Sensors

Energy efficiency improvement through installation of PIR controls.

Grade: B | Cost Band: 2

- North Aisle Internal Walls – Redecoration

Cleaning and breathable redecorating recommended.

Grade: B | Cost Band: 2

- Clay Tiled Floors – Nave and Aisles

Routine maintenance and local repair as required.

Grade: B | Cost Band: 2

- Timber Window Sills (New Work)

Consider installation of DPC during future alterations.

Grade: B | Cost Band: 1

DETAILED CONDITION TABLE

CONDITION GRADING SYSTEM

Fabric Condition (Professional Assessment)

Grade	Meaning	Typical Action
A – Good	Sound, performing as intended	Routine maintenance only
B – Fair	Minor defects / early deterioration	Planned maintenance
C – Poor	Significant defects affecting performance	Repair within quinquennium
D – Bad	Serious defect or safety risk	Urgent action required








Repair Priority — CBC Urgency Scale




Category	Definition
1	Urgent — requiring immediate attention
2	Requires attention within 12 months
3	Requires attention within 12–24 months
4	Requires attention within the quinquennium
5	Desirable improvement — no fixed timescale

Order of Cost Estimates — CBC National Cost Bands



Cost Band	Estimated Cost Range (ex VAT)
1	£0 – £1,999
2	£2,000 – £9,999
3	£10,000 – £29,999
4	£30,000 – £49,999
5	£50,000 – £249,999
6	£250,000 +

Roof Coverings


Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Facility Route
Nave North Pitch – Ridge (west end)	Dislodged tiles and deteriorated haunching	M	C	3	Local ridge and tile repairs	12–24 months	2	 F
Nave North Pitch – General	Moss and debris accumulation	L	B	2	Clear during maintenance	12 months	1	 A/B
Nave North Pitch – Tile Covering	Missing and slipped tiles	M	C	3	Replace/refix tiles	12–24 months	2	 F
Nave South Pitch – Decorative Crosses	Structural fracture and failure	H	D	1	Assess all crosses; install restraints	Urgent	3	 E
Nave South Pitch – General Covering	Missing and slipped tiles	M	C	3	Localised tile repairs	12–24 months	2	 F
Nave South Pitch – Ridge	Ridge tiles misaligned, open joints	M	C	3	Ridge overhaul and repoint	12–24 months	3	 F
Nave South Pitch – Parapet Abutments	Failed pointing	M	C	3	Lime repointing	12–24 months	2	 F

South Aisle North Pitch – Ridge	Fractured ridge; fallen section	H	D	1	Urgent ridge repair	Urgent	3	 E
South Aisle North Pitch – Valley	Leaf accumulation	M	B	4	Routine clearance	Ongoing	1	 A/B
South Aisle South Pitch	Moss establishing	L	B	2	Remove during next access	12 months	1	 A/B

Rainwater Goods

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route
Cast iron RWGs	Coating failure and corrosion	M	B	4	Cyclical overhaul & redecorate	5 years	3	 F
Local outlets	Overflow staining	M	B	2	Check falls and joints	12 months	1	 A/B

External Walls

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route
High-level stonework	Weathering and joint recession	M	C	4	Phased lime repointing & repairs	5 years	4	 F

Buttresses	Erosion and cement repairs	M	C	4	Stone and mortar repairs	5 years	3	● F
Rubble masonry	Open joints and mortar failure	M	C	4	Targeted repointing	5 years	3	● F
Plinths & low-level masonry	Moisture decay and spalling	M	C	3	Improve drainage and masonry repair	24 months	3	● F

Tower

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route
High-level stonework	Continued weathering and erosion	M	C	4	High-level repairs and repointing	5 years	4	● F
Parapet joints	Open joints	M	C	3	Localised repointing	24 months	2	● F









Windows & Doors

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route
West End stone surrounds	Water staining from ingress	M	C	2	Investigate and repair	12 months	2	● F
Timber sills (new)	Damp staining	L	B	5	Install DPC when altered	Planned works	1	● F

