

The R.C. Church of Sacred Heart, Hook
Quinquennial Inspection Report
August 2026

for the Roman Catholic Parish of Sacred Heart
and Diocese of Portsmouth



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1.0 Introduction

1.1 Brief

The brief was to carry out an updated Quinquennial Inspection report (QI) for the Church of the Sacred Heart, the Parish Hall and the Presbytery, located in Hook, Hampshire. The buildings are under the ownership of the Diocese of Portsmouth. The report was commissioned by the Parish on 13th July 2026.

1.2 Inspection

The inspection summarised in this report was carried out by Jonah Jay Architects Limited on Tuesday 18th August 2026 – weather was slightly overcast but dry, with temperature around 25°C. It had been a very dry period with no rain for many weeks.

1.3 Purpose of the Report

The primary purpose of this report is to record the condition of the structure and fabric of each parish building. In addition to detailing the current condition of the church buildings, consideration is also given to the condition of external space and grounds within the curtilage. Furthermore, in relation to defects discovered, the diagnosis and prognosis is outlined, to facilitate remedial works to allow the continued use of these buildings. This report includes a photographic summary of works advised broken down into constituent parts and again into elements, and an outline of budget costs spread over the repair classifications.

1.4 Sequence of Reports

Previous report dated 18th August 2021 by Annabel Huffer and Stephen Dickenson, Daniels Harrison Chartered Surveyors

1.5 Limitations of Survey

The inspection of the church was visual and such that could be made from ground level. The roofs were not accessible and therefore detailed visual inspection was not possible to all areas. A drone was deployed to provide photographs of high level areas where possible safely. Loft spaces were not accessible, so no inspection was carried out. Only selected areas of the buildings were examined in detail. Invasive investigations and opening up of the structure are not carried out as part of a quinquennial inspection. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect. Any observations about inaccessible parts of the structure are made on the basis of assumption and should be verified by a specialist using a greater level of access if required.

This is a summary report only, as is required by the Diocesan Scheme; it is not a specification for the execution of works and must not be used as such. If required, we are willing to advise further on implementing the recommendations contained in this report.

No mechanical and electrical installations were inspected, any references are visual only and should be followed up by inspections by a suitably experienced and qualified contractor.

As a stand-alone report, our liability is limited to the value of the fee for this specific commission.

1.6

Costings

These are provided for **guidance only** and have not been verified by a QS. If more accurate costings are required, it is suggested that the Parish employ a QS to carry out a review of costs for greater certainty. Costings provided are based on experience of similar projects and are excluding VAT, management etc.

1.7

Church Log Book

It is understood that the church maintains a log book of work carried out on the buildings.

1.8 **Electrical Inspection**

Any electrical installation should be tested at least every quinquennium by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) electrician, and a resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with IEE Regulations, guidance note no. 3. The engineer's test report should be kept with the church log book.

1.9 **Gas Inspection**

A full examination and test should be made of the heating apparatus by a qualified engineer each summer, before the heating season begins. The report should be kept with the building records. The client is advised to consider arranging a contract for regular maintenance of the installation.

1.10 **Maintenance**

Although it is required that the church is inspected every five years, it should be realised that serious trouble may develop in between these surveys if minor defects are left unattended. The Parish are strongly advised to enter into contract with a local builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year.

1.11 **Insurance**

The Parish 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.

1.12 **Health & Safety**

Overall responsibility for the health and safety of the church and grounds lies with the Parish. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the Parish of the buildings and grounds.

1.13 **Access**

The Equality Act 2010 containing access requirements concerning existing building structures came into effect in October 2010.

The Act requires 'reasonable adjustments' to the feasible features of premises to overcome barriers to access.

A general assessment of access restrictions caused by the existing building fabric is included in the report. For a more detailed review, the Parish should compile or commission an access audit. The Trustees should be aware that the Equality Act has more general implications for the use of the building and specialist advice may be required.

1.14 **Management of Asbestos**

The Control of Asbestos at Work Regulations contain duties for the Parish. The regulations came into force in May 2004. They will require an assessment of the building by the Parish. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary. The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

The current asbestos reports held by the Parish are noted for each building in the schedule; a copy should be held within the Parish Office and made available for anyone carrying out work on the buildings.

1.15 **Protected Wildlife**

A number of wildlife species found in churches and churchyards are protected by legislation, and the approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. It is considered unlikely that the buildings are wildlife habitats, but the trustees should consider specialist advice should major repairs be undertaken.

