

QUINQUENNIAL INSPECTION

AT

CHURCH OF ALL HALLOWS, RINGMORE, DEVON

DATE OF INSPECTION 22ND SEPTEMBER 1999



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Church of All Hallows, Ringmore, Devon

Name of Church

All Hallows, Ringmore, Devon

Diocese

Exeter

Archdeaconry

Totnes

Rural Deanery

Woodleigh

~~Incumbent~~ MINISTER IN CHARGE (FROM SEPTEMBER 2001)

THE REVEREND JOHN ELLIOTT

~~The Reverend Derek Matten~~

The Church House

Ringmore

Kingsbridge

Devon TQ7 4HR

Church Wardens

~~Mrs Jacqueline Patterson~~

~~Walnut Tree Cottage~~

~~Ringmore~~

~~Nr. Kingsbridge~~

~~Devon TQ7 4HL~~

MRS YVONNE SHEPARD
THREE WAYS

~~Mrs V Mathews~~

~~2 Arnold Close~~

~~Kingston~~

~~Kingsbridge~~

~~Devon~~

MRS JEANNE WRETS
LITCHFIELD

Date of Inspection

22nd September 1999

Weather conditions

Bright but overcast day with heavy showers. Ambient temperature 21 degrees Celsius.

DESCRIPTION OF CHURCH

Anglican parish church. Mainly late C13 or early C14, but some remains of Norman work. Rubble, some rendering to tower, slate roofs, terracotta ridge tiles. Nave, north transept, chancel with north chapel, tower south side of nave over porch. Square tower with half-height diagonal buttresses, projecting crenellated parapet on corbel table, small set-back octagonal stone spire. South front has plain pointed outer arch to barrel vaulted porch over richly modelled inner doorway. Lancet over outer door and to bell chamber; lancet on east side, mid height slits to 3 faces, slate sundial. To right is lean-to roof over stair projection; left and right in nave a 2-light plate tracery window with quatrefoil under drip; diagonal buttress to west, angle buttress to east. Chancel has similar 2-light plate, but with sexfoil, and large triple lancet with drip over plate tympanum. Simple chamfered priest's door. East end has triple lancet the same; angle buttresses. North side has attached chapel, lancet to east, lancet and square-headed doorway, heavy buttress at west end. North transept has two Norman lights to the east, and two single offset buttresses, not at corner. North side has 3 stepped lancets under a relieving arch, some evidence of small opening above. Heavy offset plinth. West side windowless, but 3 heavy buttresses. North side of nave has two 2-light C19 windows with quatrefoils, and west end has a sexfoil light set high; no doorway. Interior: plastered walls slate and tile floor, barrel vault roof, formerly plastered, high door to tower stair. Plain chancel arch with C19 painting above, and plain arch to north transept which includes a 2-light opening in the arch; roof as nave, but lower opening to east chapel, up 2 steps. Chancel has barrel roof, tiled floor, chamfered rere-arches; the east window has hexagonal C13 style colonnettes. Wood grille to north chapel. Cusped piscina with credence shelf. Chancel roof 1915 in memory of F C and M J Hingeston-Randolph. (Pevsner N: South Devon, 1952).

GENERAL

The inspection of the church has been made visually, and such as could be made from ground level and readily accessible ladders, roofs etc. Access could not be achieved to the tower roof.

Woodwork and other parts of the structure, which are inaccessible, enclosed or covered, have not been inspected. We cannot therefore report that such areas are free from defect.