Churchyard

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route
Hard landscaping north	Moss slip hazard	M	B	2	Moss removal	12 months	1	● A/B
Paths	Potholes and cracking	M	C	3	Local resurfacing repairs	24 months	3	● F
Boundary walls – vegetation	Ivy and woody growth	L	B	4	Managed vegetation control	Ongoing	1	● A/B
Wall cappings	Deterioration and patch repairs	L	B	4	Repoint and lime mortar repairs	5 years	2	● F
Granite boundary wall	Ivy and pointing failure	M	C	3	Vegetation removal & lime repointing	24 months	3	● F
North boundary walls	Damp, algal growth, cracking	M	C	3	Monitor and local repairs	24 months	3	● F
Retaining wall (north aisle)	Joint loss and water discharge	M	C	3	Local repairs & drainage weeps	24 months	2	● F
Memorial cross	Surface lamination	M	C	3	Vegetation clearance & conservation	24 months	2	● F
Leaning memorials	Unstable stones	M	C	2	Lay flat for safety	12 months	1	● A/B

Internal Fabric

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route
North Aisle walls	Mould and algal staining	L	B	3	Clean & breathable redecoration	24 months	2	 A/B
Clerestory wall junction	Cracking and unstable render	M	C	2	Tap test & remove loose plaster	12 months	2	 F
Lady Chapel crack	Historic movement <5mm	M	B	4	Confirm monitoring; repair if stable	Monitor	1	 A/B
Plaster failure at junction	Local collapse	M	C	2	Local plaster repair	12 months	2	 F
Low-level damp masonry	Moisture retention	M	C	3	Review finishes; improve drainage	24 months	3	 F
Disabled WC	Recent water ingress	M	C	2	Investigate and repair source	12 months	2	 A/B
Link Room ceiling funnels	Dirt accumulation	L	B	4	Scheduled cleaning	Ongoing	1	 A/B
WC extract grille	Loose fitting	L	B	2	Refix	12 months	1	 A/B

Services

Defect / Location	Description of Issue	Risk	Condition Grade	CBC Urgency	Recommended Action	Timescale	CBC Cost Band	Faculty Route
Public lighting controls	Manual switches	L	B	5	Upgrade to PIR sensors	Desirable	2	● F
Lightning protection	Operational	L	A	4	Continue statutory testing	Routine	1	● A/B
Heating & electrical systems	Serviced and functional	L	A	4	Planned maintenance	Routine	1	● A/B

Faculty Route Key

- **A/B** — Likely List A or List B (routine maintenance / like-for-like repairs)
- **F** — Faculty normally required
- **E** — Emergency works (Archdeacon & DAC notification required)

Final permissions should be confirmed with the Diocesan Advisory Committee.

Change Since the 2021 Quinquennial Inspection

Continuity Statement

This inspection builds upon the findings of the 2021 Quinquennial Survey and has been structured to allow direct comparison of fabric condition, risk profile and maintenance priorities over time. Parish maintenance records and the previous inspection report have been reviewed where available.

Overall, the church remains structurally stable and continues to perform its intended function effectively. Fabric condition shows **gradual and expected weathering progression** consistent with the building's age, material characteristics and exposure.

Works Completed Since 2021

The Parochial Church Council is commended for ongoing stewardship and for addressing a number of routine and operational matters identified previously, including:

- Continued maintenance and clearance of rainwater goods
- Periodic roof inspections and localised minor repairs
- Servicing and incremental upgrades to heating systems
- Electrical inspection, testing and certification
- Fire safety system servicing and compliance checks
- Lightning protection testing and maintenance
- Security and access control improvements
- Routine churchyard maintenance including grass cutting, hedge trimming and tree works
- Internal redecoration and floor repairs in high-use areas

These actions have contributed positively to the continued performance of the building and its safe operation.