1.16

CDM Regulations (2015) The Parish are advised that, under the Construction Design Management Regulations (2015), construction and maintenance works undertaken will require the appointment of a 'Principal Designer' where more than one contractor works at the church (e.g. a roofer with a scaffold). The role of the Principal Designer is to advise the Parish on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, monitor the health and safety aspects of the design, advise on the satisfactory resources for health and safety and prepare a Health and Safety file on completion of the works.

1.17

Fire Precautions

A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins. All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the church log book and on the individual extinguishers. The Parish should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at www.firesafetylaw.communities.gov.uk or www.churchcare.co.uk/building. A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area. The insurers should be consulted, and the level and type of fire-fighting equipment agreed with them. If not already in place, a specialist fire report should be undertaken to cover the church and hall, as well as publicly accessible parts of the site.

1.19

Additional Surveys

The survey is a general inspection and provides an overview of the current condition of the properties. We are not able to offer authority on aspects beyond this, and we suggest that the Parish commission more detailed reports into structures, timber, glazing, mechanical and electrical provisions, drainage, fire and security, as well as any other area that may provide more detail if required.

1.20

Date of next Inspection

This inspection report was issued on 3rd September, 2026. The next report should therefore be issued before September 2031

2.0

Classification of repair prioritisation

Following inspection, repairs have been classified using the following assessment criteria:

Classification Code	Diocese Classification	Definition
A	Urgent (within 6 months	Issues that should be attended to with minimal delay, urgent repair needs to the building or safety of its users.
B	Within 12 months of survey date	Issues that are of high priority – delaying works is likely to have a detrimental impact on fabric or safety.
C	Within 18-24 months of survey date	Issues that are of high priority – delaying works has the potential of impacting the fabric or safety.
D	Within 5 years of survey date	Issues should be planned in for the next few years, delaying these could impact fabric or safety.
E	Desirable in due course	The Parish should consider these as soon as funds allow, these are lower priority but still important to protect buildings or enable optimum use of the property.
M	Maintenance items	The Parish should consider these as routine items of maintenance

3.1 Brief Description of the Buildings

3.1.1 R.C. Church of the Sacred Heart (unlisted)

Built in the mid-1950s, the church is constructed of a concrete portal frame with cavity masonry walls and an asbestos sheet roof. The external windows to the church are primarily Crittall leaded windows set in concrete surrounds with concrete sills, with uPVC windows to the rear elevation. The building also houses the parish office to the rear, accessed through the sacristy.

3.1.2 The Church Hall (unlisted)

The church hall is a 'Terrapin' building. The hall has a felted flat roof, timber framed with grooved plywood cladding panels and double glazed uPVC windows. The hall was erected in the late 1980s, as a temporary structure for use in conjunction with the church. The temporary planning permission was extended in 1993.

3.1.3 The Presbytery (unlisted)

The presbytery was constructed in the early 1960s and extended in the early 1970s. The building is a timber clad bungalow with a pitched roof laid with artificial slates (replacing the previous cedar shingles). There is a flat roof to the extension. The windows are double glazed uPVC units. The property is currently rented out to a private tenant.

3.2 Summary of Works not undertaken since last Quinquennial

The following items within the previous QI report were identified during our inspection as having not as yet been undertaken. These should be now be programmed in, but most are also identified within our report. The references are lifted from the previous report so that the issues can be related back to this document if needed.

3.2.1 1 - Of Utmost Urgency (para. 9.2)

All works declared completed

3.2.2 2 - Essential: within the next 18 months (para. 9.3)

Church - remove redundant gutter to both sides of the church and replace with a lead angled fillet to direct water into gutter at the roof verge.

Church - rake out and repoint mortar over DPC where pointing failing, to ensure a tidy finish.

Church - Rake out, insert helibar to reinforce bed joints to coping stones, and repoint to front elevation. Also include for repointing areas to front elevation

Church hall - refix ceiling where fixings have blown.

3.2.3 3 - Essential with Quinquennial (para.9.4)

Church - redecorate soffits and fascia's and clean down and redecorate cement sills to all windows.

Church - redecorate ceiling in the nave, to include for stain block where stained due to condensation; redecorate rear internal wall to chancel to remove staining.

External - redecorate gate and fence panels to eastern boundary to presbytery garden. Refix or remove redundant piece of timber to left of gate.