WORKS COMPLETED SINCE THE PREVIOUS QUINQUENNIAL INSPECTION

Repairs & redecoration of south door	June 1996
Repairs to stonework to main door	August 1996
Installation of sound reinforcement loop	November 1996
Restoration tail feather to weathercock	August 1998
Replacement of rusting lighting fittings	September 1998
Restoration of Oak Gates	Autumn 1998
Decoration of Gates	March 1996
Replacement of Boiler Flue Cowl	August 1998
Unblock drain adjacent north Wall	March 1999
Remedial work to Organ	June 1999
Relocation of Communion table	August 1999

GENERAL CONDITION OF THE FABRIC OF THE CHURCH

The building remains in reasonable well maintained condition commensurate with the unavoidable constraints imposed by age and construction of the building fabric and the inevitable financial constraints. There are however a number of areas where attention to the fabric will be of benefit to the building.

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DETAILED REPORT ON CONDITION OF THE FABRIC OF THE CHURCH

EXTERNALLY

Roof to Chancel

Approximately four slates are missing from the south slope and two other slates have slipped resulting in an opening in the roof that allows rainwater to penetrate.

Approximately twelve slates are damaged or missing from the north slope.

Seven ridge tiles are cracked or damaged. There are a number of open joints where mortar has washed out.

Lead flashings appear sound.

Roof to Nave

Approximately four slates are damaged on the south slope.

Approximately twelve slates are damaged or missing from the north slope.

Roof to North Transept

Approximately twelve slates are damaged or missing from the west slope.

Ten ridge tiles are cracked or damaged. There are a number of open joints where mortar has washed out.

Roof to Lady Chapel

Re-fix slates to ensure rainwater runs into gutter.

Mortar fill at top of slope is beginning to fail. This item should be monitored over the coming period.

RAINWATER DISPOSAL SYSTEM

Rainwater gutters do not appear to have a continuous fall. Gutters should be taken down checked for any defect. Gutter support brackets to be re-fixed to provide correct falls. Down pipes to be removed and checked for any defect and re-fixed, replacing any damaged pipes with new cast iron.

BELOW GROUND DRAINAGE SYSTEM

It was not possible at the time of the inspection to test the underground drainage system. From inspection there would seem to be a problem with drainage to the north side of the church adjacent to the north transept. It is recommended thorough tests be undertaken to ensure pipes have not collapsed and that the soakaway is functioning adequately.

UPSTAND WALL BETWEEN CHANCEL AND NAVE

The rubble upstand wall appear to be in good condition.

EXTERNAL WALLS

South wall - East End

Of rubble construction the south wall shows deterioration in the pointing, stonework is laminating in several areas. There are a number of cracks apparent mostly around windows and to the entry door to Chancel. It is understood rainwater has penetrated into the church through the windows on the south elevation. Raking out the defective mortar around the cracks adjacent to the windows and indeed the entry door is recommended. In addition there are voids in the masonry just under the eaves that require urgent attention. See photographic illustrations on pages 9 and 11

There is a vertical crack in the return wall, between the Chancel and Nave, that has previously been repaired. The repair mortar is separating and may be defective. It is recommended the defective mortar is raked out and a new repair made.

South wall - West End

Of rubble construction the south wall shows deterioration in the pointing, stonework is laminating in several areas. There are a number of cracks apparent mostly around the window. It is understood rainwater has penetrated into the church through the window on the south elevation. Raking out the defective mortar around the cracks adjacent to the windows is recommended.

There is a vertical crack in the wall adjacent to the rainwater down pipe at the junction with the tower. The loose and defective mortar should be hacked and replaced. See photographic illustrations on page 9

Repair and make good hole in masonry left by heating engineers.

Tower

The tower was at originally rendered. Much of this rendering has weathered away. The consequence is the tower is no longer as waterproof as perhaps it once was. Ideally this rendering should be replaced, perhaps as part of a larger project.

Tower - South Face

The rubble masonry to the tower appears in good condition except for the areas where weathering has eroded the rendered surface. Re-pointing of the stonework dressing the lancet window and repairs to the nid slit are required. See photographic illustrations on page 10.

Remove vegetation from slit.

Tower - East Face

Masonry and pointing generally in good order

Remove vegetation from slit.

Replace damaged or missing louvres

Make good holes left in stone dressing to window where cables have been removed.