Outstanding Items from 2021

Some recommendations relating to building fabric remain partially or wholly outstanding, primarily where works involve high-level access, specialist conservation methods or significant funding requirements. These include:

- Targeted high-level roof repairs
- Ridge and flashing works
- Phased masonry repointing and stone repairs
- Low-level moisture management measures

The persistence of these items reflects the practical challenges of access, cost and prioritisation rather than neglect.

New and Emerging Issues Since 2021

A small number of defects have emerged or progressed sufficiently to warrant inclusion as current priorities:

- Failure of a decorative stone cross at high level
- Further deterioration of ridge tiles to the south aisle
- Progressive mortar recession to exposed parapets
- Continued moisture retention affecting low-level masonry
- Localised plaster instability to internal areas

These issues are consistent with natural material ageing and exposure patterns.

Condition Trend Summary

The general trajectory of the building fabric since 2021 may be described as:

Stable with gradual weathering progression

There is no evidence of systemic structural failure or rapid fabric decline. The principal risks remain localised and manageable through planned maintenance and targeted repair.

Fabric Condition Trend Dashboard

This dashboard provides a high-level visual summary of fabric performance between inspections.

Overall Building Performance

Category	Trend	Commentary
Structural Stability	Stable	No evidence of movement affecting structural integrity
Roof Coverings	Gradual Deterioration	Localised tile displacement and ridge weathering typical of age
Rainwater Disposal	Stable	Functional; maintenance-led deterioration only
High-Level Masonry	Gradual Deterioration	Progressive mortar recession and surface weathering
Low-Level Masonry	Gradual Deterioration	Moisture-related decay influenced by ground levels

Internal Fabric	Gradual Deterioration	Local plaster and moisture-related issues emerging
Floors	Stable	Minor settlement only
Services	Stable	Operational and maintained
Churchyard & Setting	Stable	Well maintained with routine management

Risk Profile Comparison

Risk Area	2021 Position	2026 Position	Trend
Public Safety	Low	Moderate (localised)	▲ Slight Increase
Weather Tightness	Moderate	Moderate	► Stable
Fabric Decay	Moderate	Moderate	► Stable
Maintenance Burden	Moderate	Moderate	► Stable

Priority Profile Shift

Priority Level	2021	2026	Interpretation
Urgent Works	Low	Low–Moderate	Isolated high-level masonry risk
Short-Term Fabric Repairs	Moderate	Moderate	Continuity of weathering repairs
Planned Conservation	Moderate	Moderate	Ongoing stewardship required
Maintenance Items	Moderate	Moderate	Routine works sustained
Improvements	Low	Low	Non-essential enhancements only

Environmental Sustainability and Net Zero Opportunities

In the context of the General Synod commitment for the Church of England to achieve year-on-year reductions in emissions and reach Net Zero carbon by 2030, the condition of the building fabric and services presents opportunities to improve environmental performance alongside essential repairs.

Fabric Efficiency

- Ongoing maintenance of roof coverings, rainwater goods and masonry will reduce moisture ingress and heat loss associated with saturated fabric.
- Repointing in breathable lime mortars will improve wall performance by allowing evaporation and reducing trapped moisture that conducts heat away faster.
- Targeted repair of failed joints and defective interfaces will assist in improving the building's thermal stability.

Heating and Electrical Systems

- Existing heating and electrical systems are operational and maintained.
- Future plant replacement should consider low-carbon alternatives where practicable, including air or ground source heat pump technologies subject to heritage and spatial constraints.
- Zoned heating strategies may improve operational efficiency where intermittent use patterns apply.

Lighting

- Opportunities may exist to upgrade to low-energy LED fittings where existing installations reach end of life.
- Automated lighting controls and occupancy sensors could reduce unnecessary energy use in intermittently occupied areas.

Renewable Energy

- The potential for renewable energy installations (such as photovoltaic panels) may be explored where heritage, planning and setting constraints permit.
- Any such proposals would require careful assessment of visual and heritage impact.