Church Hall - rub down, prepare and redecorate all external finishes to the hall, windows at high level; redecorate interior

Presbytery - replace timber trim to windows where currently missing. To include for realigning slipped cladding above windows and replacing missing cladding.

3.2.4 4 - Desirable (para 9.5)

Church - Replace the roof to the church with a modern method of construction. To include for removal and disposal of asbestos by approved contractor

Church - undertake full internal redecoration.

Church Hall - Replace worn floor coverings to WC and kitchen area.

Condition Schedule R.C. Church of the Sacred Heart.

4.0	Condition Schedule R.C. Church of the Sacred Heart.					
4.1	Pitched Roofs					
	The roof is a relatively shallow pitch and laid with profiled asbestos fibre cement sheeting, visible roof structure is the concrete portal frame but there are likely to be timber purlins picking up the sheeting. It is unlikely there is any insulation or breather membrane below the roof covering. A liquid waterproofing system has been applied to the roof externally in combination with a reinforcement matrix. This covering has now also reached the end of its life and shows signs of failure.					
	Element	Description and condition	Recommendation	Cost	Priority	Photograph
4.1.1	General view of roof	The profiled asbestos sheeting is overlaid with what appears to be a fibreglass reinforced liquid coating. This is starting to fail in way of fixings and some joints where the covering has ruptured. The underlying roofing is uninsulated and its fixings are likely to be starting to fail.	A full replacement roof is likely to be needed in the next 5-10 years, however this is likely to be a very significant undertaking due to the manner of its construction.	£100,000	E	
4.1.2	Closer view of roof	The reinforced liquid coating appears to be well stuck, but has ruptured in the location of fastenings and joints between sheets where there has been movement.	The coating needs to be overlaid with a further coating in order to maintain the watertight integrity of the roof, however this is a holding measure for the total replacement that is needed.	20,000	B	

4.1.3	North end, parapet junction.	The abutment with the parapet has been made up with mineral faced felt with some additional detailing at the ridge. This detail is workmanlike but should only be seen as a holding measure.	Area should be overcoated as part of 4.1.2 and would also be replaced as part of 4.1.1	Included in 4.1.1 and 4.1.2	B, E	
4.1.4	North end, parapet weathering, west side	Layering of felt is visible in this photo and badly adhered.	As 4.1.3	Included in 4.1.1 and 4.1.2	B, E	

4.2	Rainwater drainage The church has well-sized uPVC guttering fixed with fascia brackets and draining into downpipes of varying diameters, discharging into gullies at ground level. The uPVC fittings are all of an age where they have deteriorated from exposure and will now be quite brittle.				
4.2.1	East side	Gutter has pulled out of joint – due to age many fittings are now difficult to maintain	Re connect the joint, mindful that fittings are brittle	£100 assuming ladder access	M 
4.2.2	Guttering generally	The guttering is now quite aged and brittle, not broken bracket in photo. Also in need of cleaning	Clean guttering Replace guttering in next 5-10 years	£500 £4000	M D 
4.2.3	Verge detail at step in plan (sanctuary)	Verge has a bonded-on gutter which drains directly onto the ground	Install hopper and connect into downpipe	£500	E 

4.2.4	Soil pipe on south west corner	uPVC soil pipe appears to be a relatively recent replacement. One bracket screw is missing	Refix bracket	£0 – assuming DIY	M	
4.3	Tower There is no tower at the church					
4.4	Lightning protection. The church has no lightning protection. The building is generally lower than the surrounding buildings, but it would be prudent for the Parish to check with their insurers that there is no requirement for lightning protection to be installed.					
4.5	External walls and masonry The walls to the church are of masonry construction with cavity and fair faced clay brickwork, bedded and pointed in cement. The DPC is bituminous, at a suitable height to the northern elevation, but it is low to the front and southern elevation. At times, it dips below ground level on the southern elevation, it is pointed in with cement in most places. The brickwork is generally in satisfactory condition throughout, with some areas of note.					
4.5.1	North gable	North gable is the formal elevation (liturgical west) with corbelled springers to each side picking up the end of the concrete copings. The brickwork has cracks running along the bed joints suggesting some instability in these features to both sides.	Allow for raking out and the installation of helical ties within the bed joints, localised repointing etc. Specification required from structural engineer.	£3500	C	