Tower - West Face

The rubble masonry to the tower appears in good condition except for the areas where weathering has eroded the rendered surface.

Remove vegetation from nid slit.

Stone string course should be re-pointed and voids in stones repaired.

There is a rusting steel pipe, which should be wire brushed and redecorated. Given the degree of rusting it is suggested to integrity of the pipe be checked. The holderbats have also rusted considerable and should be renewed. During this renewal process additional supports should be considered.

Stairwell to Tower

Of rubble construction the south wall shows deterioration in the pointing in small areas. Mortar has been washed from joints in plinth, which should be re-pointed.

West End Wall

Masonry is generally in good condition. There is a hairline vertical crack below the rose window approximately one metre long. Which should be monitored.

An outer glass or Perspex panel has been added, presumably to protect the rose window. A mastic sealing compound appears to have been applied to the edge of this panel, probably in an attempt to minimise the entry of rainwater. Water penetration is apparent however. It is recommended the panel be removed to enable an inspection of the rose window to be made in order to ascertain what remedial work may be required.

Buttress - South

Masonry is generally in good condition. Mortar has been washed from joints in plinth, which should be re-pointed.

Buttress - North

Remove vegetation from masonry.

Masonry is generally in good condition. Mortar has been washed from joints in plinth, which should be re-pointed.

North Wall - Nave adjacent to North Transept

Remove vegetation from masonry.

Masonry is generally sound but it is clear the rainwater down pipe/hopper/gutter is not adequately handling the volume of rainwater from the North Transept. The wall has discoloured as can be seen from the photographic illustration on page 11. The operation of the rainwater disposal system should be checked as described.

There is some deterioration in the pointing to the stone dressing to north window please see the photographic illustration on page 11.

Re-point masonry beneath gutter where pointing has decayed.

North Transept - West Side

Remove vegetation from masonry.

Masonry is generally sound. However there are small areas where the pointing has decayed and which should be renewed.

Stones have started to laminate in several instances mostly just below eaves level. These should be monitored and re-pointed before the next Quinquennial Inspection.

Buttresses

Masonry generally sound. Sloping faces should be re-pointed, and fillet at head renewed, to improve rainwater runoff.

The vertical joint at the junction with west wall has cracked. Defective mortar to be raked out and renewed.

Repair small holes in masonry.

North Transept - North Wall

Masonry is generally sound. However there are small areas where the pointing has decayed and which should be renewed.

North Transept - East Side

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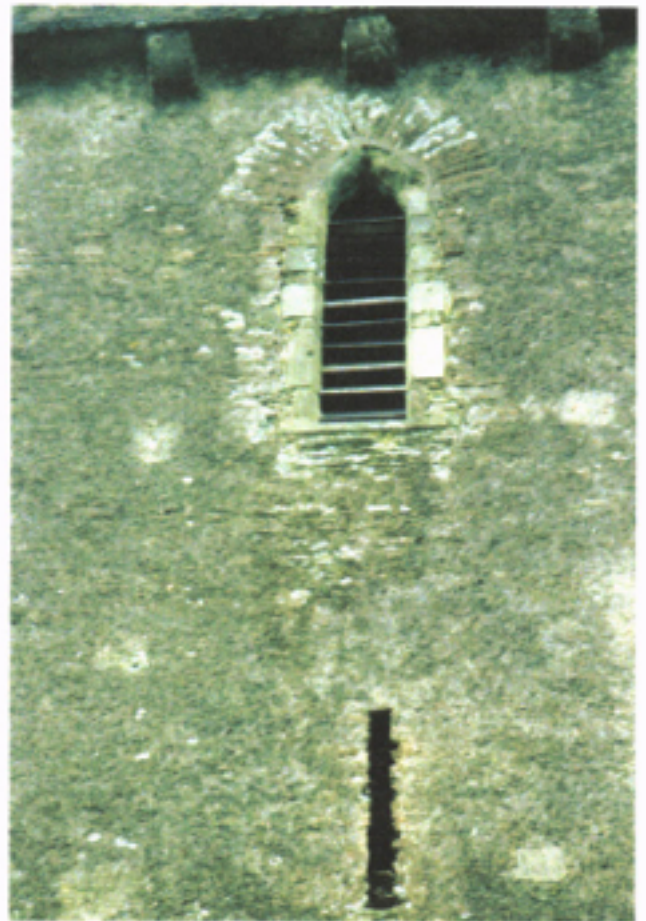