Environmental improvements should be considered alongside essential repair works to ensure long-term sustainability of the building.

Faculty Jurisdiction and Permissions

The implementation of works identified in this report will be subject to the Faculty Jurisdiction Rules.

- **Routine maintenance and like-for-like repairs** may fall within *List A or List B* and can often be undertaken without full Faculty, subject to Archdeacon approval.
- **Repairs affecting historic fabric, alterations, or replacement works** will normally require a Faculty.
- **Urgent safety works** may be undertaken under emergency provisions but must be reported promptly to the Archdeacon and DAC.

The Parochial Church Council is advised to consult the Diocesan Advisory Committee at an early stage when planning works to confirm the appropriate permissions pathway.

Where external funding is sought, additional consents and procurement requirements may apply.

Category 1 – Immediate Works (CBC Urgent Repairs)

The following items are classified as **CBC Category 1: Urgent** — requiring immediate attention due to safety risk and potential for rapid fabric deterioration:

High-Level Roof Safety Risks

- Fractured and displaced ridge tiles to the south aisle roof, with evidence of fallen material
- Structural fracture and instability to decorative stone crosses at high level







These elements present a potential falling hazard to building users and the public below.




Required Action







- Immediate temporary safety measures where necessary
- High-level inspection by specialist contractor
- Urgent repair and stabilisation works





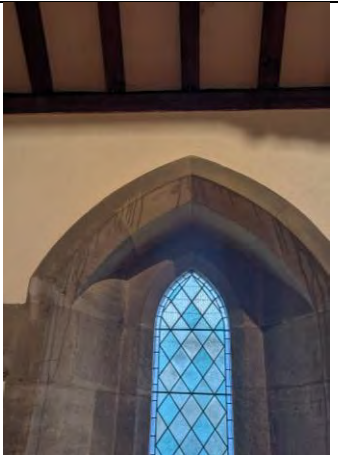
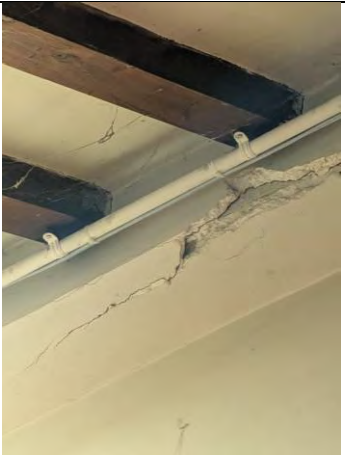
These items should be addressed without delay and prioritised ahead of all other planned works.



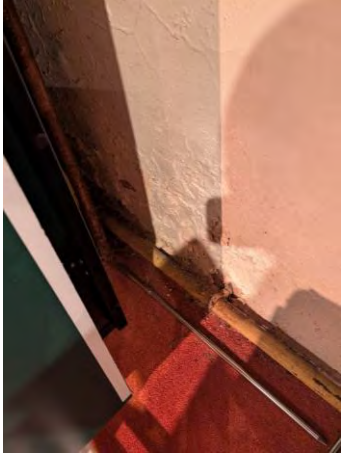



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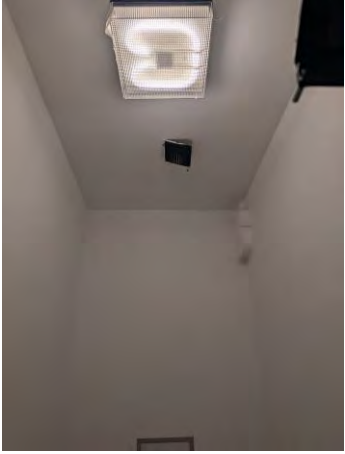