4.5.2	West door arch	Cracking to brickwork joints is visible where voussoirs have settled.	Monitor – should be inspected by a structural engineer	£2500 (structural inspection – also covering other items)	B	
4.5.3	South elevation	Parapet coping has open joint at apex	Fully fill joint with flexible mastic sealant.	£250	C	
4.5.4	South west corner	Open brick joints	Rake out locally and repoint in matching mortar.	£1500	D	

4.6	Windows and Glazing The glazing to the church is in Crittall-type steel casements set within concrete surrounds. These have leaded-light glazing and top-hinged opening sections at half-height. There are uPVC windows to the south elevation serving the Sacristy and parish office. The windows and glazing appeared to be in good condition generally and should need no further work during the next quinquennium beyond general maintenance.	
4.7	Doors The external entrance doors are boarded timber with vision panels. The fire escape (east side of Sanctuary) is a framed ledged and braced door. The Sacristy has a uPVC door. Internal doors to the Narthex are flush timber with vision panels. Any glazed sections within doors should be toughened or have an application of film as a minimum for the safety of users. No issues were noted with doors except the fire escape door (see below)	
4.7.1	Sanctuary (fire escape) External door (fire escape) has suitable escape ironmongery and is in good condition, but the threshold is a trip hazard.	Add clear demarcation or a ramp. £150 B 

4.8	Ceilings The ceiling to the church is pitched and follows the rafter/purlin line of the roof. The portal frame sections are partly below it. The ceiling appears to be wood fibre board with a painted finish. It has sagged badly and longitudinal battens have been installed to retain it. There are anecdotally instances of high levels of condensation. The parish office/sacristy has a suspended grid ceiling, above this is a loft space.					
4.8.1	Loft space	This ceiling has badly stained section by the cross wall which appears to be from an historic? roof leak.	Assuming this is historic, no action is necessary. This should be monitored.		M	
4.8.2	Nave	Battens securing ceiling are screwed into the timber ribs that cover panel joints and presumably align with the rafters. However this detail should be checked. The screw shanks are exposed, is this due to slippage or are they not fully tightened?	The fixings need to be considered and checked by a structural engineer. Consider replacement ceiling in plasterboard as part of wider roof and insulation works	Included with 4.5.2 £25000	C E	
4.8.3	Nave, west side adjacent to sanctuary cross wall	Crack in batten	Check and replace	£250	A	

4.8.4	Nave portal frame connection	Midway down the nave is a joint in the concrete frame which is stained, there appears to be fine crack on the west frame - this should be checked for any issues	Structural inspection of issue	Included with 4.5.2	B	
4.9	Internal walls	The walls are painted brickwork. These are generally in good condition, but there are some areas of condensation and structural cracking.				
4.9.1	Sacristy	The cross wall in the Sacristy, (directly below item 4.8.1) shows some stepped cracking. This should be investigated. Note staining on ceiling from roof leak.	Allow for structural inspection	Included with 4.5.2	B	
4.9.2	Confessional	Evidence of severe condensation on north wall and ceiling	Clean down and redecorate locally	£500	B	

4.9.3	Nave - east wall	Cracking to window head and brickwork above	Allow for structural inspection, monitor during next quinquennium	Included with 4.5.2	B	
4.9.4	Nave - east wall	Cracking to window head and brickwork above	Allow for structural inspection, monitor during next quinquennium	Included with 4.5.2	B	
4.9.5	Nave - west wall	Cracking to window head and brickwork above	Allow for structural inspection, monitor during next quinquennium	Included with 4.5.2	B	

4.9.6	Nave – west wall	Cracking to window head and brickwork above	Allow for structural inspection, monitor during next quinquennium	Included with 4.5.2	B	
4.10	Floors	The floors appear to be of a ground bearing concrete construction. The Nave and Sanctuary are carpeted, in good, clean condition. The sacristy has a wood-effect vinyl floor covering and parish office has a contract carpet.				
4.10.1	Sacristy	There is a notch out of the floor covering.	Glue in patch of matching vinyl	£50	M	

4.11	Stairs, steps and balustrades Level access is provided through the porch/narthex. The Sanctuary has steps, with poor demarcation, but this may not be an issue for the way that the sanctuary is used. The fire escape door has an awkward threshold and also an external ramp				
4.11.1	Fire escape	External ramp is temporary in nature and would be improved with a permanent installation in combination with a fixed hand rail. Internal threshold identified under 4.7.1	Consider carrying out improvements to ramp.	£1000	E
4.11.2	Sanctuary steps	Steps are poorly marked, and have no handrail(s).	Depending on use of the Sanctuary and altar improvements could be carries out	£1000	E
4.12	Liturgical fittings The church has an electric organ and simple sound system. These were not tested. The seating utilises fabric cushioned timber chairs with removable kneelers. There are votive candle stands with the usual fire risks that should be considered. The liturgical fittings were generally considered to be in good condition.				