Top left: One of the windows in the south wall

Bottom left: Vertical crack in wall adjacent to south door

Above: Vertical crack in buttress to south wall

Church of All Hallows, Ringmore, Devon

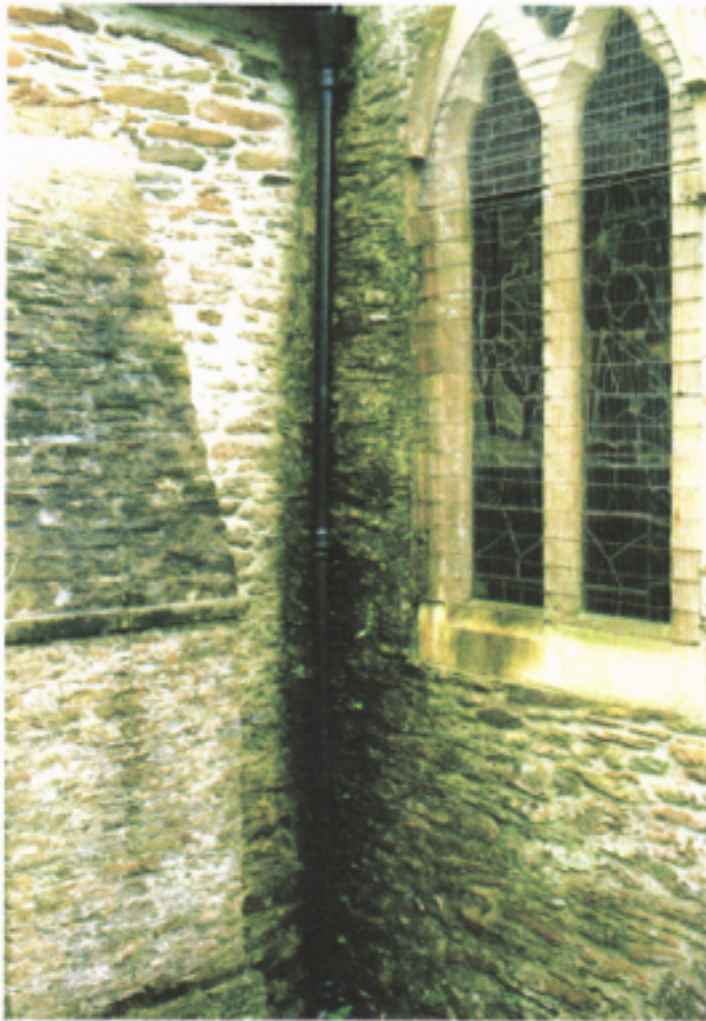


Top left: Tower, South face

Bottom left: Tower, South face, and lower lancet

Above: Tower, South face, lancet to bell chamber and slit opening under

Church of All Hallows, Ringmore, Devon



Top left: Junction of North wall & North Transept showing effects of damp and vegetation growing in wall

Top right: Closer view of defective mortar eroded by damp conditions



Left: South wall, Voids in masonry below gutter

DOOR TO CHANCEL

In good condition at the time of inspection.

WINDOWS

South wall - east end

Bath stone dressing in good condition. Water penetration to the interior of the church noted. Pointing between window dressing and masonry wall requires attention see south wall re-pointing page 6. Window grille rusting and may need replacing.