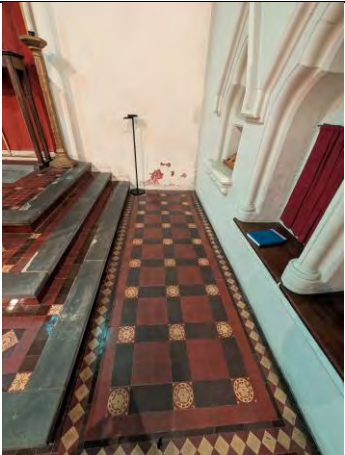
		<p>Left 1a Removed stone cross at lightning rod position currently located in external store</p>
		<p>Right 1b Broken and damaged ridge tiles in danger of slipping and allow water ingress</p> <p>Left 2a Broken perspex needs replacing, better inspection of dormers required</p>
		<p>Right 2b Missing timber infill</p> <p>Left 3a Section of ridge tile that has broken away and fallen</p> <p>Right 3b Cacking to mortar at abutment and debris build up in gutter</p>

		<p>Left 4a Build up of moss on the roof slope</p>
		<p>Right 4b Evidence of repointing around stone and brick as well as debris build up in the valley</p> <p>Left 5a Decoration to rainwater goods needing review and some localised clearing.</p>
		<p>Right 5b Proximity of tree to the roof and delamination of stone surround</p> <p>Left 6a Evidence of outlet blockage. Water staining to wall. Decoration needed to rainwater goods.</p> <p>Right 6b Possible lean to the chimney structure, vertical split to face of sandstone near eaves.</p>

		<p>Left 7a Store roof with some cracked and frost affected tiles</p>
		<p>Right 7b Large section of delamination at the plinth. Modern replacement or indent to the left.</p> <p>Left 8a Brickwork at ground level requires repointing in areas</p>
		<p>Right 8b Example of delamination that results in water trap. These should be removed to prevent further decay and issues with falling.</p> <p>Left 9a An example of some of the greater stone deterioration at the butress locations</p> <p>Right 9b Open joint in coping, loss of mortar to Malvern stone, some loss of stone to both the decorative cross and coping.</p>

		<p>Left 10a Open joints and loss of stone surface locally suggests a weathering issue and potential backfall in gutter.</p>
		<p>Right 10b Loss of stone and open joints to some of the stone embrasures</p> <p>Left 11a Tower roof lead servicable but aging and showing signs of patch repair. Organic build up associated with shallow falls.</p>
		<p>Right 11b Broken glass to tower window in approx. 4 locations</p> <p>Left 12a Water staining to stone surrounds internally, possibly caused by condensation run off.</p> <p>Right 12b Stability of cracked render should be assessed and loose sections removed</p>

		<p>Left 13a Evidence of damp at ridge. Plaster appears to have been cut back locally.</p>
		<p>Right 13b Some evidence of damp at cill of dormer window</p> <p>Left 14a Issues with damp at low level and where heat sources and ventilation are restricted</p>
		<p>Right 14b Typical south side loss of stone at base of windows internally and example cement pointing</p> <p>Left 15a The large crack in the sacristy wall appears to show signs of further movement</p> <p>Right 15b Evidence of damp near external downpipe with impermeable paint finish peeling showing red paint below</p>

		<p>Left 16a Loose and damaged floor tiles within chancel</p>
		<p>Right 16b Extract grille to ceiling needs refixing</p> <p>Left 17a Some minor cracking to the base of the tower should be monitored</p>
		<p>Right 18b Example where loss of stone is above 15mm and an indent should be introduced</p> <p>Left 19a Damp section of tent fabric identified at the last QQ does not appear to have worsened</p> <p>Right 19b Low level damp at the gable wall of the chancel</p>

		<p>Left 20a Progression of stone loss can be seen from last inspection</p>
		<p>Right 21b Repointing to areas of boundary wall required</p>
		<p>Left 22a Monument leaning beyond 45 degrees should be laid flat</p>
		<p>Right 22b Potholes that present future trip hazards</p>

APPENDIX 1: NOTES ON THIS REPORT

1. Status of this Report

This report is a summary condition survey of the building at the time of inspection.