4.13	Heating The church is heated by a Worcester Bosch gas fired condensing boiler located on the south wall of the sacristy, providing hot water to conventional steel panel radiators mounted at low level on the walls of the church. The system was not tested during our inspection.					
4.13.1	Heating pipe joints	The flow and return pipes are cranked round each of the portal frame uprights. There are several locations where there appears to be leakage at joints.	Carry out review of leaks and repair	£2500	C	
4.13.2	Heating pipe joints	This example is similar to the above but concerns a section that has also had a recent repair.	Carry out review of leaks and repair	Included with 4.13.1	C	
4.14	Electrical installations Small power and lighting provision appeared adequate, but were not tested as part of this inspection					
4.15	Fire provisions There are fire extinguishers within the church. Exit signage and ironmongery appear to be adequate, but should be checked against the current fire risk assessment. No fire detection systems were tested as part of this inspection					

4.16	Access for the Disabled There is no level access onto the sanctuary; this is not un-usual but should be considered with the usual congregation in mind. There is level access to the church through the porch, but the door cannot be opened unaided.					
4.17	External Areas The church is on a level site surrounded by pea gravel and tarmacadam to the trafficked areas. There is also a small lawned area with a shrine and some planting between London Road and the north of the church. External areas are generally well maintained. There are some storage sheds and garage to the south of the church which did not form part of this inspection.					
4.17.1	Edge of tarmac path	There is a change in level between the path and gravel to the east of the church. This should be filled in.	Level up gravel.	£0 DIY	M	
4.17.2	Disabled parking space	The disabled parking space to the east of the church has been subject to some heave by tree roots, presenting a trip hazard.	Level off and repair surface.	£1500	E	

Condition Schedule The Presbytery					
5.0					
5.1					
	Roofs The roof is in artificial slate (replaced since the last QI report) and there is a flat roofed extension in bituminous felt. Roofs couldn't be inspected in detail due to there being no external access available. A limited inspection was carried out within the principal roof space. The roof is lightly constructed with a modern breathable felt sarking. There is fibreglass wool insulation at ceiling level. No issues were noted.				
	Element	Description and condition	Recommendation	Cost	Priority
5.1.1	Flat roof soffits	Soffits are in timber finished with wood stain.	Redecorate. Some repairs may be needed	£1,000	M
					
5.2					
	Rainwater drainage The rainwater goods are in grey uPVC, half round profile with circular downpipes. There is a waterbutt, which is a risk with a timber clad building and should be monitored for overtopping and leakage. The rainwater goods are now of some age, but no defects were noted.				

5.3	Chimneys The chimneys appears to have been removed in the last quinquennium when the roof covering was replaced.				
5.4	Lightning protection. There is no lightning protection fitted, but this would be unlikely to be necessary on a building of this size.				
5.5	External walls The walls are clad in narrow tongued and grooved boards, probably cedar. No obvious issues were noted. It is assumed that the building is timber framed, but no opening up was carried out to confirm this.				
5.5.1	External boarding	Some redecoration is needed where foliage has been removed from the cladding.	Redecorate within 2 years	£4,000	M
					
5.6	Windows and Glazing The windows and doors are uPVC. These all appeared to be in good condition, but the following was noted:				
5.6.1	North elevation	The opening transom light was not closing properly	Hinges / latch needs to be adjusted by a glazier	£200	A
					
5.7	Doors Internal doors are flush timber and many have been replaced. No issues were noted.				

5.8	Ceilings The ceilings are painted plaster. They are generally in good decorative condition, but there were a few locations where minor cracking had occurred between walls and ceiling, most likely to be a result of thermal movement.				
5.9	Internal walls The walls are plastered and painted. The decorative condition is good, with a few minor cracks visible at junctions, no-doubt as a result of thermal movement.				
5.10	Floors The floors to the presbytery are suspended floors, overlaid with carpet throughout, with exception to the kitchen and bathroom, which have vinyl floor finishes. The floor finishes appear to have been recently replaced, there are some signs of soiling and it was noted that the tenant has a dog at the property.				
5.11	Stairs, steps and balustrades The building does not have any internal stairs, being a bungalow, but there are steps externally for access given that the property is on a shallow brick plinth.				
5.11.1	Steps to south elevation	There are steps from the patio doors. These stop short of the doors on both sides, and while there is a large plant pot located to the side of the opening door, this arrangement presents a risk.	Steps should be widened to exceed width of opening door(s)	£1000	B
					

