

St Antony's Church		
Work required following the Quinquennial	Approximate Costs	Years after Quinquennial
<ul style="list-style-type: none"> • The spout at the end of the rw pipe on the north side needs to be reduced in length in the first instance to see if it can be made to discharge properly into the hopper. • The steps internal to the Stage need to be fully risk assessed and The safety of the raised upper level without guardrails also needs to be risk assessed if not done so already. • Check if there is a leak in the external overflow pipe. • The recommendations in the report (kitchen) should be actioned and their urgency understood. This may need consultation with and advice from the electrician. • Refer to electrical report for kitchen extract isolator comments, and what needs to be resolved. • Means of escape in the event of fire: the church should check that the Fire Risk Assessment includes escape provisions for those in wheelchairs. 	<p>(completed with roof repair patching by Aquastop Roofing) January 2019</p> <p>Rails for the steps urgently required Completed July 2019</p> <p>Completed January 2019 Aquastop Roofing</p> <p>Completed January 2019 £450</p> <p>Modification to fire alarm system to include door holders £1000</p> <p>Modification to double internal doors so that they open both ways £1000</p>	1

<ul style="list-style-type: none"> Watermark lead if not done so already. 	<p>Plumber/roofer</p> <p>£350</p>	
<ul style="list-style-type: none"> Loose or sharp edged tiles on the cills to windows along the north elevation need replacing and refixing. <p>Various repairs to walls will need addressing:</p> <ul style="list-style-type: none"> Repointing of brickwork – incl. the DPC joint; and behind rw pipe (after rwp is sorted) Local brick including local repairs, and filling of holes where pipes once penetrated. Metal windows such as in the Kitchen could do with the installation of permavents to allow internal ventilation and help control any mould growth. The kitchen ceiling will need to be redecorated after the leak over is sorted. The Chancel needs to be permanently ventilated either by 	<p>£100 (partly funded by agreement)</p> <p>(builder assessed and prepared to repoint and repair cills £1200)</p> <p>Builder approx. £500</p> <p>(kitchen, vestry, cloakrooms and chancel Quote from Panoramic Windows for chancel £2800</p> <p>Total for all metal windows £6,000</p> <p>NW (partly funded) ceiling patch redecorated March 2019</p> <p>Airbricks added to increase ventilation.</p>	<p>2</p>

<p>airbricks, or permavents in the glazing of the high level windows or a combination.</p> <ul style="list-style-type: none"> • Management systems for wheelchair access into the building and up to Chancel dais if not in hand already. • Bringing the accessible WC layout up to full standard. 	<p>Estimate £2800 for window replacement in order to put in permavents</p> <p>Cheaper option airbricks x4 Increased ventilation added to prevent condensation Nov 2019</p> <p>£600</p> <p>Wheelchair access is available via a ramp but the doors will need to be replaced £8500 for electronic door at front of building. Two fire exits with ramps available from main hall</p> <p>Taps in the disabled toilet need to be altered to bring them up to current standards</p> <p>£700</p>	
<ul style="list-style-type: none"> • Rust on metal pipes will need treating and decorating. • Repoint mastic infill around South Vestry door frame. • Redecorate vestry 	<p>(in hand but not yet treated)</p> <p>£500</p> <p>NW (partly funded) in hand to be completed when the vestry has been cleared and as part of redecoration) Cill repair to exterior completed interior to be repaired as part of redecoration</p> <p>£300 for decoration and movement of furniture</p>	3

<ul style="list-style-type: none"> • Metal windows need redecoration during the quinquennium. • Plastered walls and tiling in the WCs need to be redecorated as part of a general refurbishment required of finishes in these rooms. • Consider refurbishing fittings in M and F WC. • The exterior handrails need treating and decorating. • The brick upstand needs to be repaired after redecoration. 	<p>(will take place if windows are not replaced)</p> <p>£1400 (tiling and decorating)</p> <p>Replace toilets in M and FWC x3 £1200</p> <p>Replace Urinals x3 £900</p> <p>Replace handbasins x 4</p> <p>£1200</p> <p>NW Partly funded</p> <p>£350</p>	
<ul style="list-style-type: none"> • Ease and adjust push bars and bolts so as not to scrape the ground on entrance door. 	<p>£300</p>	<p>4</p>