South wall - central

Bath stone dressing in good condition. Water penetration to the interior of the church noted. Pointing between window dressing and masonry wall requires attention see south wall re-pointing page 6. Window grille rusting and may need replacing.

South wall - Nave east end

Bath stone dressing in good condition. This window appears to have benefited from re-pointing. Window grille rusting and may need replacing.

Tower - east face

Window dressing has suffer from some erosion over time. Mortar has washed out from joints. Re-point is suggested to minimise further erosion of stonework. Two holes have been bored through window dressing and must be made good.

Tower - south face

Window dressing has suffer from some erosion over time. Repairs should be considered to minimise further erosion damage. Mortar has washed out from joints. Re-point is suggested to minimise further erosion of stonework.

South wall - Nave West End

This window appears to have settled slightly. Bath stone dressing has suffered some erosion in parts. Please see photographic illustration to the right and below . Water penetration to the interior of the church noted. Pointing between window dressing and masonry wall requires attention see south wall re-pointing page 6. Window grille rusting and may need replacing.



West Wall - Rose window

As indicated in the section relating to the masonry walls; an outer glass or Perspex panel has been added, presumably to protect the rose window. A mastic sealing compound appears to have been applied to the edge of this panel, probably in an attempt to minimise the entry of rainwater. Water penetration is apparent however on the interior, please see photographic illustration on page???. It is recommended the panel be removed to enable an inspection of the rose window to be made in order to ascertain what remedial work may be required.

North Wall - Nave West End

Bath stone dressing in good condition. Water penetration to the interior of the church noted. Pointing between window dressing and masonry wall requires attention see south wall re-pointing page 7. Window grille rusting and may need replacing.

North Transept - North wall

This window appears to have settled slightly. Bath stone dressing has suffered some erosion in parts. Please see photographic illustration below. Water penetration to the interior of the church noted. Pointing between window dressing and masonry wall requires attention. Window bars appear to have assisted to damage to the window dressing. Consideration to be given to replacing the window bars with non-ferrous type.



North Transept - East wall

Two windows. Window dressings have suffer from some erosion over time. Mortar has washed out from joints. Re-pointing is suggested to minimise further erosion of stonework. Window grille rusting and may need replacing.

North wall - Lady Chapel

Two windows. Window dressings have suffer from some erosion over time. Mortar has washed out from joints. Re-pointing is suggested to minimise further erosion of stonework. Window grille rusting and may need replacing.

East Wall - east window

Bath stone dressing in good condition. Water penetration to the interior of the church noted. Pointing between window dressing and masonry wall requires attention. Window grille rusting and may need replacing.

INTERNALLY

Entrance Porch

Generally is in good condition. A crack approximately one metre long is apparent on the west side. This crack should be monitored.

Stair well to tower

There is some damage to the rendering to the walls and ceiling possibly resulting from the recent heating installation.

Cracks to side of steps should be repaired.

Ringing Chamber

Stone dressing around opening to steps should be re-pointed.

Make good damaged stone where power cables have been removed.

There is evidence of dampness on the inside of the tower walls. The remedial works indicated to the exterior masonry should help to alleviate this problem if not cure it entirely. Suggest this problem be monitored.

Access ladder to bell chamber showed indications of infestation from wood boring beetle. At the time of the inspection it was not possible to determine whether this infestation is ongoing. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

Bell Chamber

The iron Bell frame is beginning to rust. Possibly due to the damaged louvres mentioned previously. The bell frame should be wire brushed and painted two coats of a quality red lead.

Bell supports show indications of infestation from wood boring beetle. At the time of the inspection it was not possible to determine whether this infestation is ongoing. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

Timber access ladders also show indications of infestation from wood boring beetle. At the time of the inspection it was not possible to determine whether this infestation is ongoing. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

Spire

Access for a close inspection could not be achieved. The interior appears sound. Given the evidence of beetle infestation in the timbers close by it is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

Main Roof support members

These oak members appear to have suffered from death watch beetle infestation. At the time of the Quinquennial Inspection it was not possible to ascertain if the infestation is on going. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem. At this time a more thorough assessment can be made regarding the efficacy of the roof members.