5.12	Kitchens The kitchen is well appointed and located to the north east of the property. No issues were noted.	
5.13	WCs and bathrooms The bathroom has a basin, WC and shower over the bath. There were no issues noted, but the an over bath shower is not ideal in a rental property due to a risk of leaks and as such should be carefully monitored.	
5.14	Heating There is a Worcester Bosch condensing gas boiler providing heating to radiators and domestic hot water by way of a Gledhill hot water cylinder. No issues with the system were reported, but it was not inspected or tested.	

5.15	Electrical installations Small power and lighting provision appeared adequate, but was not tested as part of this inspection. The electrical distribution board is located in the kitchen.
5.16	Fire provisions There was a carbon monoxide alarm located in the entrance hallway and a mains wired detector in the kitchen. A fire blanket was also situated in the kitchen. It is recommended that a comprehensive fire risk assessment is undertaken for the presbytery, in accordance with the Regulatory Reform (Fire Safety) Order 2005 to confirm the arrangements are adequate.
5.17	Access for the Disabled There is not currently wheelchair access into the building, and its size makes wheelchair access difficult if not impossible
5.18	External Areas There is a small garden (lawn) and patio area to the south and west of the property. This is enclosed by close board fencing. Parking and access is to the north and open to the church land. The property seemed well maintained.

Condition Schedule The Parish Hall					
6.0					
6.1	Roofs The roof to the church hall is a flat roof with upstands about the perimeter and at each bay (dividing the roof into three). The roof is overlaid in mineral faced bituminous felt with drainage outlets to both sides, there is a slight fall to the front (north) side of the building. There is poor detailing of the drainage outlets to the rear. The roof covering appears to be in fair condition. No works appear to be needed within the next quinquennium beyond normal maintenance.				
6.2	Rainwater drainage The drainage utilises profiled, white uPVC gutters and square section downpipes. There were no issues noted with the rain water goods.				
6.3	Chimneys There are no chimneys.				
6.4	Lightning protection. There is no lightning protection installed.				
6.5	External walls The hall is timber framed and clad with grooved plywood panels and painted OSB. A strip of box-profile steel sheeting covers the legs below the floor and forms a 'plinth'. The cladding is generally in reasonable condition but its temporary nature means that replacement cladding may be needed within the next quinquennium				
	Element	Description and condition	Recommendation	Cost	Priority
6.5.1	Timber cladding panels	Some of the panels are starting to delaminate and are likely to need replacement in the next 5 years.	Allow for installation of some replacement panels where required, and redecoration where required.	£2500	D
					

6.6	Windows and Glazing The windows have uPVC frames and double glazed units. At high level to the eastern elevation, the windows are timber framed, with obscured glazing to the WC window and the kitchen. No issues were noted with the glazing, cyclical redecoration will be needed			
6.6.1	Timber windows to east side	The timber windows to the east side are well sheltered but will need redecoration in the next 5 years.	Allow for redecoration where required.	£500
				D
6.7	Doors The main entrance doors are a double door set in uPVC with solid lower panels and glazed upper panels. The fire escape (on south elevation) and internal doors are flush timber. These are all in serviceable condition.			
6.8	Ceilings The ceilings to the hall are constructed of fibreboard in reasonable condition, with exposed fixings. The main hall ceiling has minor undulations throughout. There are some areas where there is separation to the joints which should be re-secured to prevent further movement. The ceilings have general scuffs and marks throughout, although it appears to have been recently decorated with a gloss finish.			
6.8.1	Ceiling joints	There are several locations where there has been slight separation and sagging at joints.	The fixings may need to be reviewed in order to improve the tightness of the ceiling and reduce sag at joints. There will need to be associated redecoration.	£1000
				C