<ul style="list-style-type: none"> • Remaining suspended ceiling tiles need to be refurbished. (chancel) • Some skirtings will need to be redecorated as part of general refreshing of the building finishes in due course. • The old gas heaters should be removed. • A Vision panel in the door between Chancel and Vestry should be considered and risk assessed. • Provision of non slip nosings to steps should be considered and risk assessed. • Brick wall cavities could be insulated. • South roof may be suitable for photovoltaics depending on ability of roof to cope with increased loads and tree shading. 	<p>Hire of Tower £500</p> <p>New tiles to be replaced</p> <p>Three days work and two men plus tiles and decoration</p> <p>£2500</p> <p>Removal of five heaters and replacement with three large heaters completed Nov 2019</p> <p>£15 000 (loan from diocese)</p> <p>Carpenter and glazier</p> <p>£400</p> <p>£350</p> <p>(an observation)</p> <p>(an observation)</p>	
		5
<ul style="list-style-type: none"> • Condition and falls of drains below ground will need to be confirmed by 	<p>Drains checked and cleared in July 2019 along</p>	6

<p>CCTV survey but there is nothing to suggest this is necessary at present.</p> <ul style="list-style-type: none"> • Access will need to be provided to high level void over Hall for close inspection but the likelihood of serious problems arising since 2014 are low as the void is ventilated. • The Stage area needs to be permanently ventilated and further investigations carried out to check if there is a mould problem • Subject to specialist inspection by others. • All gas heating installations are subject to annual service and safety checks by specialist. • A specialist of all electrical installations is due and will be required again during the next Quinquennium. <i>Post inspection note: the electrical test inspection was carried out on 19/11/18.</i> • Regular annual check required by specialist. <p>Replacement windows and doors are now controlled by the building regulations and this will apply to the U Value standards of</p>	<p>with clearance of drains to urinals £350</p> <p>Tower required, construction of hatch estimate</p> <p>**Accessed November 2019 and checked by roofer when ventilation check took place</p> <p>£600</p> <p>Additional vents added October 2019</p> <p>Air bricks x4 required</p> <p>£500</p> <p>Fires checked at time of installation November 2019</p> <p>(previously deemed unaffordable following flood damage)</p> <p>Estimate £1500</p> <p>% Year Inspection November 2018</p> <p>£1500 completed</p> <p>£300</p>	
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any replacements.	(No cost involved)	
<ul style="list-style-type: none"> • Continue to maintain the grassed areas. • Continue to maintain planted areas. • Emergency lighting internally / externally needs to continue to be regularly tested and tests then logged. 	<p>NW (partly funded)</p> <p>(ongoing warden job)</p> <p>Lighting assessed July 2019</p> <p>but annual assessment needed by specialist</p> <p>Half a days work, one man</p> <p>£350</p>	7
<ul style="list-style-type: none"> • Gutters will need to be monitored to check if further clearance is required this autumn. • Monitor fence and its safety and security along north boundary during the Quinquennium. • Monitor condition of trees along south boundary during Quinquennium • Monitor safety of paths over the Quinquennium and repair as necessary. • Monitor for trip hazards during quinquennium generally. • If the ceiling over the Hall is not insulated it should be - but not in a 	<p>Gutter clearance December 2019 and January 2020</p> <p>(Temporary solution achieved) but fencing is fragile and needs to be replaced</p> <p>£1800 quote but NW prepared to put in panels for £300 (for discussion at DCC)</p> <p>£550</p> <p>£200</p> <p>Wardens</p>	8

<p>way that obstructs ventilation paths to roof void.</p>	<p>(Void is very shallow and very cold – access is possible but difficult)</p> <p>(an observation – no cost)</p>	
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Where no quotations have been received to date costs indicated are approximate only and will be subject to final agreement on the standards and extent of works.

Approximate projected costs have been added but some work has been less when done by local tradesmen and N Webster

Linda Etheridge

2019/20