Chancel

The chancel is not plastered and the masonry is in good condition.

There are indications of the ingress of water in respect of the East window, and windows on the south and north sides. It is anticipated that the remedial work suggested covering the re-pointing of the exterior masonry should alleviate this problem. Following the execution of the suggested remedial work internal re-pointing should be undertaken.

There is some indication that as a result of the water penetration some of the interior rendering is hollow and loose. Consideration should be given to removing all loose or damaged rendering prior to any interior redecoration being put in hand.

Sanctuary Screen

Is in good decorative condition and appears to have been well maintained. At the time of the Quinquennial Inspection no obvious decay was apparent.

Wall decoration to chancel wall

Is in reasonably good condition. The decoration has suffered slightly from being apparently over sprayed in the past with the material used to cover the internal walls.

Lady Chapel

Is in very good order. However some repairs are required to the side windows.

Nave

The nave and north transept has an unusual irregular rough rendered finish. Generally this plasterwork is sound. There are a number of areas where the finish has become hollow, almost certainly due to the ingress of water. The remedial work suggested (see page 7) should correct this problem. Consideration should then be given to repairing the plasterwork and perhaps redecoration.

West end wall

The rendering to the west wall has indications of damage. This damage appears to result from the ingress of water. See photographic illustration on page 18. As indicated in the section on windows an outer glass or Perspex panel has been added, presumably to protect the rose window. A mastic sealing compound appears to have been applied to the edge of this panel, probably in an attempt to minimise the entry of rainwater. Water penetration is apparent however. It is recommended the panel be removed to enable an inspection of the rose window to be made in order to ascertain what remedial work may be required.

Note:

The interior of the church has benefited from an unusual rendering applied to the walls. Any remedial work to the west wall may have an impact on the visual appearance of this church.

Pulpit

In very good condition

Pews

The plinth floor appeared sound at the time of the Quinquennial Inspection.

The pews themselves are in good condition but a small number showed indications of infestation from wood boring beetle. At the time of the inspection it was not possible to determine whether this infestation is ongoing. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

Tile floor

Is maintained in good condition.



West wall rose window showing effect of water penetration on plasterwork

Vestry

The vestry located in the North Transept is in good condition. Remedial work to the north window is required as indicated on page 14. Following the completion of this work some minor repairs and redecoration are suggested.

The chest for Altar hangings showed indications of infestation from wood boring beetle. At the time of the inspection it was not possible to determine whether this infestation is ongoing. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

Vestment wardrobes showed indications of infestation from wood boring beetle. At the time of the inspection it was not possible to determine whether this infestation is ongoing. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

The entrance door to the vestry showed indications of infestation from wood boring beetle. At the time of the inspection it was not possible to determine whether this infestation is ongoing. It is recommended that a specialist contractor, with extensive experience with historic buildings, be asked to provide a supplementary report in respect of this problem.

Thermoplastic tiles have been laid to the vestry floor. This floor remains serviceable at this time.

Organ

Appeared to remain in good condition.

Monuments and plaques

No comment

Heating Installation

A new heating system has been installed in recent times. The installation has the appearance of being undertaken in a workmanlike manner. Concern is expressed however at the number of small items that have been left unfinished and in respect of which remedial work is urgently required.

Sound system

A sound system has apparently installed. At the time of the Quinquennial Inspection it was not possible to undertake any tests. No comment is offered.

Electrical Installation

Where visible work has been carried out using Mineral insulated Copper covered cable cables. It is recommended the system be tested by a properly qualified independent electrical engineer. Following this test a planned system of inspection should be planned.