6.9	Internal walls The internal walls are lined with fibreboard, heavily painted. There is a plaster boarded partition between the WC and kitchen, which was installed within the last fifteen years to create more space for the kitchen. The walls are generally in good condition and require little more than routine maintenance.					
6.10	Floors The floor is constructed over joists spanning between the principal beams which are set onto pedestal jacks on concrete block pads. There is a layer of polystyrene insulation between the joists. The floor coverings are carpet to the main hall and vinyl to the kitchen and WC. These surfaces are all in serviceable condition. No inspection was made of the underlying floor, assumed to be plywood or chipboard.					
6.10.1	Hall carpet	The carpet is in generally good condition but there are a few stains.	Carpet should be deep cleaned to improve appearance	£250	B	
6.11	Stairs, steps and balustrades There is a flight of three steps to the main entrance (north side) with suitable handrails and stair markings. To the south side is a substantial wheelchair ramp and steps with appropriate handrails, though these would benefit from being decorated in a contrasting colour. The steps are well defined.					

6.12	Kitchen The kitchen has low level units, and a 'peninsular' island /counter top forming a servery. There is a free standing oven and hob with extract fan, a small fridge and dishwasher. There is an additional small mechanical extract vent adjacent to the extractor hood. The kitchen appeared suitable for its purpose and no significant issues were noted.					
6.13	WCs The WC comprises a close coupled WC, pedestal sink and mechanical extract vent. It is a broadly compliant size for disabled use, but lacks grab rails etc and is cluttered. The below ground drainage appears to be non-compliant.					
6.13.1	WC	WC should be cleared of stored items etc that inhibit its use as an AWC. Grab handles and other Part M compliant fittings could be added to improve it.	Clear items Consider improvements to its accessibility	£0 £500	A E	
6.13.2	Foul drainage	The foul drainage pipe is partially exposed and is too shallow.	The pipe should be dug out buried at a compliant level.	£2000	B	

6.14	Heating The building is heated via three wall mounted electric radiators in the main hall space, and a further small electric radiator in the WC. The systems were not inspected as part of this report.	
6.15	Electrical installations Small power and lighting provision was not tested as part of this inspection.	
6.16	Fire provisions The hall has fire escape signage located above the doors. There is a fire blanket and fire extinguisher in the kitchen. Additionally, there is a further fire extinguisher adjacent to the main external door. There does not appear to be a fire alarm system in place. We recommend that a fire safety risk assessment should be undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005 to confirm the arrangements are adequate.	
6.17	Access for the Disabled The hall has a wheelchair ramp to the rear doors. The AWC is a good layout and size but made unsuitable due to stored items and lack or assistive aids, noted in 6.13.1	
6.18	External Areas There is a small parking area to the north of the hall shared with the church. The external areas are a mixture of pea gravel and concrete. No issues were noted other than the issues with the shallow drainage pipe identified under 6.13.2	

7.0 Energy Efficiency

There have been limited improvements carried out to the buildings beyond glazing and (presumably) upgrade to the insulation within roofs etc where accessible.

7.1

Fabric insulation:

The church building appears to be of cavity wall construction with a narrow cavity. Condensation was reported as an issue by the client. It was also mentioned during the visit that a proposed solution to the condensation issue was cavity wall insulation or internal dry lining.

Neither of these options is without risk of unintended impacts unless properly designed and implemented.

The insulation to the roof also appears to be poor, resulting in condensation that was reported by the Parish Administrator during the inspection. The most likely cause of this is insufficient insulation to the roof, below the asbestos sheeting. Further investigation is required in order to confirm this and propose a solution, but given the relatively low levels of use that the building has, any improvements would have to be offset against cost of implementation and the other issues with the building fabric that may limit its life.

The church hall is a Terrapin temporary building, so it is unlikely there is sufficient insulation. As such, further investigation may be required in order to confirm the extent of the insulation and if it should be upgraded, particularly given its limited lifespan as a building.

The presbytery has loft insulation, but this is likely to be less than the current regulations. The walls have probably got insufficient insulation given their construction. These fabric issues could significantly impact the costs of heating the building.

7.2

Draught reduction:

The windows to the church are single glazed leaded windows. The critical style opening sections close adequately but the windows will not prevent draughts. Seals could be improved (or added) and installation of secondary glazing could be installed, but this would come at a not insignificant cost.

The church hall has double glazed uPVC windows to the main windows, which close on seals to minimise any draughts or heated air escaping from the building. The timber windows at high level to the north eastern elevation are not as well sealed – these could be improved.

The presbytery has double glazed uPVC windows, which close on seals to minimise any draughts or heated air escaping from the building. The windows appear to be in good order.