It is not a specification and must not be used for the execution of works.

No opening-up works have been undertaken unless specifically noted; concealed defects may therefore exist.

Further investigation, design development, and technical input may be required prior to carrying out repairs.

2. Professional Advice and Implementation

The PCC is strongly advised to retain a suitably qualified professional adviser to assist in implementing the recommendations within this report.

Osbornes Architects Ltd would be pleased to provide further services, including:

Preparation of specifications and schedules of work

Advice on statutory consents (including Faculty)

Tendering and procurement

Contract administration and site inspection

3. Statutory Consents and Faculty Jurisdiction

Most repair works (other than minor maintenance) will be subject to the Faculty Jurisdiction.

Advice should be sought from the Diocesan Advisory Committee (DAC) at an early stage.

Works falling under List A or List B (minor works or those requiring Archdeacon's permission) should:

Be properly authorised; and

Be recorded in the church log book.

4. Maintenance and Planned Preventative Care

The PCC is strongly encouraged to adopt a planned preventative maintenance (PPM) approach.

As a minimum:

Gutters, hoppers, and downpipes should be cleared at least twice yearly and after significant storms

Roof coverings and drainage should be visually checked annually

A structured maintenance regime will:

Reduce long-term costs

Minimise risk of water ingress

Extend the life of historic fabric

5. Insurance

The PCC should ensure that the building is adequately insured, including:

Full reinstatement value (reflecting heritage construction costs)

Professional fees

Associated risks (e.g. loss of use where applicable)

Insurance valuations should be reviewed periodically.

6. Fire Safety

The PCC must comply with duties under the Regulatory Reform (Fire Safety) Order 2005.

A Fire Risk Assessment must be:

Undertaken by a competent person

Kept under regular review

Updated following any material changes to the building or its use

Dry powder extinguishers are generally not recommended within churches due to potential damage to historic interiors.

7. Electrical Installation

Electrical installations should be inspected and tested at least every five years (or as recommended) in accordance with BS 7671.

An Electrical Installation Condition Report (EICR) should be obtained and retained with the church log book.

Any remedial works identified should be undertaken promptly.

8. Heating Installation

Heating systems should be serviced annually by a qualified engineer.

Records of inspection, servicing, and any modifications should be retained.

9. Lightning Protection

Lightning protection systems should be tested at least every five years in accordance with current British Standards.

Test certificates and records should be retained in the log book.

10. Asbestos

The PCC has a duty under the Control of Asbestos Regulations 2012

to determine whether asbestos is present and to manage associated risks.

An asbestos survey and management plan should be in place where applicable.

This inspection has not included an asbestos assessment.

11. Equality Act

The PCC should be aware of its responsibilities under the Equality Act 2010.

Where works are proposed, consideration should be given to reasonable improvements to accessibility, where appropriate and practicable.

12. Health and Safety

Overall responsibility for health and safety rests with the Incumbent and PCC.

This report identifies visible risks but does not constitute a full risk assessment.

Particular care should be taken when:
Working at height
Accessing roofs, towers, and confined spaces
Specialist advice should be sought where required.

13. Construction (Design and Management) Regulations

The PCC, as client, has duties under the Construction (Design and Management) Regulations 2015. These duties apply to all construction work, regardless of size, and include:
Appointing competent designers and contractors
Ensuring appropriate health and safety arrangements are in place
Allowing sufficient time and resources for the work
For projects involving more than one contractor, formal appointment of a Principal Designer and Principal Contractor may be required.

14. Building Safety and Record Keeping

The principles of the Building Safety Act 2022 encourage improved record keeping, competence, and accountability. The PCC should maintain clear records of:
Inspections
Maintenance works
Certifications and approvals
These records should be retained with the church log book.

15. Churchyard and Headstones

Headstones and monuments should be periodically checked for stability. Unsafe memorials should be made safe in accordance with relevant guidance. Paths and access routes should be maintained to minimise trip hazards.