Lighting Conductor

At the time of the Quinquennial Inspection a visual inspection was not possible. It is recommended the system be tested by a properly qualified independent electrical engineer. This could be undertaken at the same time as the electrical system is tested. Following this test a planned system of inspection should be planned.

Fire Precautions

At the time of the Quinquennial Inspection fire extinguishers were not apparent. It is recommended advice be obtained from a properly qualified personnel and a planned system of fire precautions provided. Regular inspection and testing should form an important part of the plan.



Provision of Access for Disabled Persons.

Apart from the steps forming the access to the south of the church. Pathways and doors are of generous dimensions. The entrance path is inclined but not at an angle, it is judged, to make access extremely difficult. Clearly these inclined do not meet the requirements of recent legislation. Equally however the existing inclines are not regarded as hazardous.

Safety

Generally this location does not appear to present safety hazards to visitors. It is recommended that access door to selected area e.g. the ringing chamber and heating system should be kept locked shut when not in use.

Bats

At the time of the Quinquennial Inspection there did not appear to be any evidence of bats.

CURTILAGE

Church yard

The church yard appeared generally well maintained.

Monuments and Tombs

Generally well maintained and in good condition.

Boundary wall

Vegetation is rooted in the masonry of the boundary wall. A planned system of removal is recommended coupled with regular inspection of the boundary walls to ensure stones have not become dislodged or worked loose due to the growth of the vegetation.

Paths around the church

The access paths near the church have become over grown in a number of areas. It is recommended all paths be cleared. Of all vegetation. Some of these access paths were very wet. It is difficult to assess until the overgrowth has been removed whether such damp areas are caused by a construction related problem or are simply the result of the moisture being retained by the vegetation.

There is a small flight of steps to the south west of the church which it is felt present a definite hazard to anyone attempting to use them. It is recommended the steps be properly reformed using an impervious material such as stone that will be complementary to the building.

Recommendations regarding the priorities for the works of repair

Work which should be undertaken on an urgent basis as soon as funds permit to avoid further deterioration in the Fabric of the building

1. Repairs to roof.
2. Remedial work and repairs to rainwater disposal system.
3. Remedial work to cracks in masonry and around windows and door openings.
4. Making good holes in windows dressing and masonry to tower.
5. Re-pointing and any associated remedial work to wall and buttresses
6. Repairs to stonework to windows.
7. Inspection of rose window.
8. Obtain report and assessment of beetle infestation to timberwork.

Work which should be undertaken with one year

9. Test electrical system and any electrical appliances.
10. Test lightning conductor.

Work which should be undertaken with the period of the quinquennium

11. Remedial work to tower rendering.
12. Replace any damaged or missing louvres.
13. Remove vegetation from nid slits.
14. Monitor hairline cracks in walls.
15. Remedial work to interior of stairwell to tower.
16. Monitor dampness in Tower.
17. Remedial work to interior plaster.

GENERAL NOTES

The electrical Installation should be tested at least once every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineers test report should be kept with the church logbook. This present report is based on a visual inspection of the main switchboard and of certain sections of the wiring selected at random and without the use of instruments.

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

A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional extinguishers for the organ and boiler house as detailed below:

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO2
Boiler House	
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated).

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

As professional advisers we are willing to advise the PCC on implementing the recommendations, and will if so requested prepare a specification, seek tenders and oversee the repairs.

Although the Measure requires the church to be inspected every five years, it should be realised that serious problems may develop in between these surveys if minor defects

are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the Parochial Church Council before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The Parochial Church Council is strongly advised to enter into contract with a local builder for the cleaning-out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Church-warden's Year* gives general guidance on routine inspections and house keeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

The Parochial Church Council is reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate. The repairs recommended in the report will (with the exception of some minor maintenance items) be subject to the faculty jurisdiction.

Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. I cannot therefore report that any such part of the building is free from defect.

.....
F R Reeve

MSW Conservation
PO Box 27
Lifton
Devon PL16 0YD

20th October 1999