7.3

Services Installations

Consideration should be given to the following:-

- Time and movement controls on external security lights;
- Use of low energy light bulbs and fittings;
- Movement sensor operated lighting to areas of intermittent use;
- Movement sensor operated extracts to toilets and lobby areas;
- Increasing zoning of heat installations and providing accessible programmable controls;
- Use of local instantaneous hot water fittings to areas of low and intermittent use, such as the toilet areas;
- Installation of water saving cisterns and taps during any toilet or kitchen refurbishment works.

8.0 Indicative Outline Costs

Costing Basis:

- The budget costs are based on estimated prices prevailing as at April 2026.
- It is assumed that minor works will be undertaken by local trades and handymen. But that significant works will be undertaken as a single contract to gain efficiencies of combined costs for access and management.
- Works to listed buildings where historic fabric and traditional materials are to be within scope must only be undertaken by suitably qualified and experienced specialist tradesmen. The costs of these works are therefore likely to be higher.
- No allowance has been made for the following:
 - Future inflation of building materials and labour prices.
 - Statutory fees including Planning and Building Regulations that may be necessary.
 - Building insurance.
 - Interest on expenditure.
 - Any professional fees (for example - Legal or Project Management).
 - Contingencies.
 - Value Added Tax (VAT).
- It is assumed that the works will be undertaken during normal working hours.
- Guide prices have been derived from a visual inspection and are of an indicative nature only. They are not based on any detailed measurement or specification.
- Costs have not been provided for maintenance items.

Costs are provided for information and planning purposes only and should always be verified by a suitable quantity surveyor and comparative quotations.

8.1 Indicative outline budget costs: Sacred Heart Church

Item	Description	Category	Outline budget per category					
			A	B	C	D	E	M
4.1.1	Replacement roof	E					100,000	
4.1.2	Replacement waterproof coating to roof	B		20,000				
4.2.1	Repair gutter joint	M						100
4.2.2	Clean guttering, replace in 5-10 years	M,D				4000		500
4.2.3	Verge gutters - install hopper, connect into downpipe	E					500	
4.5.1	North gable - allow for raking out and the installation of helical ties within the bed joints, localised repointing.	C			3,500			
4.5.2	West door arch - structural inspection and monitoring (including other similar items)	B		2,500				
4.5.3	Parapet coping - fully fill joint	C			250			
4.5.4	S.W. corner - rake out locally and repoint mortar.	D				1500		
4.7.1	Sanctuary fire escape door - add demarcation to threshold or a ramp.	B		150				
4.8.2	Ceiling - replacement ceiling to church	E					25,000	
4.8.3	Ceiling - check/replace cracked batten	A	250					
4.9.2	Confessional - clean down and redecorate locally	B		500				
4.10.1	Sacristy - repair vinyl flooring.	M						50
4.11.1	Sanctuary fire escape door -consider carrying out improvements to external ramp.	E					1000	
4.11.2	Sanctuary steps - possible access improvements	E					1000	
4.13.1	Heating pipes - carry out review of leaks and repair	C			2,500			
4.17.1	Disabled parking space - level off and repair root damage.	E					1500	
Totals			A	B	C	D	E	M
			£250	£23,150	£6,250	£5,500	£129,000	£650

8.2 Indicative outline budget costs: The Presbytery

Item	Description	Category	Outline budget per category				
			A	B	C	D	E M
5.1.1	Flat roof soffits - Redecorate. Some repairs may be needed	M					1000
5.5.1	External wall cladding - Redecorate	M					4000
5.6.1	Window to north elevation - adjust hinges etc.	A	200				
5.11.1	Steps to south - improve arrangement for safety	B		1000			
Totals			A £200	B £1,000	C £0	D £0	E £0 M £5,000

8.3 Indicative outline budget costs: Parish Hall

Item	Description	Category	Outline budget per category				
			A	B	C	D	E M
6.5.1	External cladding panels - selective replacement	D				2,500	
6.1.4	Timber windows to east side - redecoration where required.	D				500	
6.8.1	Hall ceiling - improve joints between panels	C			1,000		
6.10.1	Hall carpet - deep clean	B		250			
6.13.1	WC - improvements to fit out / assistive devices	E					500
6.13.2	Foul drainage pipe - reset at correct level	B		2000			
Totals			A £0	B £2,250	C £1000	D £3000	E £500 M £0