16. Ecology and Protected Species

The PCC must comply with legislation relating to protected species, including bats. Works affecting roofs, towers, or other potential habitats may require:
Ecological survey
Appropriate licences
Advice should be sought prior to undertaking such works.

17. Sustainability and Environmental Considerations

The Church of England has set targets towards net zero carbon. Where works are proposed, consideration should be given to:
Energy efficiency improvements
Reduction in environmental impact
Long-term sustainability of the building

18. Contractors and Workmanship

All works should be undertaken by competent contractors with appropriate experience of historic buildings.

Materials and methods should be compatible with traditional construction, particularly in relation to moisture movement and breathability.

19. Limitations

This report is based on a visual inspection only.

No liability is accepted for defects that were not reasonably visible at the time of inspection.

The report should be read in conjunction with all other relevant documentation and professional advice.

20. Further Advice

The PCC is encouraged to seek ongoing professional advice in managing the building and implementing the recommendations of this report.

APPENDIX 2: GLOSSARY OF ARCHITECTURAL AND TECHNICAL TERMS

St Matthias Church, Malvern Link

This glossary explains key terms used within this report, particularly those relating to the condition, decay, and repair of the building fabric.

A

Ashlar

Finely cut and dressed stone laid in regular courses. At St Matthias, used in window surrounds and dressings.

B

Buttress

Projection from a wall providing structural support. At St Matthias, buttresses show areas of cement repointing and moisture retention at lower levels

C

Cementitious pointing

Mortar containing cement, typically hard and impermeable. Its use can trap moisture within historic masonry, accelerating decay of adjacent stone.

Chancel

The eastern part of the church containing the altar.

Clerestory

High-level windows above the nave arcade, providing daylight to the interior.

Coping

Protective stone or masonry capping to the top of a wall, designed to shed water clear of the structure.

D

Delamination

Separation of layers within stone, often leading to surface failure. Observed in weathered sandstone elements.

Dressings

Finished stonework around openings such as windows and doors, often more vulnerable to decay due to exposure.

E

Efflorescence

White salt deposits on masonry surfaces caused by moisture movement through the wall.

F

Flaunching

Mortar used to secure chimney pots and shed water away from the flue. Failure can allow water ingress.

H

Haunching (ridge haunching)

Mortar used to secure ridge tiles and seal joints. Deterioration can lead to water penetration and tile displacement.

L

Leadwork

Sheet lead used for flashings, gutters, and roof coverings. Defects or failure can lead to water ingress.

M

Masonry

Construction using stone bonded with mortar. At St Matthias, predominantly sandstone with areas of historic repair.

Moisture entrapment

Condition where water is unable to evaporate due to impermeable materials (e.g. cement pointing), leading to prolonged dampness and decay.

P

Plinth

Lower projecting base of a wall. At St Matthias, plinths are affected by saturation and splashback from adjacent hard surfaces.

Pointing

Exposed mortar between masonry joints. Its condition significantly affects the wall's ability to shed moisture.

R

Ridge tiles

Tiles forming the top line of a pitched roof. Displacement or failure of mortar joints can lead to water ingress.

Repointing

Renewal of mortar joints. Inappropriate materials (e.g. cement) can harm historic masonry.

S**Sandstone decay**

Deterioration of sandstone due to moisture, salts, and weathering. Often presents as surface loss, softening, or delamination.

Spalling

Breaking away of the surface of stone due to moisture, salt action, or freeze–thaw cycles.

Splashback

Moisture thrown onto lower wall surfaces from adjacent hard ground, contributing to saturation and decay.

T**Tile displacement**

Movement or slipping of roof tiles, increasing risk of water ingress.

W**Water ingress**

Uncontrolled entry of water into the building fabric, often leading to internal damage and long-term deterioration.

Weathering

Natural deterioration of materials due to exposure to environmental conditions.